SITE PLAN OF SURVEY PLAN PART OF LOT 41VREGISTERED PLAN 39, CITY OF OTTAWA

ZONING: R5D H(25)

PROPOSED BUILDING TYPE: 3 STOREY, LOW RISE RENTAL BUILDING
4 RESIDENTIAL RENTAL UNITS (EXISTING SINGLE DETACHED DWELLING)

LOT DEPTH: 29.18m (95.7')

ADJACENT ZONING:
NORTH: R5D H(25)
SOUTH: R5D H(25)
WEST SIDE: R5D H(25)
EAST SIDE: R5D H(25)

SCHEDULE 1 AREA: AREA 'B'
SCHEDULE 1A AREA: AREA 'X'

LOT INFO

P. STANDARD	315 SAV. REQUIRED	315 SAV. PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	15m	9.77m	9.77m	M.V.R.
LOT AREA:	450m2	284.95m2	284.95m2	M.V.R.
HEIGHT:	15m	11.0m	~6.0m	
FRONT YARD:	5.05m	5.06m	2.39m	AVG.
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	7.3m	7.57m	15.7m	
INTERIOR YARD:	1.5m	1.51m	0.0m	
AMENITY AREA:	60m2	61.3m2	n/a	61.3m2 COMM.
PARKING SPACES:	0 res.	0	0	
	0 visitor	0	0	
BIKE SPACES:	2	2	0	
AGG. FRONT LAND.	40%	94.4%	n/a	
M.L.C.:	NO MAX.			
FIRST FL. HABITABLE SPACE	n/a	n/a	n/a	

BUILDING AREAS

BASEMENT FL. GFA:	-	99.9m2
FIRST FL. GFA:	-	99.9m2
SECOND FL. GFA:	-	99.9m2
THIRD FL. GFA:	-	99.9m2
FOURTH FL. GFA:	-	0.0m2
STORAGE:	-	0.0m2
GARAGE/CARPORT:	-	0.0m2
EXITS/CORR. (ALL FLOORS):	-	43.6m2
TOTAL GFA:	-	399.6m2
TOTAL ALL AREAS:	-	443.2m2

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA:	399.6m2
EX. GROSS FLOOR AREA:	0.0m2
NUMBER OF UNITS:	4
PROPOSED STOREYS:	3
BUILDING COVERAGE:	38.3%
SOFT LANDSCAPING CVG.:	39.5%
HARD LANDSCAPING CVG.:	18.0%
DECKS/PORCH/STEPS:	3.9%
ASPHALT CVG.:	0.0%
OTHER:	0.3%

SURVEY INFO.

SURVEY INFO TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT
PART OF LOT 41, REGISTERED PLAN 39, CITY OF OTTAWA
PREPARED BY:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
MARCH 24, 2023

SITE LEGEND

- EX. TREE TO BE REMOVED
- NEW CONIFEROUS TREE
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED RIVERSTONE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECKS/ BALCONIES
- CAR PARKING SPACE (ASPHALT)
- BYCYCLE PARKING (ASPAHLT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- PF — TEMPORARY PROTECTION FENCE
- U.P. EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- MOTION SENSING EXT. LIGHTS

WASTE COLLECTION LEGEND

- GB 360L GARBAGE CONTAINER
- BB 360L FIBRE CONTAINER
- B 360L GML CONTAINER
- G 240L ORGANICS

PUBLIC COLLECTION

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER

SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDOUS TREES				
CONIFEROUS TREES				
SHRUBS				

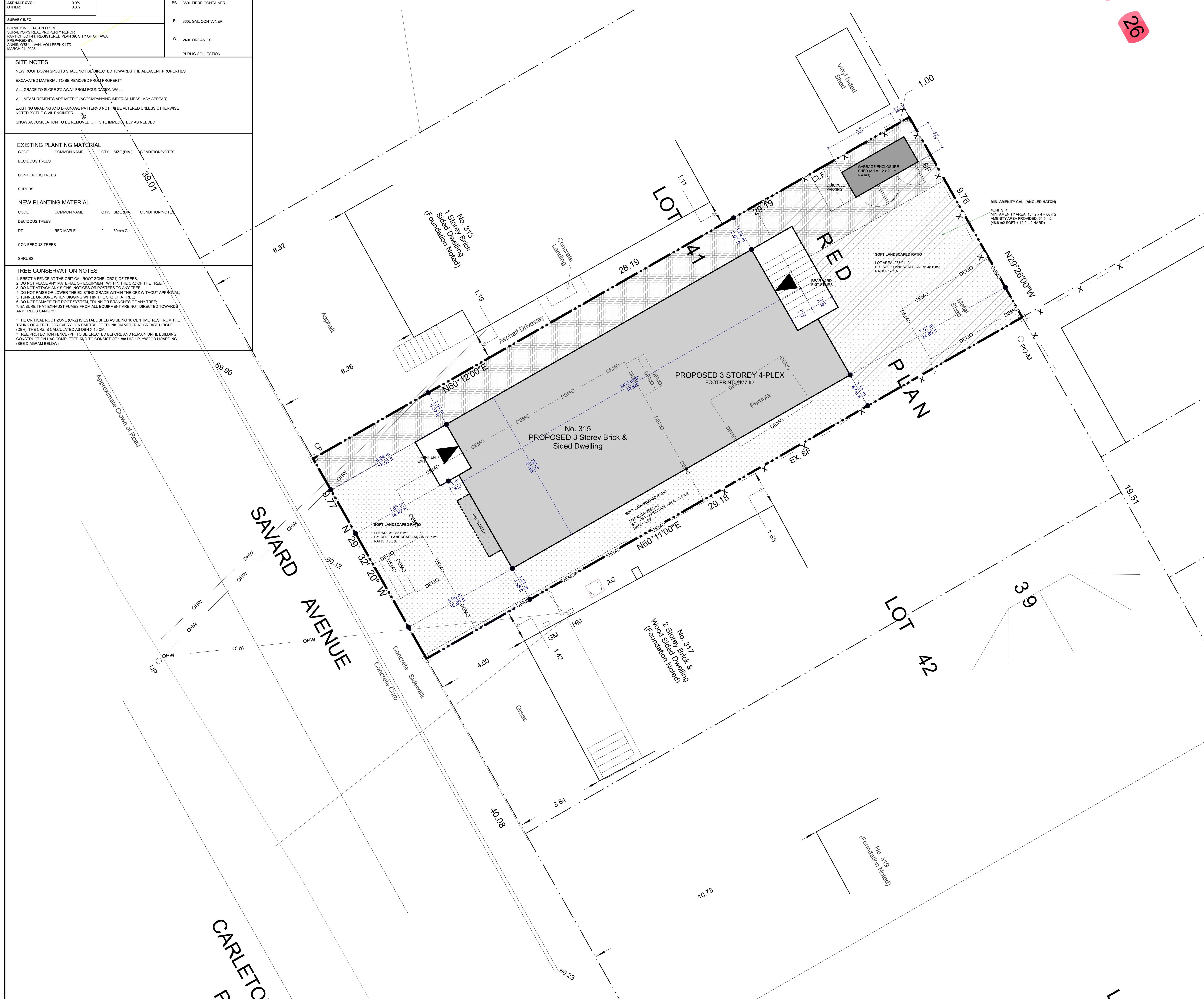
NEW PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDOUS TREES				
DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES;
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

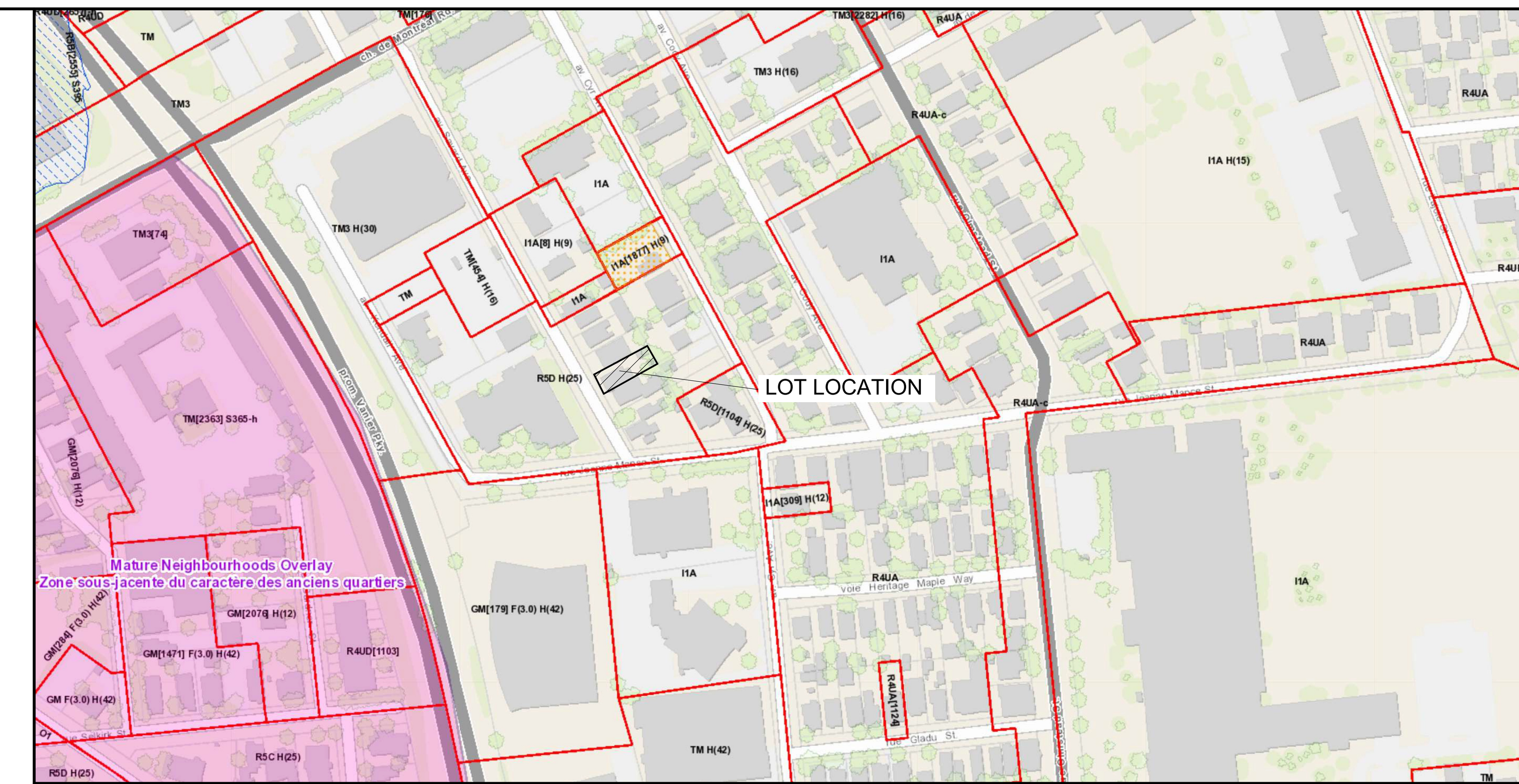
* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).



1 / A1 BUILDING LOCATION PLAN
SCALE 1/16" = 1'-0"

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

26



2 / A1 LOT LOCATION MAP
SCALE N.T.S.

ZONE1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT WITH AFUE > 90%:		
	SB-12 TABLE 3.1.1.2.A (IP), FORMING PART OF SENTENCE 3.1.1.2 (1)	
	DEGREE-DAYS FOR OTTAWA: 4600 ZONE 1: LESS THAN 5000 DEGREE-DAYS	
COMPLIANCE PACKAGE 'A1'		
BULDING COMPONENT	MINIMUM REQUIREMENTS (NOMINAL)	PROPOSED REQUIREMENTS (NOMINAL)
CEILING WITH ATTIC SPACE	R60	R60
CEILING w/o ATTIC SPACE	R31	---
EXPOSED FLOORS	R31	---
WALLS ABOVE GRADE	R22	R22
BASEMENT WALLS	R12+R10ci	R12+R10ci
EDGE OF SLAB	-	-
WINDOWS AND SLIDING GLASS DOORS (ER)	29	29
SPACE HEATING EQUIP. MINIMUM AFUE	96%	96%
HRV MINIMUM EFFICIENCY (SRE)	75%	75%
DOMESTIC H.W. HEATER MIMIMUM EF	0.80	0.80
SKYLIGHTS (MAX. U)	0.49	0.49
DWHR 2 SHOWERS MIN.	42%	42%
ALL OTHER COMPONENTS DO NOT APPLY TO THIS PROJECT		

WINDOW TO WALL RATIO FOR SB-12 COMPLIANCE

WEST ELEVATION
AREA OF GLAZING: 299.6 ft2
AREA OF COMPARTMENT: 1370 ft2

EAST ELEVATION
AREA OF GLAZING: 520.1 ft2
AREA OF COMPARTMENT: 1398 ft2

NORTH ELEVATION
AREA OF GLAZING: 46.4 ft2
AREA OF COMPARTMENT: 1081 ft2

SOUTH ELEVATION
AREA OF GLAZING: 35.3 ft2
AREA OF COMPARTMENT: 1081 ft2

OTHER ELEVATIONS
AREA OF COMPARTMENT: 0 ft2
AREA OF GLAZING: 0 ft2

TOTAL
AREA OF ALL COMPARTMENTS: 900.8 ft2
AREA OF ALL GLAZING: 4930 ft2

RATIO OF GLAZING/WALL: 18.3%

PLAN CONST. LEGEND

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. ATTIC ACCESS HATCH SHALL BE NOT LESS THAN 3.4 FT2 WITH NO DIMENSION LESS THAN 21.5"
4. UPPER CABINETS ABOVE AND COUNTERTOP BELOW
5. PROVIDE METAL BASIN CONNECTED TO DRAIN UNDER WASHER or JUST FLOOR DRAIN
6. BATHROOM FAN - EXHAUST TO EXTERIOR
7. EXHAUST DRYER TO EXTERIOR
8. STOVE HOOD VENT - EXHAUST TO EXTERIOR
9. SUMP PUMP PIT AND SEWAGE PUMP
10. 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 AND AS PER OBC DIV. B, 9.10.19
11. 4x4 P.T. WINDOW WELL, WOOD ANCHORED TO ONE ANOTHER AND TO SOIL
12. NEW SUMP PUMP PIT TO BE CONNECTED TO NEW WEEPING TILE AND SURFACE PUMPED AS PER THE ATTACHED ENGINEERING PREPARED BY KOLLAARD ASSOCIATES

CONSTRUCTION NOTES

(A) TYPICAL 8" FOUNDATION WALL ASSEMBLY

- AIR GAP MEMBRANE DRAINAGE LAYER (DELTA-MS CCMC 12788-R)
- CEMENT PARGING ABOVE GRADE TO MIN. 3" BELOW GRADE
- MIN. 2 COATS, BELOW GRADE BITUMINOUS DAMPROOFING
- 8" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS
- 2-15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM (OPENINGS EXCEEDING 1.2m IN WIDTH ARE TO BE REINFORCED AS PER NOTE ON PAGE 2)
  2-15M L-BARS (24"x24") - TOP & BOTTOM OF ALL WALL CORNERS/JUNCTIONS
  2-15M REBARS BELOW WINDOW OPENINGS (EXTEND 12" PAST EITHER SIDE OF OPENING)
- 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2x4 STUD WALL AT BOTTOM)
- 2x4 STUD WALL @ 16" o/c c/w 3.5" c/w FIBREGLASS INSULATION (R12)
- 2" RIGID BOARD INSULATION (R5)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH

(A*) - PROVIDE JUST 8" POURED CONCRETE WALL @ EXTERIOR GARAGE WALLS NOT ADJACENT TO INTERIOR SPACES

(B) TYPICAL EXT CORRUGATED METAL or CEMENT PANELING FINISH @ NEW WALLS

- HORIZONTAL METAL SIDING
or
(B*) - CEMENT PANELING
  ALL SIDINGS INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- 1x3 STRAPPING @ 16" o/c IF REQUIRED
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 1" RIGID BOARD INSULATION (R5)
- 7/16" OSB SHEATHING
- 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD TAPED AND SANDED
- PAINT FINISH

(C) TYPICAL EXTERIOR WALL ASSEMBLY @ BRICK/STONE VENEER

- 3 5/8"x2 1/4"x7 5/8" CLAY MODULAR 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
- 1" RIGID BOARD INSULATION (R5)
- 7/16" O.S.B. SHEATHING
- 2x6 STUD WALL @ 16" o/c c/w 5.5" (R22) FIBREGLASS INSULATION (C*)
- 2x4 STUD WALL @ 16" AT EXTERIOR GARAGE WALLS ONLY
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP. (C*)
- 1/2" GYPSUM BOARD
- PAINT FINISH (EXCEPT EXTERIOR GARAGE WALLS)

(D) TYPICAL 4" INTERIOR NON-LOAD BEARING WALL ASSEMBLY

- PAINT FINISH
- 1/2" GYPSUM BOARD
- 2x4 STUD WALL @ 16" o/c
- 1/2" GYPSUM BOARD
- PAINT FINISH

(E) TYPICAL 6" INTERIOR LOAD BEARING WALL ASSEMBLY

- PAINT FINISH
- 1/2" GYPSUM BOARD
- 2x6 STUD WALL @ 16" o/c c/w MID-SPAN BLOCKING
- 1/2" GYPSUM BOARD
- PAINT FINISH

(F) TYPICAL 6" INTERIOR LOAD BEARING WALL ASSEMBLY

- PAINT FINISH (OUTSIDE)
- 1/2" GYPSUM BOARD
- 2x6 STUD WALL @ 16" o/c c/ w 5.5" FIBREGLASS INSULATION (R22)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD
- PAINT FINISH (INSIDE)

(G) TYPICAL FLOOR ASSEMBLY

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 16" PRE-ENGINEERED FLOOR JOISTS @ 16" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
- 1x3 STRAPPING @ 16" o/c - IF FLOOR SPACING IS GREATER THAN 16" or INSTALLING GYPSUM BOARD CEILING
- 1/2" GYPSUM BOARD - TAPED & SANDED (WHEN REQUIRED)
- PAINT FINISH (WHEN REQUIRED)

(H) PORCH SLAB CONSTRUCTION

- 6" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 32 MPA (4600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT C/W WIRE MESH REINFORCEMENT (4x4-W4.0/4.0 WWM). FLOOR TO SLOPE 1/8" FOR EVERY FOOT AWAY FROM HOUSE - BROOM FINISH
- 8" CRUSHED STONE COMPACTED TO 95 MPD
- COMPACTED SAND FILL
- UNDISTURBED SOIL

(I) BASEMENT SLAB CONSTRUCTION

- 3" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 25 MPA (3600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT - SMOOTH FINISH
- 6 mil POLYETHYLENE VAPOUR BARRIER
- 8" CRUSHED STONE COMPACTED TO 95 MPD
- UNDISTURBED SOIL

(J) GARAGE SLAB CONSTRUCTION

- 4" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 32 MPA (4600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT C/W WIRE MESH REINFORCEMENT(4x4-W4.0/4.0 WWM). FLOOR TO SLOPE 1/8" FOR EVERY FOOT TOWARDS GARAGE DOORS - BROOM FINISH
- 8" CRUSHED STONE COMPACTED TO 95 MPD
- COMPACTED SAND FILL
- UNDISTURBED SOIL

(K) TYPICAL ROOF ASSEMBLY

- 25 OR 30 YR. SELF SEALING ARCHITECTURAL ASPHALT SHINGLES
- 15 LBS ASPHALT ROOF FELT
- ICE & WATER SHIELD 60" UP FROM FASCIA BOARD
- 7/16" OSB SHEATHING W/ 'H' CLIPS
- PRE-ENGINEERED ROOF TRUSSES @ 24" o/c
- FIBERGLASS BATT INSULATION OR BLOWN IN CELLULOSE R60 MIN.
- INSULATION DEPRESSORS TO PROVIDE 2 1/2" OF CLEAR AIR FLOW ON ALL ROOF SLOPES
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1x3 STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH

(L) 1HR. MIN. FRR PARTY WALL

- PAINT FINISH
- 5/8" "TYPE X" GYPSUM BOARD - TAPED & SANDED
- 2x6 STUD WALL @ 16" o/c c/w 4" FIBREGLASS INSULATION
- 1" AIRSPACE
- 2x6 STUD WALL @ 16" o/c c/w 4" FIBREGLASS INSULATION
- 5/8" "TYPE X' GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH

(M) 1HR. MIN. FRR PARTY WALL @ BASEMENT LEVEL

- 8" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS
FULL HEIGHT - NO KNEE WALL
- 2-15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM
  2-15M L-BARS (24"x24") - TOP & BOTTOM OF ALL WALL CORNERS/ JUNCTIONS
  2-15M REBARS BELOW WINDOW OPENINGS (EXTEND 12" PAST EITHER SIDE OF OPENING)
- 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2x4 STUD WALL AT BOTTOM)
- 2x3 STUD WALL @ 16" o/c c/w 2.5" RIGID INSULATION (R15) - BOTH SIDES
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP. (BOTH SIDES)
- 1/2" GYPSUM BOARD - TAPED & SANDED (BOTH SIDES)
- PAINT FINISH (BOTH SIDES)

(N) TYPICAL FLOOR ASSEMBLY @ NEW CANTILEVER

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 6 MIL POLYETHYLENE VB CONFORM TO CGSB 51.34 TYP
- 11 7/8" P.E. FLOOR JOISTS @ 16" o/c (SUPPLIER TO PROVIDE FLOOR JOIST LAYOUT AND SPECS)
- FILL ENTIRE CAVITY w/ FIBERGLASS INSULATION (R31)
- 2x6 CAVITY @ 24" o/c PERPENDICULAR
- FILL ENTIRE CAVITY w/ FIBERGLASS INSULATION (R20)
- 1/2" PLYWOOD SHEATHING
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
- 1/2" T&G PINE BOARD FINISH (STAINED) or PERFORATED ALUMINUM SOFFIT

(O) TYPICAL FLOOR ASSEMBLY @ GARAGE CEILING

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 11 7/8" PRE-ENGINEERED FLOOR JOISTS @ 16" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
- FLOOR CAVITY FILLED WITH FIBERGLASS INSULATION, (R30 MINIMUM)
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 1x3 STRAPPING @ 16" o/c - IF FLOOR SPACING IS GREATER THAN 16" AND INSTALLING GYPSUM BOARD CEILING
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH (WHEN REQUIRED)

OPTIONAL OR IF RUNNING PLUMBING/HEATING LINES IN FLOOR ABOVE

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 11 7/8" PRE-ENGINEERED FLOOR JOISTS @ 16" or 19.2" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
- FLOOR CAVITY FILLED WITH FIBERGLASS INSULATION
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- SUSPEND A 2x6 GRID @ 16" o/c 12" BELOW FLOOR JOISTS
- FILL SUSPENDED FLOOR CAVITY WITH FIBERGLASS INSULATION, (R30 MINIMUM)
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 1x3 STRAPPING @ 16" o/c - IF FLOOR SPACING IS GREATER THAN 16" AND INSTALLING GYPSUM BOARD CEILING
- 1/2" GYPSUM BOARD - TAPED & SANDED

(P) FLAT CANOPY CONSTRUCTION

- SBS MODIFIED BITUMINOUS ROOFING MEMBRANE AS PER MANUFACTURER'S SPECS
- 5/8" EXTERIOR GRADE PLYWOOD
- 1x3 BLOCKING TO SLOPE AWAY FROM WALL
- 2x10 WOOD JOISTS @ 16" o/c
- 1x3 STRAPPING @ 16" o/c
- 1x4 T&G STAINED CEDAR BOARDS

- PRE-FIN. METAL OVER 2x4 ON 2x8 FASCIA

315 SAVARD AVENUE

SCOPE OF WORK: NEW 3-STOREY 4-PLEX LOW RISE

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 2006

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:

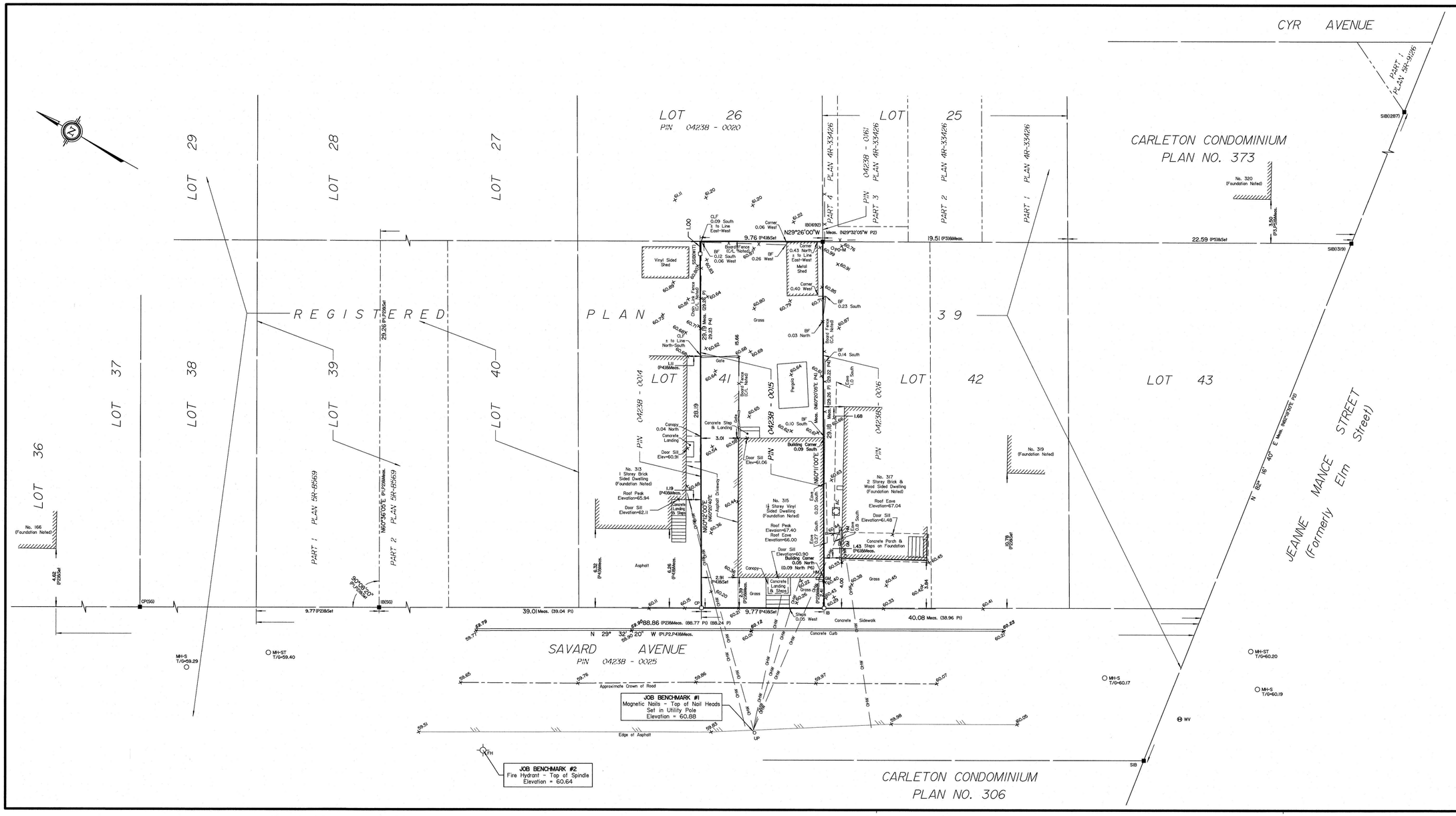
CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE (M/D/Y)
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	MINOR VARIANCE SUB.	12/21/23
1	PRELIMINARIES	07/14/23

PROJECT: **315 SAVARD AVE. NEW TRI-PLEX**
315 SAVARD AVE.
OTTAWA, ON K1L-7S1
613 000-0004

DRAWING NAME:
SITE PLAN AND NOTES

DRAWN BY: --
DATE: MAY 12, 2023
SCALE: AS NOTED
SHEET: A1



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 41
REGISTERED PLAN 39
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

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 and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 24th day of March, 2023.

MARCH 24, 2023
Date

Mirel Aradau
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-45063

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

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P)	"	Registered Plan 39
(PI)	"	Plan 5R-8569
(P2)	"	(SG) Plan dated May 24, 2021
(P3)	"	Plan 4R-33426
(P4)	"	(990) Plan dated April 26, 1988
(P5)	"	Carleton Condominium Plan No. 373
(P6)	"	(647) Plan dated June 10, 1969
CLF	"	Chain Link Fence
BF	"	Board Fence
C/L	"	Centreline
T/G	"	Top of Grate
MH-ST	"	Maintenance Hole (Storm Sewer)
MH-S	"	Maintenance Hole (Sanitary)
WV	"	Water Valve
FH	"	Fire Hydrant
PO-M	"	Metal Pole
UP	"	Utility Pole
OHW	"	Overhead Wires
GM	"	Gas Meter
HM	"	Hydro Meter
AC	"	Air Conditioner
60.00	"	Location of Elevations
65.00	"	Location of Top of Curb Elevations

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 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 it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

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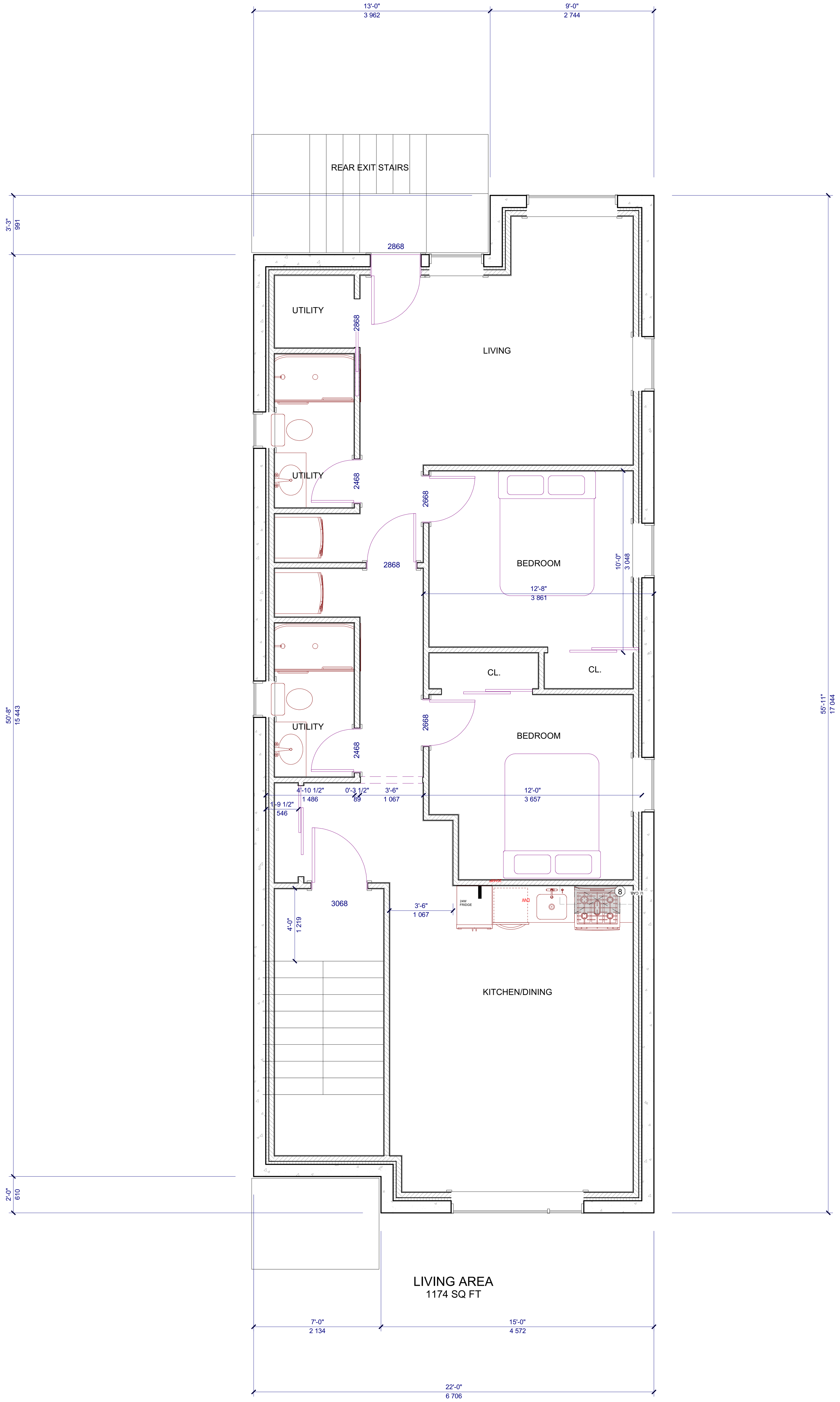
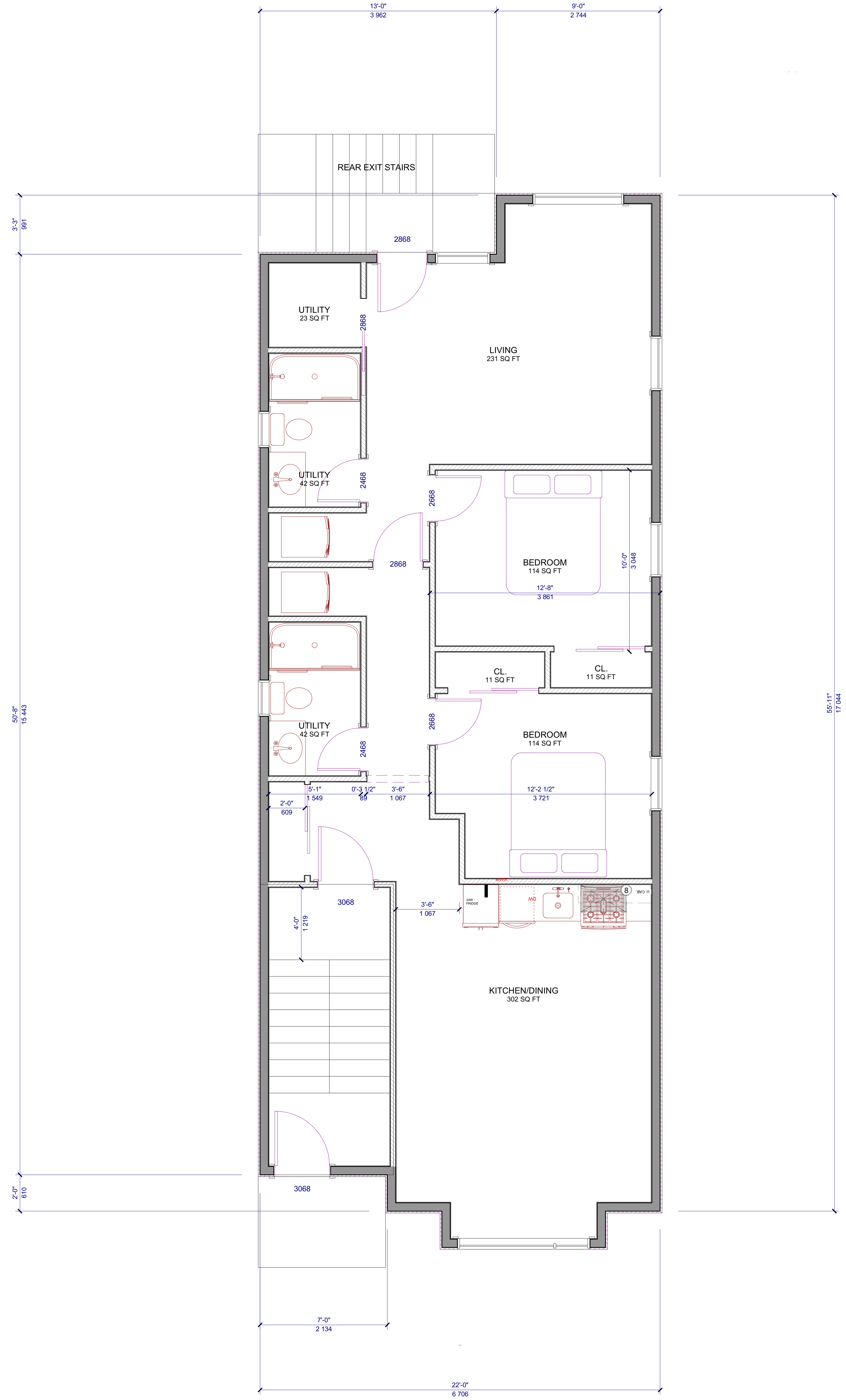
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 23825-23 Zone PB,141 PL39 O DI ISW

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 / A2 BASEMENT PLAN
SCALE 1/4" = 1'-0"



2 / A3 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL PLUMBING & ELECTRIC NOTES:

- ALL ELECTRICAL WORK TO CONFORM TO ONTARIO ELECTRICAL SAFETY CODE 22ND EDITION 1998 AS AMENDED, ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED ELECTRICIAN, ELECTRICIAN TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS

- ALL PLUMBING WORK TO COMPLY WITH ALL PLUMBING CODES AND BYLAWS AS AMENDED, ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED PLUMBER, PLUMBER TO BE REPONSIBLE FOR ACQUIRING ANY PERMITS

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	METER SOCKET
SPB	SUB-PANEL ELECTRICAL BOX, 12 CCTS
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
R	110V RECESSED LIGHT FIXTURE
	110V EXT. WAL MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE (LARGE)
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
GFI	110V DUPLEX RECEPTACLE GROUND FAULT INTERUPTED
WP	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110VFLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
C	CABLE JACKS
	DOOR BELL PUSH BUTTON
T	THERMOSTAT TO CONTROL ALL RADIATORS WITHIN EACH OF THE UNITS
SD	SMOKE/CO DETECTOR
	EXHAUST FAN
DC	DOOR CHIME
F A	FIRE ALARM PANEL
C5	COMPUTER/TELEPHONE POINT
	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	DCW	DHW	SAN.	VENT.	COMMENTS
	LAVATORY/KITCHEN	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	
H.W.T.	HOT WATER TANK	3/4" DIA.	3/4" DIA.	----	-----	
FD	FLOOR DRAIN	-----	-----	2" DIA.	1 1/4" DIA.	PROVIDE TRAP SEAL PRIMER
	WATER CLOSET	1/2" DIA.	-----	3" DIA.	1 1/2" DIA.	
D/W	DISHWASHER	----	1/2" DIA.	1 1/2" DIA.	1 1/2" DIA.	
	SHOWER or TUB	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	
	INWALL COLD/HOT W/D CONNECTION UNIT	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/2" DIA.	

1. PROVIDE LABOUR, EQUIPMENT AND MATERIALS TO INSTALL A COMPLETE AND OPERABLE PLUMBING SYSTEM AS SHOWN ON THE PLUMBING DRAWINGS. INSTALLATION IS TO CONFORM TO THE MOST RECENT APPLICABLE EDITIONS OF THE OBC.

2. PROVIDE TRAP SEAL PRIMERS AND VENTING FOR ALL FLOOR DRAINS

3. VENTING OF ALL FIXTURES IS TO CONFORM TO THE REQUIREMENTS OF PART 7 OF THE OBC.

4. NO NEW PLUMBING IS TO BE LOCATED IN EXTERIOR WALLS.

5. ALL WATER AND VENT PIPING NOT LOCATED WITHIN WALLS OR WITHIN THE CEILING SPACE IS TO BE INSTALLED PARALLEL TO BUILDING LINES.

6. ALL HOLES PENETRATING FIRE SEPARATIONS AS SHOWN ON THE DESIGNERS DRAWINGS OR FLOORS MUST BE FIRE STOPPED WITH AN APPROPRIATE PRODUCT THAT IS RATED TO MATCH THE FIRE RATING OF THE FIRE SEPARATION.

7. PROVIDE SANITARY, HOT AND COLD WATER LINES AND VENTING AS OUTLINED IN THE PLUMBING FIXTURE SCHEDULE. ALL FIXTURES ARE TO BE INSTALLED WITH ISOLATION VALVES ON THE HOT AND COLD WATER LINES SO THAT ANY FIXTURE CAN BE ISOLATED FROM THE WATER SUPPLY WITHOUT AFFECTING ANY OTHER FIXTURE

8. ANY PLASTIC PIPING PENETRATING THE FLOOR FIRE SEPARATION MUST BE INSTALLED COMPLETE WITH AN INTUMESCENT DONUT IN ADDITION TO THE FIRE STOPPING OUTLINED IN NOTE 6 ABOVE.

NATURAL GAS INSTALLATION

1. ALL NATURAL GAS APPLIANCES, PIPING AND VENTING IS TO BE INSTALLED TO MEET THE REQUIREMENTS OF THE LATEST APPLICABLE EDITION OF CAN/CGA-8149 .1-M "NATURAL GAS INSTALLATION CODE".

2. ALL COOKING APPLIANCES SHALL BE CONNECTED TO THE GAS SUPPLY PIPING BY A CERTIFIED CONNECTOR COMPLYING TO STANDARD CAN/CGA 6.16 "CONNECTORS FOR MOVABLE GAS APPLIANCES".

3. ALL GAS PIPING THAT IS NOT CONCEALED EXCLUDING THE APPLIANCE CONNECTORS SHALL BE PAINTED YELLOW AND SHALL BE LABELED.

4. THE CONTRACTOR THAT IS INSTALLING OR MODIFYING THE GAS PIPING IS RESPONSIBLE FOR THE CO-ORDINATION AND APPLICATION FOR THE INSTALLATION OF GAS SERVICES OR THE MODIFICATIONS TO THE GAS SERVICES THROUGH THE LOCAL GAS COMPANY, SO AS TO MEET THE REQUIREMENTS OF THE INSTALLATION SHOWN ON THE DRAWINGS.

STRUCTURAL NOTES

STRUCTURAL NOTES
FOOTING DESIGNED FOR 75 kPa, ALLOWABLE BEARING PRESSURE TO BE CONFIRMED BY SOILS CONSULTANT

CONCRETE STRENGTHS
FOOTINGS & FND. WALLS: 20 MPa

BASEMENT FLOOR SLAB: 25 MPa

GARAGE, PORCH, EXT. SLABS: 32 MPa w/ 6% AIR ENTRAINMENT

COLUMN & PADS
F3 48"x48"x10" THICK CONCRETE PAD c/w 4-15M BARS e/w ON UNDISTURBED SOIL SUPPORTING POSTS (COMPACTED NATIVE SOIL)

WALL FOOTINGS
F1 24"x10" CONC. STRIP FOOTING c/w 2 CONT. BARS - TYP.

F2 30"x10" CONC. STRIP FOOTING TYPICAL c/w 2 CONT. BARS - TYP.

F1A 24"x10" AT FRONT CONCRETE PORCH WALLS ONLY

LINTELS
L1 2-2x10

L1B PRE-ENGINEERED LINTEL (SEE SUPPLIER'S LAYOUTS)

L2 3-2x10

L3 2-1 3/4"x9 1/2" 2.0E LVL

L4 3-1 3/4"x9 1/2" 2.0E LVL

L5 2-1 3/4"x11 7/8" 2.0E LVL

L6 3-1 3/4"x11 7/8" 2.0E LVL

L7 1-1 3/4" x 11 7/8" 2.0E LVL

L8 2 - 41mm x 203mm X 1.146mm PERFORATED STEEL STUDS (BACK TO BACK), SUPPORTED BY 152mm x 41mm x 1.31mm STEE JACKSTUD AND KINGPOST

LB1 2x10 P.T. LEDGER BOARD ATTACHED SOLID BLOCKING c/w 2-1/2" DIA. ASTM A307 BOLT, NUTS ANS WASHERS @ 16" o/c STAGGERRED

(F) or (D) FLUSH or DROP

KJ1 ONE JACK & KING POST FOR LINTELS SPANNING LESS THAN 9.8' AND TWO JACK POSTS AND ONE KING POST FOR LINTELS SPANNING MORE THAN 9.8'.

KJ2 THREE JACK & KING POST AT BOTH ENDS OF LINTEL

KJ3 TWO JACK & TWO KING POST AT BOTH ENDS OF LINTEL

POSTS
P1 ADJUSTABLE TELEPOST c/w 4"x4" TOP & BOTTOM STEEL PLATE

P2 3-2x4 COLUMN

P3 4-2x4 COLUMN

P4 3-2x6 COLUMN

P5 4-2x6 COLUMN

P6 5-2x6 COLUMN

P7 4x4 P.T. POST

P8 6x6 P.T. POST

P9 3-1 5/8"x5 1/2" STEEL STUD POST

P10 HSS 3 1/2" x 3 1/2" x 3/16" c/w 5" x 5" x 3/8" TOP & BOTTOM PLATE

DS DOUBLE STEEL STUD

PL POINT LOAD ABOVE

PROVIDE SOLID BLOCKING UNDER POSTS ABOVE TO TRANSFER POINT LOADS DOWN TO PROPER FOUNDATION

BEAMS
B1 1 - 1 3/4" x 11 7/8" 2.0E LVL (P.E.)

B2 2 - 1 3/4" x 11 7/8" 2.0E LVL (P.E.)

B3 3 - 1 3/4" x 11 7/8" 2.0E LVL (P.E.)

B4 2-2x8 BUILT WOOD BEAM No. 1 or 2

B5 W250x39 STEEL BEAM - SHOP PRIMED

B6 3 - 2x12 B.U. BEAM No. 1 or 2

R1 2-2x8 ROOF BEAM

GT PRE-ENGINEERED GIRDER TRUSS

BP BEAM POCKET

HG APPROVED HANGER

(F) or (D) FLUSH or DROP

BEAMS SHALL HAVE NOT LESS THAN 3 1/2" END BEARING

FOUNDATION WALLS
ALL BASEMENT WALLS TO BE 8" CONCRETE WALLS UNLESS OTHERWISE NOTED

FLOOR JOISTS
FLOOR JOISTS DESIGNED AND ENGINEERED AS PER SUPPLIERS INSTALLATION PLANS & DETAILS

NOTE: REINFORCEMENT REQUIRED UNDER CERAMIC TILE AS PER 9.30.6.3

NOTE: STRENGTHEN RIM BOARD FOR ALL DECK ATTACHMENTS

LSL MAXIMUM ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING 3 1/2" MASONRY VENEER

8'-1" = L 3 1/2" x 3 1/2" x 1/4"

8'-9" = L 4" x 3 1/2" x 1/4"

10'-10" = L 4 7/8" x 3 1/2" x 5/16"

11'-5" = L 4 7/8" x 3 1/2" x 3/8"

LSL1 W200x31 STEEL BEAM SUPPORTING BRICK

SSA SELF SUPPORTING BRICK or PRE-CAST ARCH

LSLS MAXIMUM ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING 4" MASONRY STONE

7'-6" = L 3 1/2" x 3 1/2" x 1/4"

8'-1" = L 4" x 3 1/2" x 1/4"

10'-1" = L 5" x 3 1/2" x 5/16"

10'-7" = L 5" x 3 1/2" x 3/8"

STEEL STUD BRACING
SB DIAGONAL STEEL BRACING AS PER 'THE LIGHTWEIGHT STEEL FRAME HOUSE CONSTRUCTION HANDBOOK'

OPENING REINFORCEMENT
OR1 REINFORCE ALL OPENINGS GREATER THAN 1.2m:
- #4 REBAR @ 12" o/c HORZ. 4'-0" PAST OPENING TO WALL BOTTOM
- #4 REBAR @ 12" o/c VERT. UNDER OPENING AND 4'-0" PAST OPENING
- MIN. 2" COVER
- #4 REBAR @ 6" o/c VERT. STIRRUPS AND 2-#4 REBAR HORZ 24" PAST OPENING TO TOP OF OPENING

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 2006

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:

315 SAVARD AVENUE
SCOPE OF WORK: NEW 3-STOREY 4-PLEX LOW RISE

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE (M/D/Y)
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	MINOR VARIANCE SUB.	12/21/23
1	PRELIMINARIES	07/14/23

PROJECT: **315 SAVARD AVE. NEW TRI-PLEX**
315 SAVARD AVE.
OTTAWA, ON K1L-7S1
613 000-0004

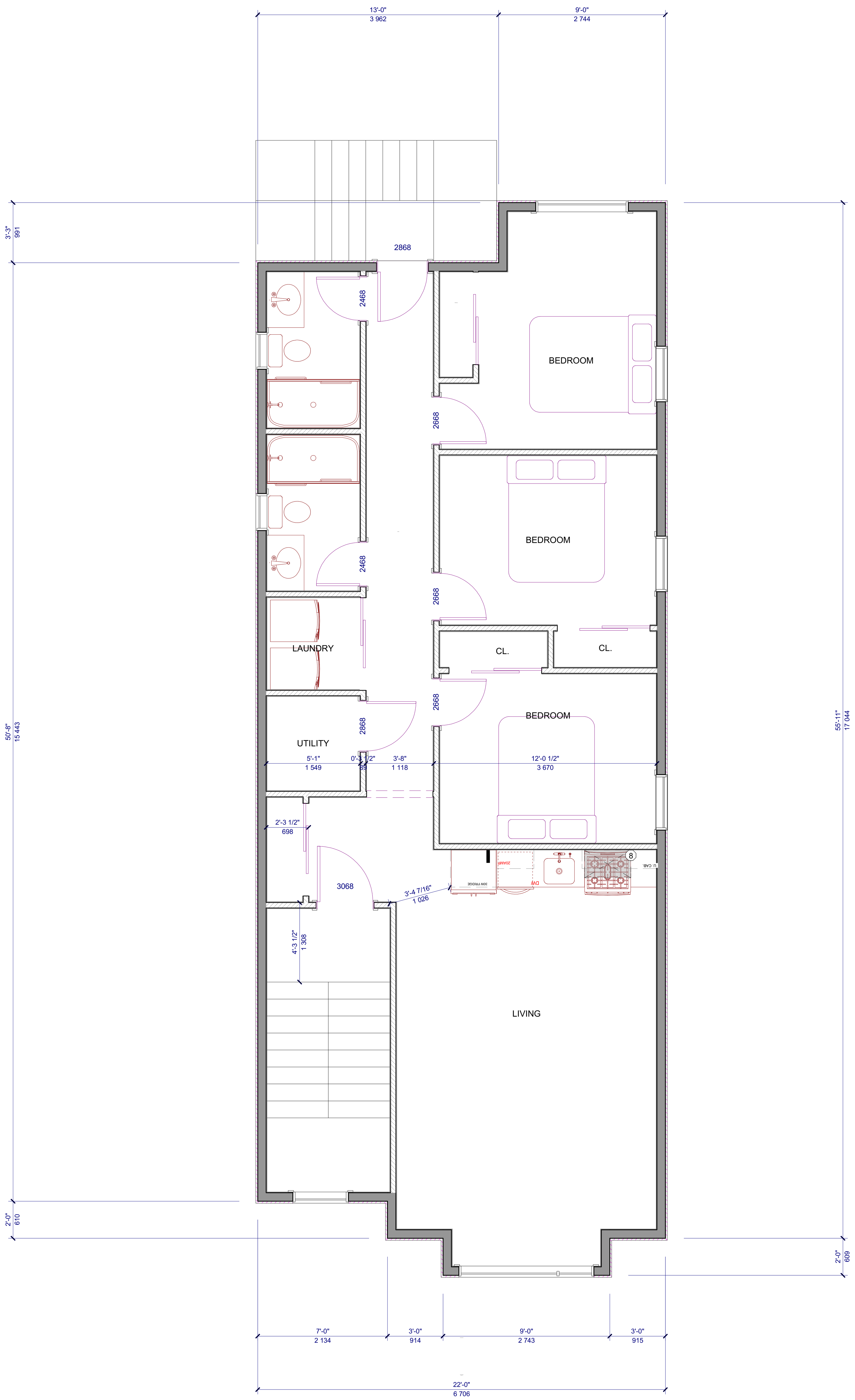
DRAWING NAME:
SITE SECTIONS

DRAWN BY: --
DATE: MAY 12, 2023
SCALE: AS NOTED
SHEET: A2

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-01-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 / A3 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

2 / A3 THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL PLUMBING & ELECTRIC NOTES:

- ALL ELECTRICAL WORK TO CONFORM TO ONTARIO ELECTRICAL SAFETY CODE 22ND EDITION 1998 AS AMENDED, ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED ELECTRICIAN, ELECTRICIAN TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS

- ALL PLUMBING WORK TO COMPLY WITH ALL PLUMBING CODES AND BYLAWS AS AMENDED, ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED PLUMBER, PLUMBER TO BE REPONSIBLE FOR ACQUIRING ANY PERMITS

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	METER SOCKET
	SUB-PANEL ELECTRICAL BOX, 12 CCTS
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EXT. WAL MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE (LARGE)
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERUPTED
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110VFLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
	CABLE JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT TO CONTROL ALL RADIATORS WITHIN EACH OF THE UNITS
	SMOKE/CO DETECTOR
	EXHAUST FAN
	DOOR CHIME
	FIRE ALARM PANEL
	COMPUTER/TELEPHONE POINT
	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	DCW	DHW	SAN.	VENT.	COMMENTS
	LAVATORY/KITCHEN	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	
	HOT WATER TANK	3/4" DIA.	3/4" DIA.	----	----	
	FLOOR DRAIN	----	----	2" DIA.	1 1/4" DIA.	PROVIDE TRAP SEAL PRIMER
	WATER CLOSET	1/2" DIA.	----	3" DIA.	1 1/2" DIA.	
	DISHWASHER	----	1/2" DIA.	1 1/2" DIA.	1 1/2" DIA.	
	SHOWER or TUB	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	
	INWALL COLD/HOT W/D CONNECTION UNIT	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/2" DIA.	

1. PROVIDE LABOUR, EQUIPMENT AND MATERIALS TO INSTALL A COMPLETE AND OPERABLE PLUMBING SYSTEM AS SHOWN ON THE PLUMBING DRAWINGS. INSTALLATION IS TO CONFORM TO THE MOST RECENT APPLICABLE EDITIONS OF THE OBC.
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6. ALL HOLES PENETRATING FIRE SEPARATIONS AS SHOWN ON THE DESIGNERS DRAWINGS OR FLOORS MUST BE FIRE STOPPED WITH AN APPROPRIATE PRODUCT THAT IS RATED TO MATCH THE FIRE RATING OF THE FIRE SEPARATION.
7. PROVIDE SANITARY, HOT AND COLD WATER LINES AND VENTING AS OUTLINED IN THE PLUMBING FIXTURE SCHEDULE. ALL FIXTURES ARE TO BE INSTALLED WITH ISOLATION VALVES ON THE HOT AND COLD WATER LINES SO THAT ANY FIXTURE CAN BE ISOLATED FROM THE WATER SUPPLY WITHOUT AFFECTING ANY OTHER FIXTURE
8. ANY PLASTIC PIPING PENETRATING THE FLOOR FIRE SEPARATION MUST BE INSTALLED COMPLETE WITH AN INTUMESCENT DONUT IN ADDITION TO THE FIRE STOPPING OUTLINED IN NOTE 6 ABOVE.

NATURAL GAS INSTALLATION

1. ALL NATURAL GAS APPLIANCES, PIPING AND VENTING IS TO BE INSTALLED TO MEET THE REQUIREMENTS OF THE LATEST APPLICABLE EDITION OF CAN/CGA-8149 .1-M "NATURAL GAS INSTALLATION CODE".
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STRUCTURAL NOTES
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F3 48"x48"x10" THICK CONCRETE PAD c/w 4-15M BARS e/w ON UNDISTURBED SOIL SUPPORTING POSTS (COMPACTED NATIVE SOIL)

WALL FOOTINGS
F1 24"x10" CONC. STRIP FOOTING c/w 2 CONT. BARS - TYP.

F2 30"x10" CONC. STRIP FOOTING TYPICAL c/w 2 CONT. BARS - TYP.

F1A 24"x10" AT FRONT CONCRETE PORCH WALLS ONLY

LINTELS
L1 2-2x10

L1B PRE-ENGINEERED LINTEL (SEE SUPPLIER'S LAYOUTS)

L2 3-2x10

L3 2-1 3/4"x9 1/2" 2.0E LVL

L4 3-1 3/4"x9 1/2" 2.0E LVL

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LB1 2x10 P.T. LEDGER BOARD ATTACHED SOLID BLOCKING c/w 2-1/2" DIA. ASTM A307 BOLT, NUTS ANS WASHERS @ 16" o/c STAGGERRED

(F) or (D) FLUSH or DROP

KJ1 ONE JACK & KING POST FOR LINTELS SPANNING LESS THAN 9.8' AND TWO JACK POSTS AND ONE KING POST FOR LINTELS SPANNING MORE THAN 9.8'.

KJ2 THREE JACK & KING POST AT BOTH ENDS OF LINTEL

KJ3 TWO JACK & TWO KING POST AT BOTH ENDS OF LINTEL

POSTS
P1 ADJUSTABLE TELEPOST c/w 4"x4" TOP & BOTTOM STEEL PLATE

P2 3-2x4 COLUMN

P3 4-2x4 COLUMN

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FLOOR JOISTS DESIGNED AND ENGINEERED AS PER SUPPLIERS INSTALLATION PLANS & DETAILS

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LSL1 W200x31 STEEL BEAM SUPPORTING BRICK

SSA SELF SUPPORTING BRICK or PRE-CAST ARCH

LSLS MAXIMUM ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING 4" MASONRY STONE

7'-6" = L 3 1/2" x 3 1/2" x 1/4"

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OR1 REINFORCE ALL OPENINGS GREATER THAN 1.2m:
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- #4 REBAR @ 12" o/c VERT. UNDER OPENING AND 4'-0" PAST OPENING
- MIN. 2" COVER
- #4 REBAR @ 6" o/c VERT. STIRRUPS AND 2-#4 REBAR HORZ 24" PAST OPENING TO TOP OF OPENING

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GENERAL NOTES:

315 SAVARD AVENUE
SCOPE OF WORK: NEW 3-STOREY 4-PLEX LOW RISE

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE (M/D/Y)
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	MINOR VARIANCE SUB.	12/21/23
1	PRELIMINARIES	07/14/23

PROJECT: **315 SAVARD AVE. NEW TRI-PLEX**
315 SAVARD AVE.
OTTAWA, ON K1L-7S1
613 000-0004

DRAWING NAME:
SECOND FLOOR & ROOF PLAN

DRAWN BY: --
DATE: MAY 12, 2023
SCALE: AS NOTED
SHEET: A3

DESIGNER TO REVIEW WINDOW SHOP DRAWINGS BEFORE ORDERING

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

MATERIAL LEGEND & NOTES

1. FIBRE CEMENT PANELING FINISH (SPEC. B*)
2. STONE VENEER EXTERIOR FINISH (SPEC. C)
3. HORZ. CEMENT SIDING - WOOD FINISH (SPEC. B)
4. VERT. CORRUGATED STEEL SIDING (SPEC. B)
5. EIFS EXTERIOR FINISH
6. ALUMINUM PANELS SIDING or ALUMINUM STOCK EXT.
7. 4" or 5" PRE-CAST CONC. SILL
8. ALUMINUM STOCK CLAD FASCIA
9. CEMENT PARGING TO 4" BELOW GRADE
10. DRAIN TO BE CONNECTED TO WEEPING TILE
11. ASPHALT SHINGLES
12. GLASS & METAL GUARDRAIL
13. 5" WIDE PRE-CAST CONC. SURROUND
14. ALUM. CLAD POST
15. 5" RAISED EIFS SURROUND
16. 6" DOUBLE RAISED EIFS FREIZE (4"+ 2")
17. 12" WIDE PRE-CAST CONC. BAND (PROFILE T.B.D.)
18. CONCRETE STEPS
19. CORRUGATED STEEL WINDOW WELL
20. EXT. LIGHT FIXTURE

SOLDIER BRICK COURSE

10.4 SQ.FT — GLAZING AREA USED TO CALCULATE FOR SB-12

79.9 SQ.FT — TOTAL WALL AREA USED TO CALCULATE FOR SB-12

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 2006

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:

2 / A4 WEST ELEVATION
SCALE 1/4" = 1'-0"

2 / A4 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

315 SAVARD AVENUE

SCOPE OF WORK: NEW 3-STOREY 4-PLEX LOW RISE

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE (M/D/Y)
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	MINOR VARIANCE SUB.	12/21/23
1	PRELIMINARIES	07/14/23

PROJECT: **315 SAVARD AVE.**
NEW TRI-PLEX
315 SAVARD AVE.
OTTAWA, ON K1L-7S1
613.000-0004

DRAWING NAME: ELEVATIONS

DRAWN BY: --
DATE: MAY 12, 2023
SCALE: AS NOTED
SHEET: A4

DESIGNER TO REVIEW WINDOW SHOP DRAWINGS BEFORE ORDERING

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-01-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

MATERIAL LEGEND & NOTES

1. FIBRE CEMENT PANELING FINISH (SPEC. B*)
2. STONE VENEER EXTERIOR FINISH (SPEC. C)
3. HORZ. STEEL SIDING - WOOD FINISH (SPEC. B)
4. VERT. CORRUGATED STEEL SIDING (SPEC. B)
5. FIBRE CEMENT PANELS SIDING
6. ALUMINUM PANELS SIDING or ALUMINUM STOCK EXT.
7. 4" or 5" PRE-CAST CONC. SILL
8. ALUMINUM STOCK CLAD FASCIA
9. CEMENT PARGING TO 4" BELOW GRADE
10. DRAIN TO BE CONNECTED TO WEEPING TILE
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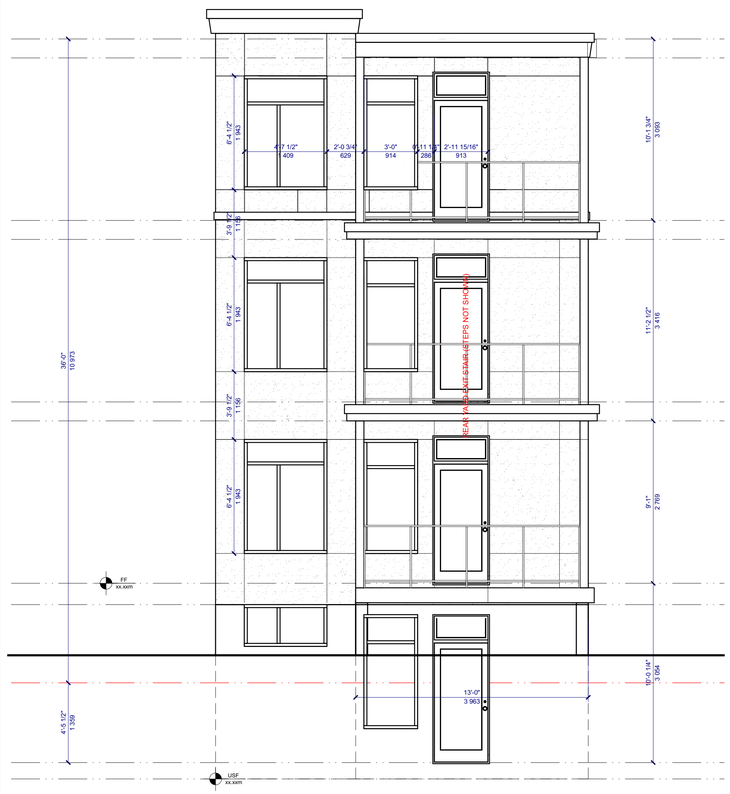
14. ALUM. CLAD POST
15. 5" RAISED EIFS SURROUND
16. 6" DOUBLE RAISED EIFS FREIZE (4"+ 2")
17. 12" WIDE PRE-CAST CONC. BAND (PROFILE T.B.D.)
18. CONCRETE STEPS
19. CORRUGATED STEEL WINDOW WELL

12" WIDE RAISED EIFS BAND

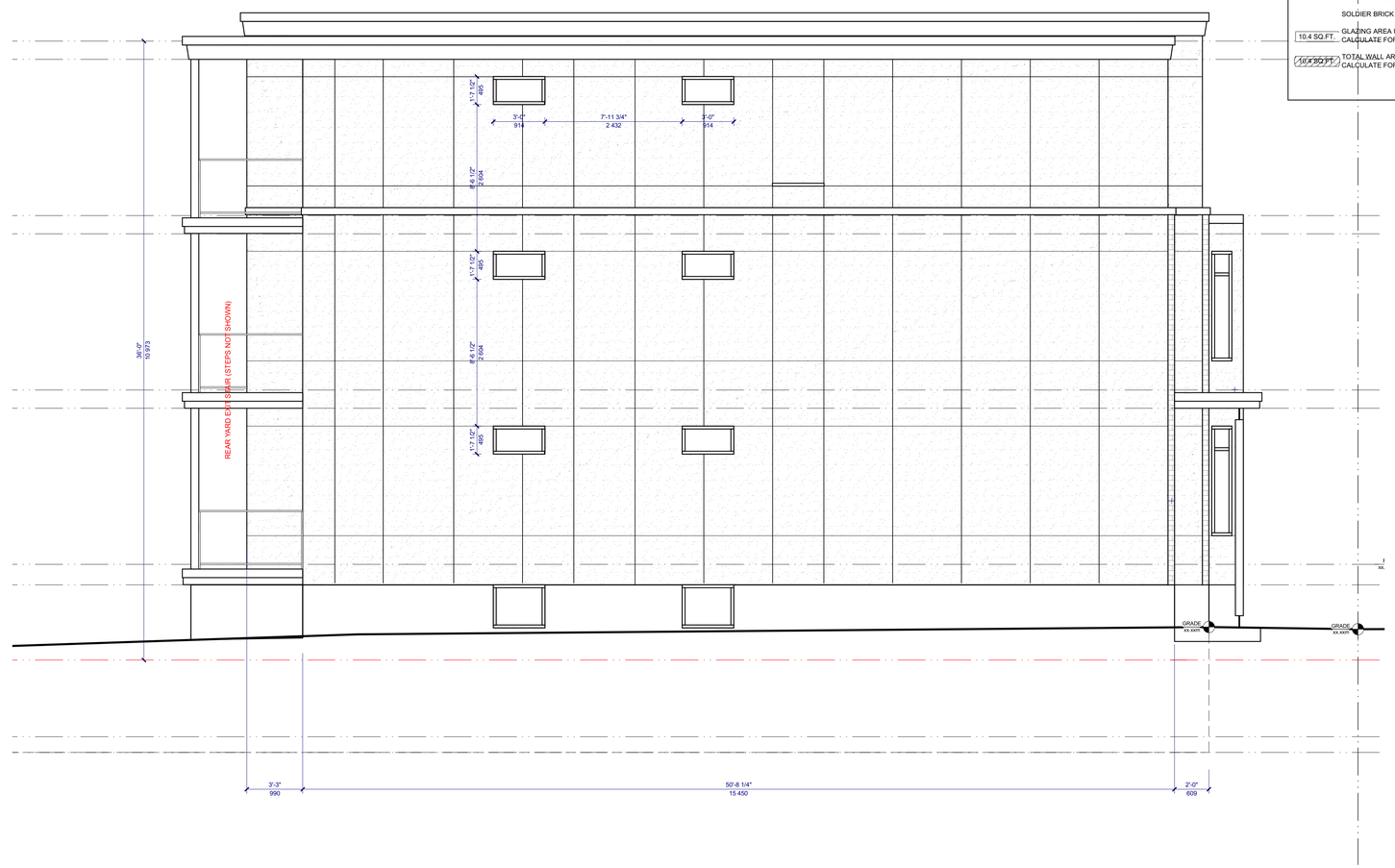
SOLDIER BRICK COURSE

10.4 SQ.FT. — GLAZING AREA USED TO CALCULATE FOR SB-12

/10.4 SQ.FT./ — TOTAL WALL AREA USED TO CALCULATE FOR SB-12



2 / A5 EAST ELEVATION
SCALE 1/4" = 1'-0"



2 / A4 NORTH ELEVATION
SCALE 1/4" = 1'-0"

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:

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GENERAL NOTES:

315 SAVARD AVENUE

SCOPE OF WORK: NEW 3-STOREY 4-PLEX LOW RISE

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE (M/D/Y)
4	CONST. SET 2	00/00/00
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PROJECT: **315 SAVARD AVE.**
NEW TRI-PLEX
315 SAVARD AVE.
OTTAWA, ON K1L-7S1
613 000-0004

DRAWING NAME:
SECTIONS & DETAILS

DRAWN BY: --
DATE: MAY 12, 2023
SCALE: AS NOTED
SHEET: A5