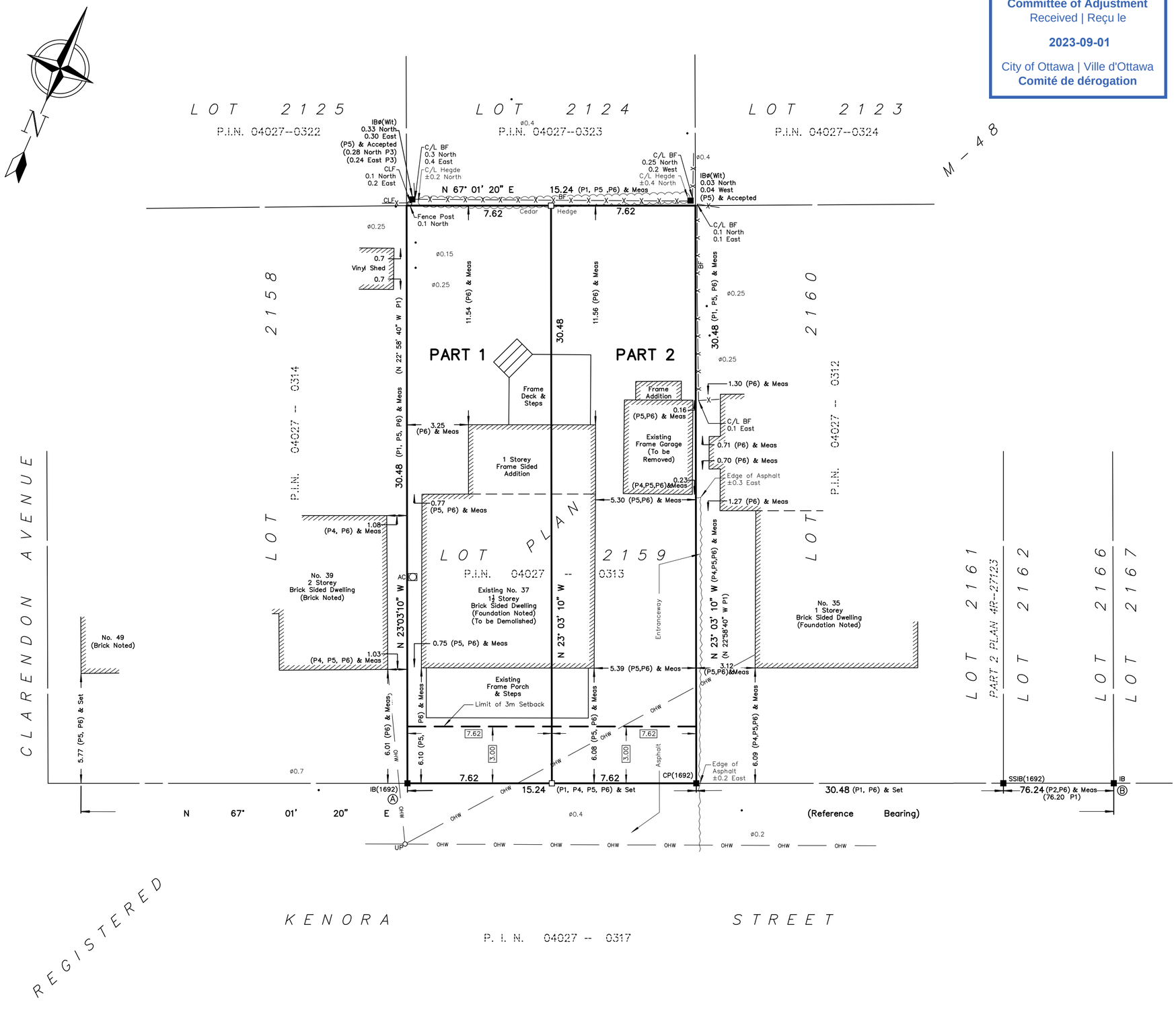


Committee of Adjustment
Received | Reçu le

2023-09-01

City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE:_____

_____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED

DATE: _____

_____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	ALL OF 2159	4M-48	ALL OF 04027 - 0313	232.3
2				232.3

PLAN OF SURVEY OF

LOT 2159
REGISTERED PLAN 4M-48
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 150

0 1.5 3 6 9 12 15 metres

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note

Bearings are astronomic and are referred to the northerly limit of Kenora Avenue having a bearing of N 67° 04' 20" E as shown on Registered Plan 4M-48.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
Ⓐ	5028743.01	364734.93
Ⓑ	5028791.64	364846.78
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Notes & Legend

Denotes

—□		Survey Monument Planted	◯	"	Air Conditioner
—■	"	Survey Monument Found	Ø	"	Diameter
SIB	"	Standard Iron Bar	CLF	"	Chain Link Fence
SSIB	"	Short Standard Iron Bar	BF	"	Board Fence
IB	"	Iron Bar	C/L	"	Centreline
IBØ	"	Round Iron Bar	$\circ^{UP}$	"	Utility Pole
CP	"	Concrete Pin			
(Wit)	"	Witness			
Meas	"	Measured			
(P1)	"	Registered Plan 4M-48			
(P2)	"	Plan 4R-27123			
(P3)	"	Plan by (1287) dated June 2, 1988			
(P4)	"	Plan by (725) dated August 8, 1986			
(P5)	"	Plan by (1692) dated October 21, 2013 (File No. 376-13)			
(P6)	"	Plan by (1692) dated May 12, 2021 (File No. 265-21)			
— OHW —	"	Overhead Wires			
	"	Property Line			
.	"	Deciduous Tree			

Surveyor's Certificate

I certify that :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
2. The survey was completed on the _ _ day of _ _ _ _ _ _ _, 2021.

_____ Date

_____
Daniel Robinson
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.

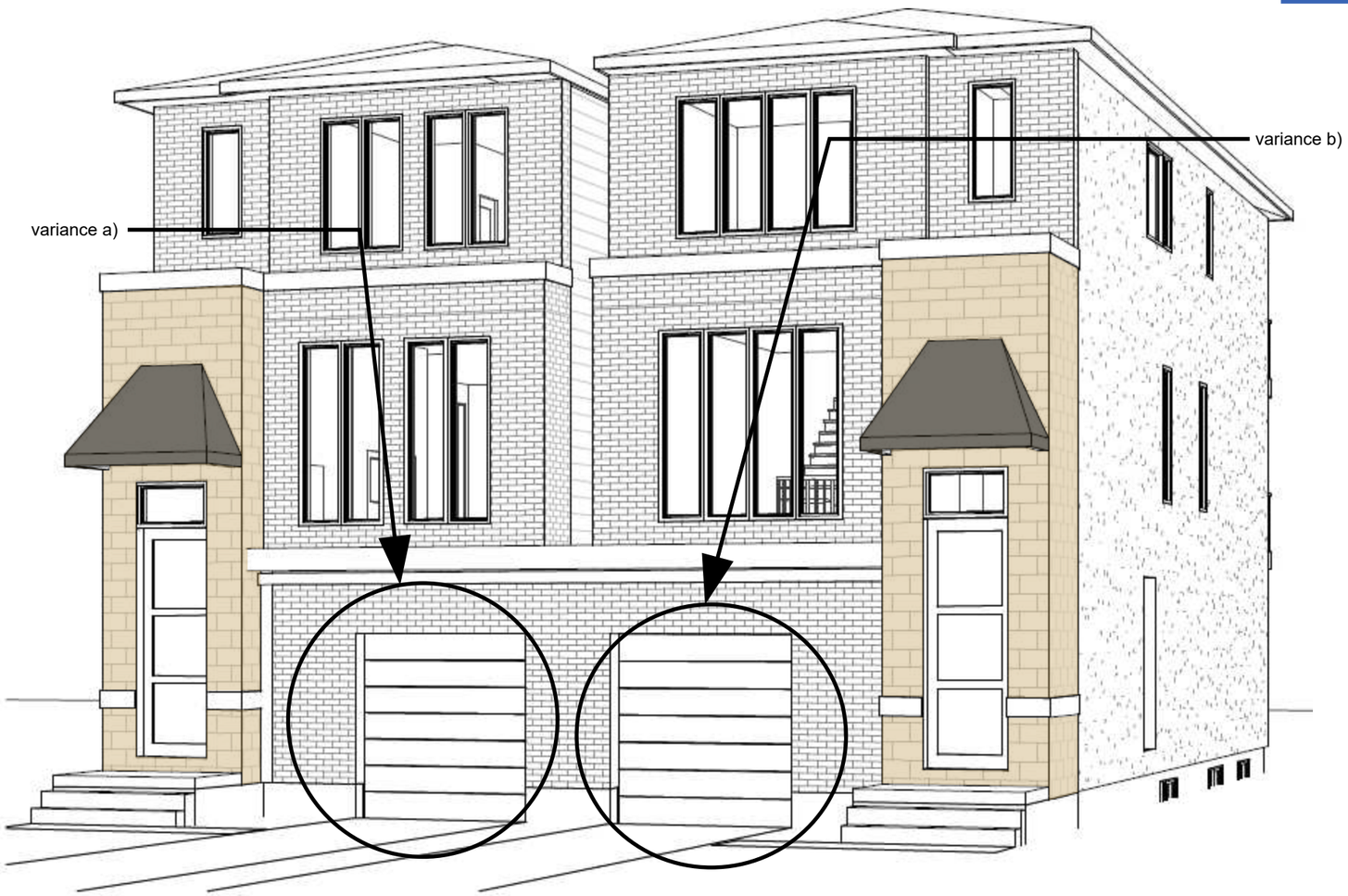
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fsdsurveys@bellnet.ca

FILE No. : 477-21

RPLAN 18x24

J:\2021\477-21_37 Kenora ave_Rplan\Drafting\477-21_37 Kenora Dr_Lt2159 RP4M-48_Rplan_D1.dwg



Project
Modulink
Design & Planning

looking west

subject Property

looking east

Modulink
Planning & Design
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT

PROJECT
37 Kenora

PROJECT NO.
2023 0000

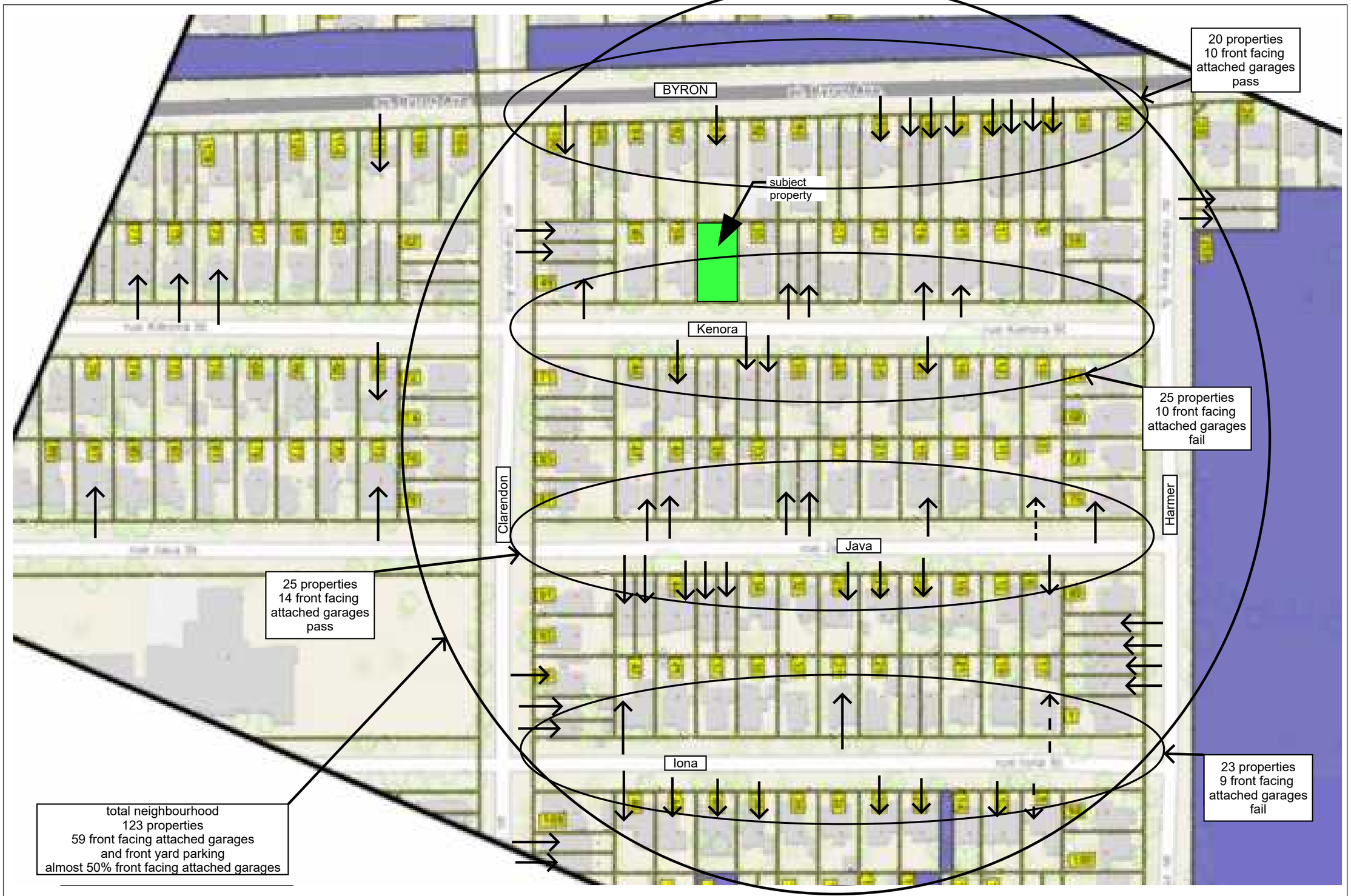
Scale

ISSUE
August 31, 2023

DRAWN BY
CJ

Context

A.01



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Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT

PROJECT
37 Kenora

PROJECT NO.
2023 0000

ISSUE

DRAWN BY
CJ

August 31, 2023
Neighbourhood
Character

A.02

The proposed variance should be considered minor for the following reasons:

1. They are minor and desirable.

a. The front facing attached garages are superior to the permitted at grade parking in placement of driveways, additional soft landscaping when compared to lanes to the rear. While no parking is required, semidetached dwellings are a permitted use and in our society with units designed for families there is a need of a family car. The proposed solution with a predominant 2 storey entry complies with the intent of the bylaw to relegate the car to a subservient role and therefore is minor cause little or no adverse affect

2. The general intent and purpose of the Zoning By-law is maintained

a. the intent of the bylaw is to permit semidetached dwellings.

b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood.

3. The general intent and purpose of the Official Plan is maintained;

a. The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.

4. The Ontario Planning Act supports intensification in residential urban areas

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Planning & Design
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT

PROJECT 37 Kenora

ISSUE August 31, 2023
4 Tests

DRAWN BY CJ

PROJECT NO. 2023 0000

A.03

GENERAL INFORMATION

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
2. COPYRIGHT FOR THE DESIGN & DRAWINGS PREPARED BY EVOLUTION DESIGN & DRAFTING, WHETHER SINGULARLY OR IN COMBINATION AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF EVOLUTION DESIGN & DRAFTING AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF EVOLUTION DESIGN & DRAFTING.
3. IT IS THE INTENT OF THE DESIGNER THAT ALL WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING CODE & AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
4. ALL DETAILS & SECTIONS SHOWN ARE INTENDED TO BE TYPICAL & SHALL APPLY TO ANY SIMILAR SITUATION THROUGHOUT THE PROJECT UNLESS A SPECIFIC DETAIL IS PROVIDED.
5. ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE CODES & BY-LAWS & PERFORM ALL WORK IN COMPLIANCE WITH ALL RULES & REGULATIONS.
6. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES & CONSTRUCTION SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING & ITS COMPONENTS PARTS DURING CONSTRUCTION
7. ALL APPROPRIATE TRADES SHALL VERIFY CONDITIONS & DIMENSIONS ON THE JOB SITE PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ALL DISCREPANCIES TO THE GENERAL CONTRACTOR.
8. ALL INFORMATION ON THESE DRAWINGS IS IN CONFORMANCE WITH THE 2012 OBC AND ALL APPLICABLE MUNICIPAL CODES & REGULATIONS
9. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING THE FASTENING AND CONNECTION FOR STRUCTURAL AND NON-STRUCTURAL ITEMS MUST CONFORM TO THE SPECIFICATIONS, PROCEDURES AND GUIDELINES NOTED ON THIS DRAWING & THE 2012 OBC.

WOOD CONSTRUCTION (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS
2. ROOF SHEATHING: UNLESS NOTED OTHERWISE, 1/2" SOFTWOOD OR DOUGLAS FIR PLYWOOD SHEATHING TO BE UNCLOAKED DIAPHRAGM WITH 2 ½" COMMON NAILS @ 6" C/C PLACED AT PANEL EDGES TO BE H-CLIPPED AND 12" C/C AT INTERMEDIATE SUPPORT
3. SAWN LUMBER SHALL CONFORM TO CAN/CSA 086.1-M94 AND SHALL IDENTIFY LUMBER BY OFFICIAL GRADE MARKS
4. ALL WOOD FRAMING OR LUMBER USED IN THE MANUFACTURING OF COMPONENTS TO BE SPF NO.2 OR BETTER, STAMPED SD OR KD WITH MAXIMUM 19% MOISTURE CONTENT
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED
6. PROVIDE ADDITIONAL 5/8" UNDERLAYMENT WHERE CERAMIC TILE PRODUCTS ARE TO BE INSTALLED (OBC 9.30.6.3).
7. PROVIDE SOLID BLOCKING UNDER ALL INTERIOR PARTITIONS PARALLEL TO FLOOR JOISTS & SOLID BLOCK ALL JOISTS & TRUSSES AT POINTS OF SUPPORT.
8. THE SELECTED JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEERS SEAL FOR REVIEW BY THE DESIGNER. ALL JOISTS TO BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS
9. ALL LVL MUST BE 2.0E 3100FB UNLESS NOTED OTHERWISE
10. SHOP DRAWINGS FOR TRUSSES AND PRE-ENGINEERED WOOD ELEMENTS (I-JOISTS AND LAMINATED PRODUCTS) SHALL BE SINGLE SOURCED AND STAMPED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN AND REGISTERED IN THE APPROPRIATE DRAWING PROVINCE. SHOP DRAWINGS SHALL DETAIL ALL SIZES, SPACING & LOCATION OF BRIDGING, BLOCKING, HANGERS, UPLIFT CLIPS, FASTENERS AND CONNECTOR TYPES. ALL ELEMENTS AND CONNECTIONS ARE TO BE DESIGNED IN ACCORDANCE THE 2012 OBC. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THE TRUSSES.
11. THE SELECTED TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEERS SEAL FOR REVIEW BY DESIGNER
12. WOOD TRUSSES, BRIDGING AND BRACING DESIGN SHALL CONFORM TO CA/CSA 086.1-M94 FOR ENGINEERS SEAL FOR REVIEW BY THE DESIGNER
13. DESIGN & DETAIL ANCHORAGE FOR WIND UPLIFT FORCES IN ACCORDANCE WITH THE 2012 OBC REQUIREMENTS
14. MANIPULATION, INSTALLATION, TEMPORARY AND PERMANENT BRACING OF TRUSS MEMBERS AND ROOF SYSTEM MUST TO CONFORM TO GUIDELINES AND PROCEDURES NOTED ON THE BUILDING COMPONENT SAFETY INFORMATION GUIDE (BCSI) TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
15. DO NOT CUT OR REMOVE ANY TRUSS MEMBERS
16. FRAMING ANCHORS SHALL BE ZINC COATED SHEET STEEL CONFORMING TO MOST CURRENT CSA STANDARDS
17. EACH TRUSS TO BE ANCHORED TO WOOD PLATES AND SHEATHING WITH TENSION ANCHORS BY SIMPSON OR EQUIVALENT (FOR PART 4 TRUSSES)
18. NAILS SHALL BE ZINC COATED CONFORMING TO THE MOST CURRENT CSA B11 STANDARDS
19. FASTENERS SHALL CONFORM TO 9.23.3 OF THE 2012 OBC
20. NAILING OF FRAMING MEMBERS MUST CONFORM TO TABLE 9.23.3.4 & TABLE 9.23.13.8 WITH MINIMUM PENETRATION IN SUPPORTING MEMBERS OF 1 ½". GYPSUM BOARD TO BE FASTENED TO SUPPORTING MEMBERS WITH NAILS OR SCREWS CONFORMING TO THE GUIDELINES IN SECTION 9.29.5 FOR INTERIOR WALL & CEILING FINISHES.
21. STUD WALL REINFORCEMENT IN THE MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS TO BE IN CONFORMANCE WITH 9.5.2.3 OF THE 2010 OBC.
22. SILL PLATES SHALL BE MINIMUM 2X4 PT ANCHORED TO FOUNDATION WALL USING ½" BOLTS @ 7'-10" MAX. MINIMUM OF TWO BOLTS PER WALL SECTION. SET SILL PLATE I IN A FULL BED OF MORTAR OR ON TOP OF LEVELED FLAT FOUNDATION AS PER OBC 9.23.7.2. SEAL IN ACCORDANCE WITH SECTION 9.25.3
23. FLASHING SHALL BE INSTALLED BEHIND SHEATHING MEMBRANE (9.20.13.6(3)). FLASHING MUST BE INSTALLED WHERE SLOPED SURFACES INTERSECTING TO FORM A VALLEY, INTERSECTION OF ROOF WALLS AND SHINGLED ROOFS AND AT CHIMNEY SADDLE INTERSECTIONS (9.26.4).
24. PLUMBING CONSTRUCTION SHALL CONFORM TO PART 7 OF OBC (9.31.2.1)
25. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM (OBC 9.19.1.2).ROOF VENT AREA MUST BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA. IF ROOF SLOPE IS LESS THAN 1/6, THE MINIMUM AREA OF 1/150 SHALL BE USED.
26. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 2'11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL (OBC 9.26.5).
27. WATER HEATERS SHALL BE ANCHORED TO PREVENT OVERTURNING (OBC 9.31.6.2).
28. AIR BARRIERS ARE TO BE CONTINUOUS AND COMPLY WITH (OBC 9.25.3). VAPOUR BARRIERS SHALL COMPLY WITH 9.25.4.
29. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING SHALL BE TIGHT FITTING, WEATHERSTRIPPED, AND CONTAIN A SELF-CLOSING DEVICE (OBC 9.10.9.16 (4) & 9.10.13.5).
30. A MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE NON TREATED WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE (9.23.2.3).
31. FINISHED FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2).
32. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDED HAS 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 THE USE OF TOOLS AND SUCH WINDOWS SHALL PROVIDE INDIVIDUAL, UNOBSTRUCTED OPENING PORTION HAVING 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15" (OBC 9.9.10).
33. SPANS AND SIZES OF WOOD LINTELS SHALL CONFORM TO 9.23.12.3 (TABLE A-12 TO A-16).
34. ONE (1) SMOKE ALARM TO BE PROVIDED IN ALL BEDROOMS AND ONE (1) ON ALL LEVELS INCLUDING BASEMENT AND BE INTERCONNECTED (DIRECT AC POWER, NOT BATTERY) C/W VISUAL SIGNAL CONFORMING TO 18.5.3 OF THE NFPA 72 CODE 72 (OBC 9.10.19.3) (9.10.19.4)
35. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (OBC 9.33.4.1, 9.33.4.2, 9.33.4.3).
36. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT 2'-11½" IF THE WALKING SURFACE IS LESS THAN 5'-11" ABOVE THE ADJACENT GRADE OTHERWISE THE HEIGHT MUST BE A MINIMUM OF 3'-6". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF 2'-11" (OBC 9.8.8.3).
37. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRCASES (OBC 9.8.6.2).
38. IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS (OBC 7.4.6.4).
39. FACTORY BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC S610-M STANDARD FOR FACTORY BUILT FIREPLACES.
40. RESIDENTIAL STAIRS, RAILINGS & GUARDRAILS SHALL CONFORM TO 9.8 OF THE 2012 OBC

MAXIMUM RISE: 7 7/8"
MINIMUM RISE: 4 7/8" (DESIGN MINIMUM OF 7")
MINIMUM RUN: 8 1/4" (DESIGN MINIMUM OF 9")
MAXIMUM RUN: 14" (DESIGN MAX OF 11")
NOSING: 1"
MINIMUM HEADROOM CLEARANCE: 6'-5" (DESIGN MINIMUM OF 6'-9")
HANDRAIL HEIGHT: MIN. 34", MAX: 38"
HANDRAIL CLEARANCE FROM WALL: 2"
NUMBER OF HANDRAILS: PROVIDE ADDITIONAL HANDRAIL IF SPACING EXCEEDS 3'-7". HANDRAIL ON EACH SIDE FOR CURVED STAIRS.
BALUSTER SPACING: 4" MAX

MEMBER TO MEMBER ASSEMBLY (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

UNLESS NOTED OTHERWISE MULTI-PLY MEMBER MUST BE ATTACHED TOGETHER AS FOLLOWS:

1. DROPPED BEAM CONVENTIONAL LUMBER UP TO 3 PLIES USE 3 ½" NAILS IN TWO ROWS 12" C/C (OBC 9.23.8.3)
2. DROPPED BEAM CONVENTIONAL LUMBER 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
3. FLUSH BEAM CONVENTIONAL LUMBER UP TO 3 PLIES USE 3 ½"" NAILS IN THREE ROWS AT 6" C/C
4. FLUSH BEAM CONVENTIONAL LUMBER 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
5. DROPPED LVL BEAM UP TO 3 PLIES USE 3-1/2" NAILS IN TWO ROWS 12" C/C
6. DROPPED LVL BEAM 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
7. FLUSH LVL BEAM UP TO 3 PLIES USE 3-1/2" NAILS IN THREE ROWS AT 6" C/C
8. FLUSH LVL BEAM 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
9. WOOD POST UP TO 3 PLY USE 3" NAILS IN TWO ROWS AT 12" C/C
10. WOOD POST UP TO 4 PLY USE 6" LONG ¼" DIAMETER LAG SCREWS IN ONE ROW AT 24" C/C STAGGER ON BOTH SIDES OF POST
11. WOOD POST UP TO 5 PLY USE 6" LONG ¼" DIAMETER LAG SCREWS IN ONE ROW AT 24" C/C STAGGER ON BOTH SIDES OF POST

FOOTINGS (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH MINIMUM ALLOWABLE BEARING STRENGTH OF 75KPa UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER, TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE.
2. DRAINAGE OF FOOTINGS UNDER FOUNDATION WALL TO CONFORM TO 9.14.2.1 – PROVIDE MIN. 4" DIA. WEEPING TILE @ PERIMETER AS PER OBC 9.14.3.
3. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF THE FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL (OBC 9.14.2.1).
4. THE GENERAL CONTRACTOR SHALL OBTAIN THE SOILS INVESTIGATION REPORT & ANALYSIS PRIOR TO POURING FOOTINGS. ALL REQUIREMENTS FOR THE SITE PREPARATION & SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL, MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY THE APPROPRIATE CONSULTING ENGINEER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS REPORT INFORMATION MADE AVAILABLE TO CONTRACTOR.

CONCRETE (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. CONCRETE COVER CLEARANCE TO REINFORCING SHALL BE FOR THE UNDERSIDE OF;

FOOTINGS = 3"
SLABS = 1"

2. ALL CONCRETE WALLS & FOOTINGS TO BE 20 Mpa. ALL WALL FOOTINGS TO BE 24" WIDE X 8" DEEP UNLESS NOTED OTHERWISE (REFER TO FOUNDATION PLANS)
3. FOUNDATION/FOOTING TO BE DESIGNED FOR 95 Kpa ALLOWABLE SOIL BEARING CAPACITY
4. ALL UNREINFORCED CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE (OBC 9.3.1.6);

SLAB ON GRADE, FOOTINGS	MIN. 2900 PSI (20 MPa)
GARAGE SLAB & EXTERIOR FLATWORK	MIN. 4640 PSI (32MPa)
REMAINING CONCRETE	MIN. 2175 PSI (15 MPa)

5. FOR EXPOSED FOUNDATION WALLS, USE CONCRETE WITH 6% AIR ENTRAINMENT
6. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK & FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED,

ALLOWABLE BEARING STRENGTH OF 95 Kpa UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFIED STRENGTH AND PROPER PLACING OF ALL CONCRETE AND POSITIONING OF ALL REINFORCING STEEL.
8. CONCRETE MIXES TO COMPLY WITH 9.3.1.7 OF THE OBC 2012
9. CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS TO COMPLY WITH 9.3.1.6 OF THE OBC 2012

REINFORCING **STEEL** (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. PROVIDE 2-10M REINFORCING STEEL BARS AT THE TOP & BOTTOM OF FOUNDATION WALLS C/W 24" LAPS. SPACING OF BARS SHALL BE APPROXIMATELY UNIFORM WITHIN THE CORRESPONDING STRIPS. DO NOT ELIMINATE OR DISPLACE REINFORCEMENT TO ACCOMMODATE HARDWARE. IF INSERTS CANNOT BE LOCATED AS SPECIFIED, OBTAIN APPROVAL FOR ALL MODIFICATIONS FROM THE STRUCTURAL ENGINEER.
2. WHERE TENSION LAPS ARE SPECIFIED, LAP REINFORCING STEEL IN ACCORDANCE WITH THE REQUIREMENT OF CAN3-A23.3 LATEST EDITION. ALL OTHER LAPS AND EMBEDMENT OF DOWELS SHALL BE 24 BAR DIAMETERS BUT NOT LESS THAN 24" IF NOT SPECIFIED OTHERWISE. WIRE MESH LAPS SHALL BE 6" MIN.

STRUCTURAL STEEL (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

ALL ITEMS SHALL COMPLY WITH CORRESPONDING APPLICABLE STEEL GRADE SPECIFICATION;

ROLLED SECTIONS	G40.21m-350W
HSS (TUBE) SECTIONS	G40.21M-350W (CLASS H)
CONNECTOR BOLTS	A325 (BEARING TYPE)
ANCHOR BOLTS	A307

1. ALL STEEL WORK SHALL BE GIVEN ONE COAT OF APPROVED PRIMER
2. FIELD AND SHOP CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED (ASTM A325)
3. WELDING SHALL CONFORM TO LATEST CSA SPECIFICATION W59 AND BE UNDERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47.1
4. ALL EXPOSED WELDS SHALL BE CONTINUOUS AND BE GROUND SMOOTH.
5. ALL EXTERIOR EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITIVE PAINT.

MASONRY VENEER NOTES:

1. MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING CONFORMING TO OBC TABLE 9.20.9.5.
2. FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, BENEATH WEEP HOLES, AND OVER THE HEADS OF DOORS AND WINDOWS IF THE DISTANCE BETWEEN THE TOP OF THE OPENING AND THE BOTTOM OF THE EAVE EXCEEDS ¼ OF THE EAVE OVERHANG (OBC 9.20.13.3).
3. THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALLS IN SUCH THAT ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING (OBC 9.20.13.8).
4. WEEP HOLES MUST NOT BE SPACED MORE THAN 2'7" APART AND BE PROVIDED AT THE BOTTOM OF EVERY MASONRY VENEER CAVITY (OBC 9.20.13.8).
5. MASONRY STEEL ANGLE SIZES SHALL CONFORM TO TABLE 9.20.5.2.B OF THE 2010 ONTARIO BUILDING CODE

WINDOW/DOOR STANDARDS:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE THE WINDOW AND DOOR ORDER WITH THE DRAWINGS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PUTTING THEM INTO PRODUCTION
2. WINDOW AND SLIDING GLASS DOORS SHALL CONFORM TO PERFORMANCE STANDARDS OUTLINED IN CAN/CSA A440-2 (OBC 9.7.4.3).
3. DOORS, INCLUDING SLIDING DOORS THAT OPEN AND ARE MORE THAN 23 5/8" ABOVE GRADE, OR A LANDING SHALL HAVE A RESTRICTED OPENING OR BE SUPPLIED WITH GUARDS CONFORMING TO OBC 9.8.8.1 & SB-7 WITH MAX OPENING OF 4".
4. RESISTANCE TO FORCED ENTRY SHALL BE IN CONFORMANCE WITH OBC 9.7.5.2 FOR DOORS AND 9.7.5.3. FOR WINDOWS
5. WINDOW WELLS BELOW GROUND LEVEL ARE TO BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (OBC 9.14.6.3).
6. THERMAL RESISTANCE OF WINDOWS SHALL BE AS PER SB-12
7. THERMAL RESISTANCE OF DOORS SHALL BE AS PER SB-12
8. GLAZING INSTALLED OVER STAIRS, RAMPS OR LANDINGS THAT HAVE SILLS EXTENDING LESS THAN 36" FROM THE TOP OF THE LANDING OR TREAD NEED TO BE PROTECTED BY A GUARD AS OUTLINED INS SECTION 9.8.8 OR BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE LATERAL LOADS FOR GUARDS AS IDENTIFIED IN 4.1.5.14 (STRUCTURAL GLASS) (9.8.8.1(8))

1 FRONT RIGHT PERSPECTIVE
SCALE: ARTISTIC REPRESENTATION ONLY. NOT FOR CONSTRUCTION

2 REAR LEFT PERSPECTIVE
SCALE: ARTISTIC REPRESENTATION ONLY. NOT FOR CONSTRUCTION

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FIRM BCIN: 45801

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES

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NO.	REVISION	DATE
1		

MODEL:
37 KENORA

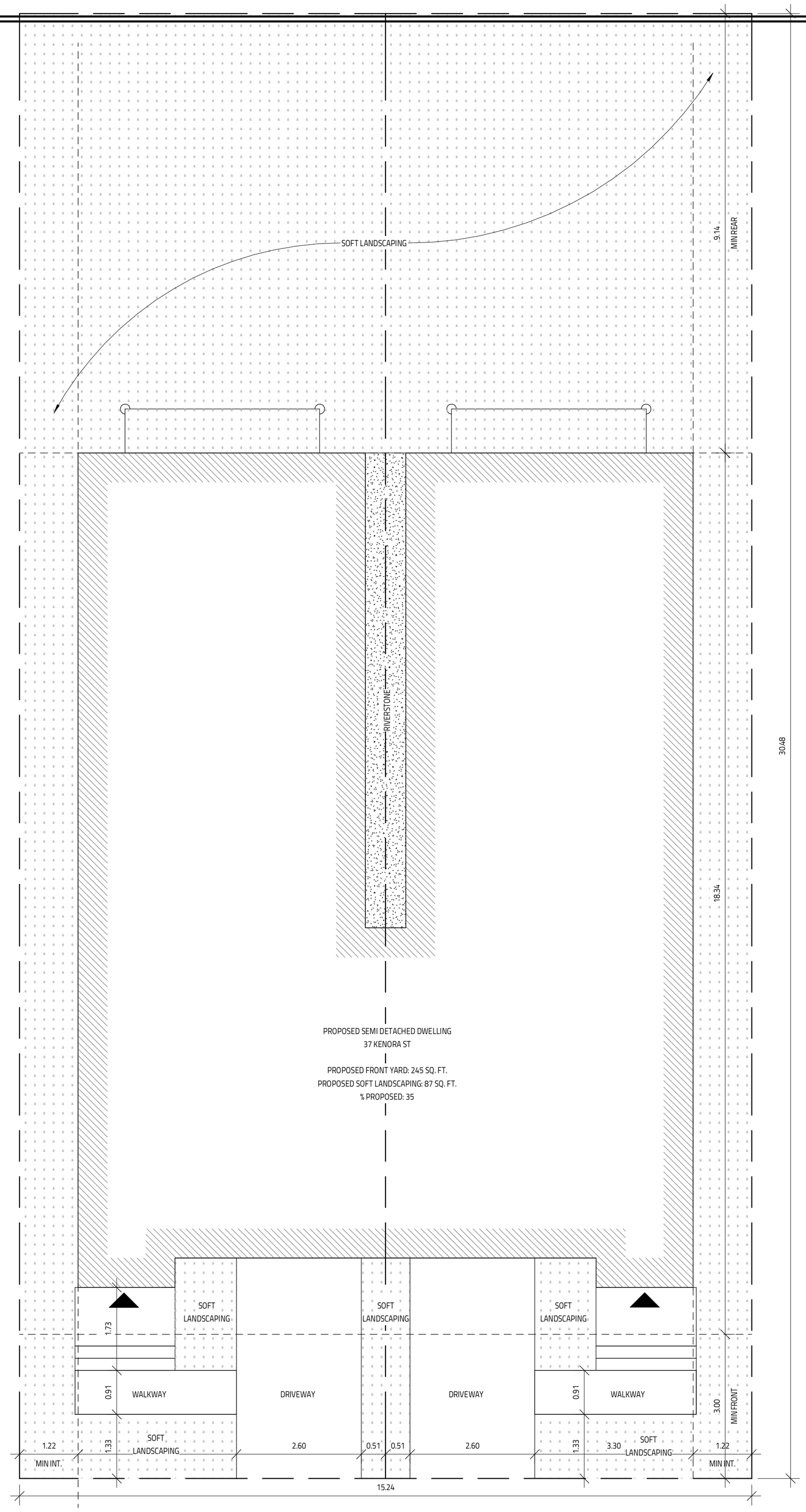
2905 SQ. FT. W/ 685 SQ. FT. BASEMENT

FEBRUARY 8, 2021

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

DRAWING TITLE
COVER

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE:
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A0.0



1 PROPOSED SITE

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

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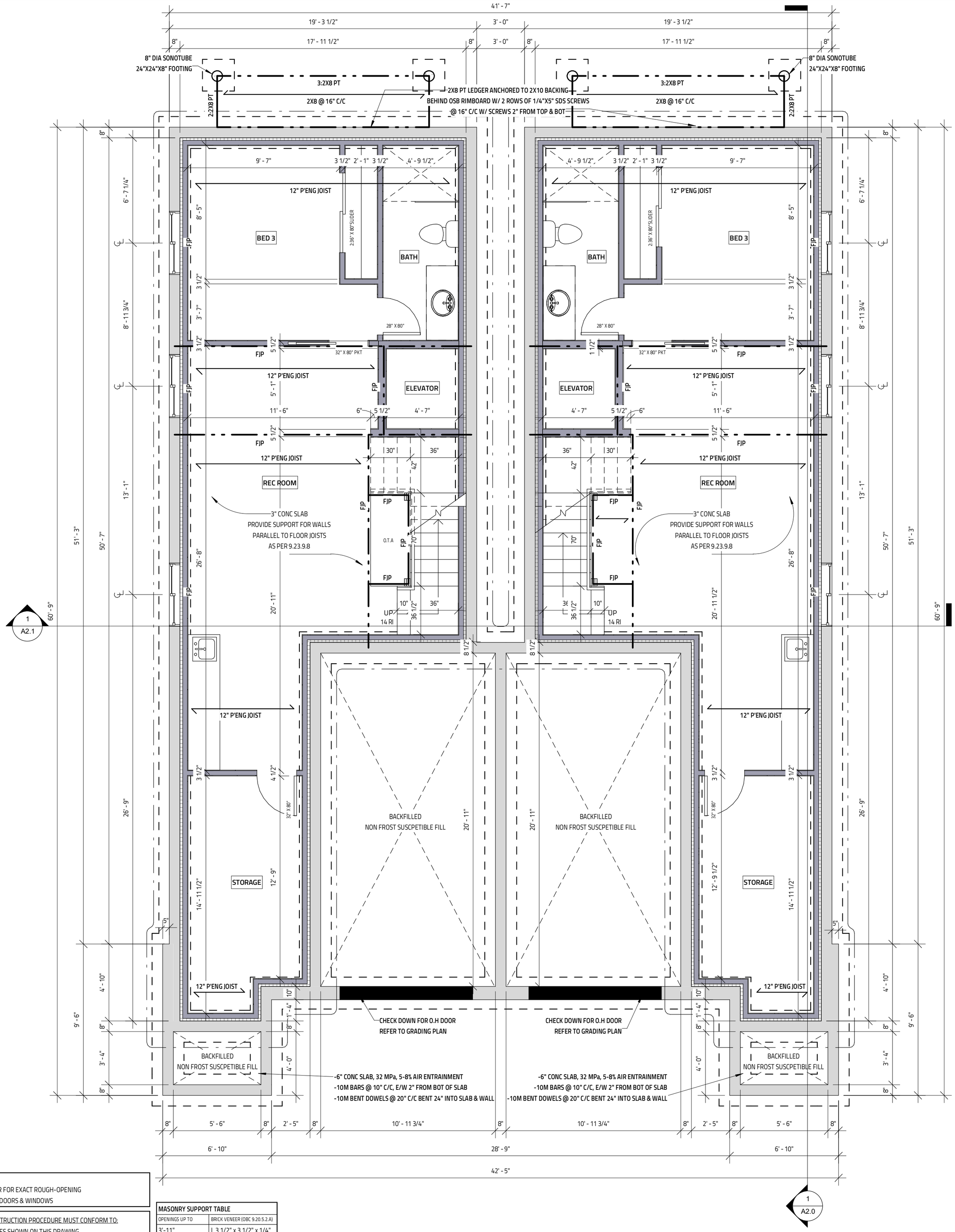
DRAWING TITLE

SITE PLAN

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A0.1



7'-10" POUR HEIGHT U/N OTHERWISE

8'-10" POUR HEIGHT U/N OTHERWISE

NOTE
CHECK w MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
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2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
ALL WINDOWLINTELS TO BE SHOWN ON SUPPLIER'S FLOOR LAYOUT

NOTE:
REFER TO FLOOR JOIST PLAN FOR BASEMENT WINDOW LINTELS

MASONRY SUPPORT TABLE

OPENINGS UP TO	BRICK VENEER (OBC 9.20.5.2.A)
3'-11"	L 3 1/2" x 3 1/2" x 1/4"
4'-11"	L 3 1/2" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"
7'-10"	L 5" x 3 1/2" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"
9'-10"	L 6" x 4" x 3/8"

LEGEND

F	EXHAUST FAN	E/P	ELECT. PANEL	▼	SHOWER HEAD	P2	2-2X6 POST SPF #1#2
DW	DISHWASHER	NET	NETWORK PANEL	H	HYDRO METER	P3	3-2X6 POST SPF #1#2
BP	BEAM POCKET c/w GROUT	HB	HOSEBIB	G	GAS METER	P4	4-2X6 POST SPF #1#2
RF	REFRIGERATOR	GAS	GAS LINE			P5	5-2X6 POST SPF #1#2
T/A	TOILET ABOVE	ST	STORM SERVICE			HSS	3 1/2" X 3 1/2" X 1/8" HSS
S	SMOKE ALARM W/STROBES	W	WATER SERVICE			TP	3" DIA. ADJ. TELEPOST
SC	SMOKE/CARBON ALARM W/STROBES	S	SEWAGE SERVICE				

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2905 SQ. FT. W/ 685 SQ. FT. BASEMENT

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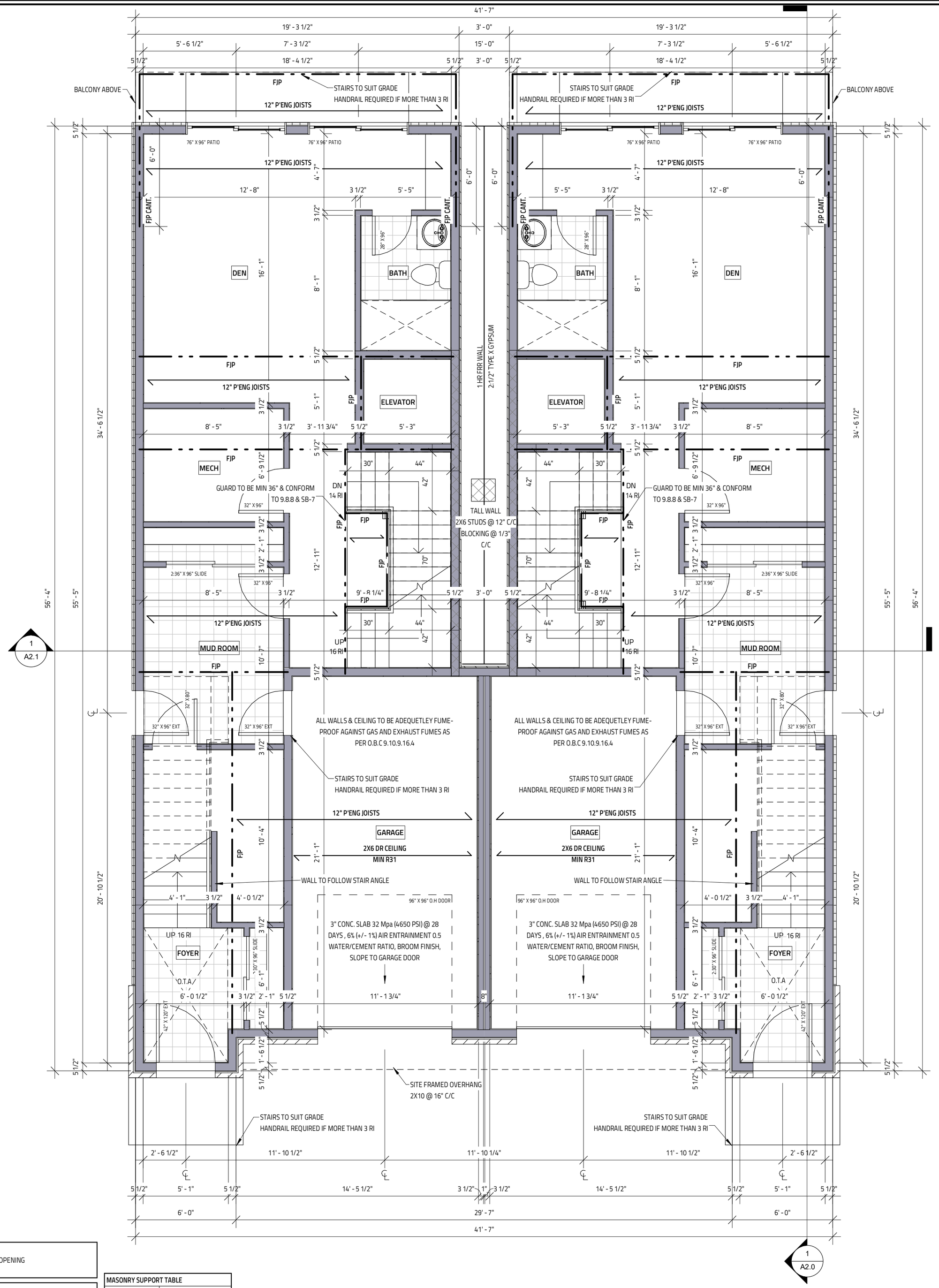
DRAWING TITLE
FOUNDATION PLAN

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A1.0



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RF	REFRIGERATOR	GAS	GAS LINE			P5	5-2X6 POST SPF #1#2
T/A	TOILET ABOVE	ST	STORM SERVICE			HSS	3 1/2" X 3 1/2" X 1/8" HSS
S	SMOKE ALARM W/STROBES	W	WATER SERVICE			TP	3" DIA. ADJ. TELEPOST
SC	SMOKE/CARBON ALARM W/STROBES	S	SEWAGE SERVICE				

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MODEL:
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2905 SQ. FT. W/ 685 SQ. FT. BASEMENT

FEBRUARY 8, 2021

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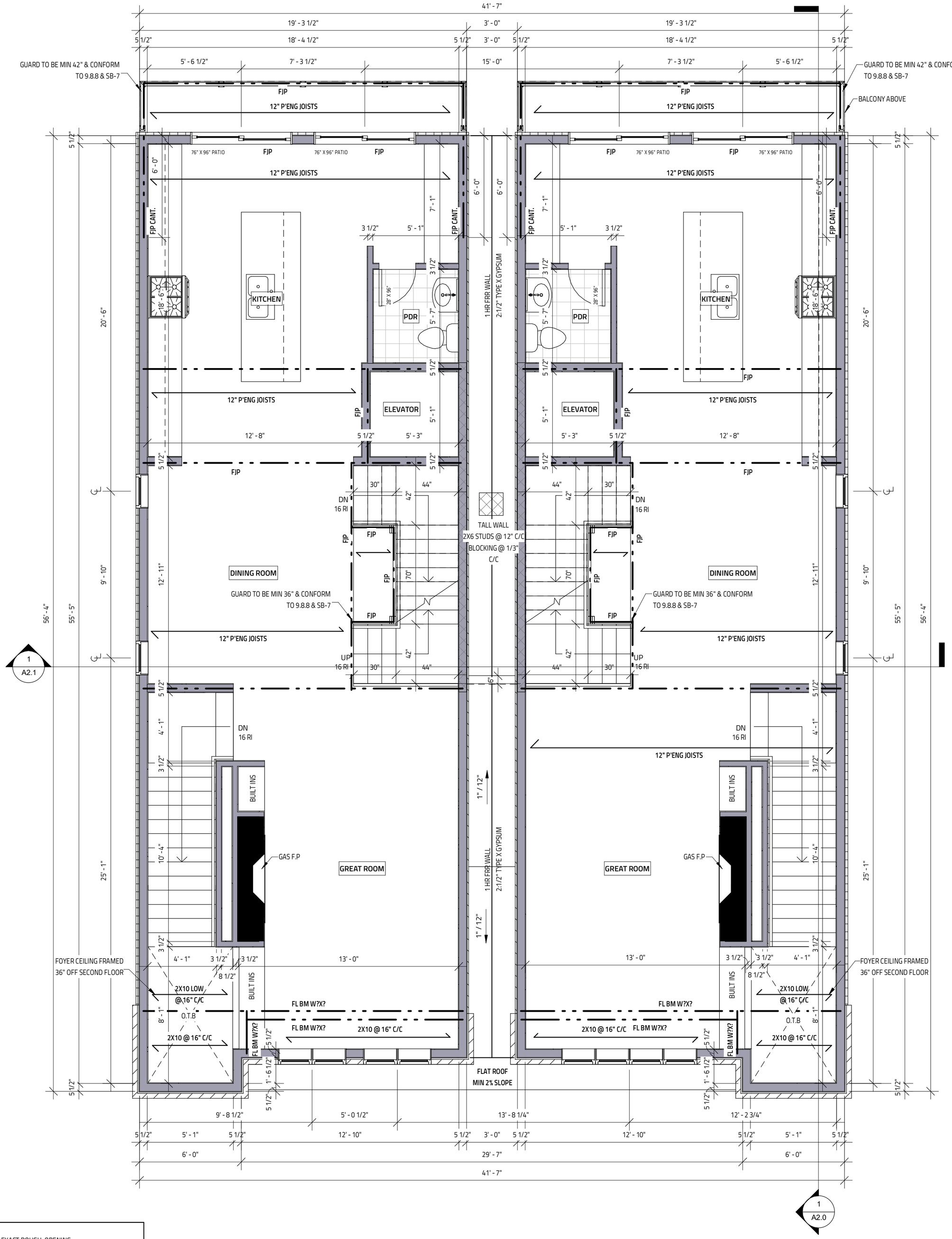
DRAWING TITLE
GROUND FLOOR

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A1.1



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MASONRY SUPPORT TABLE	
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RF	REFRIGERATOR	GAS	GAS LINE			P5	5-2X6 POST SPF #1#2
T/A	TOILET ABOVE	ST	STORM SERVICE			HSS	3 1/2" X 3 1/2" X 1/8" HSS
S	SMOKE ALARM W/STROBES	W	WATER SERVICE			TP	3" DIA. ADJ. TELEPOST
SC	SMOKE/CARBON ALARM W/STROBES	S	SEWAGE SERVICE				

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Evolution
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613-884-7068 /// 613-808-7185

DRAWING TITLE
SECOND FLOOR

DATE DRAWN: xxxxxxxxxxxxxxxxxxxxx	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A1.2

NOTE
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RF	REFRIGERATOR	GAS	GAS LINE			P5	5-2X6 POST SPF #1#2
T/A	TOILET ABOVE	ST	STORM SERVICE			HSS	3 1/2" X 3 1/2" X 1/8" HSS
S	SMOKE ALARM W/STROBES	W	WATER SERVICE			TP	3" DIA. ADJ. TELEPOST
SC	SMOKE/CARBON ALARM W/STROBES	S	SEWAGE SERVICE				

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2905 SQ. FT. W/ 685 SQ. FT. BASEMENT

FEBRUARY 8, 2021

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613-884-7068 /// 613-808-7185

DRAWING TITLE
THIRD FLOOR

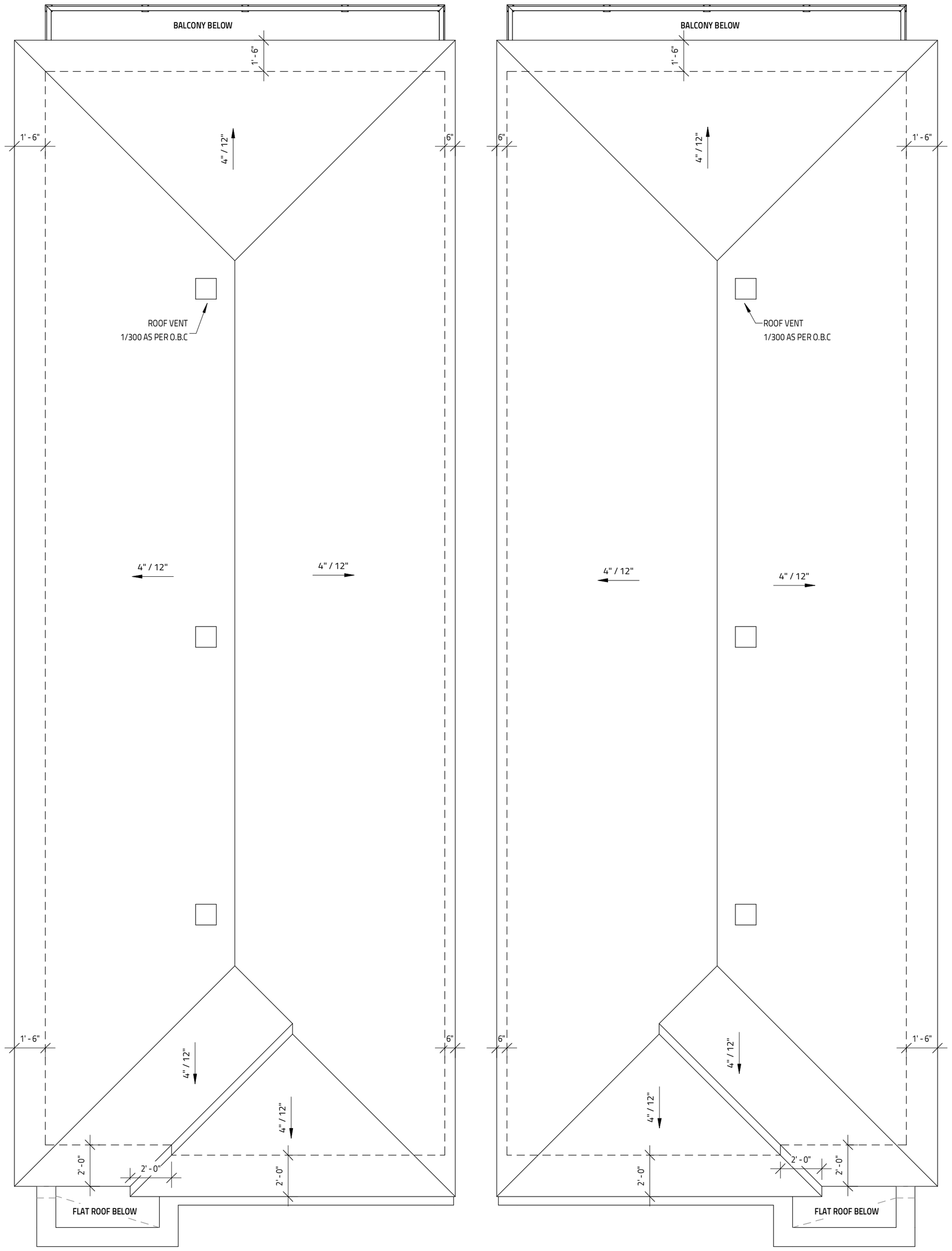
DATE DRAWN: xxxxxxxxxxxxxxxxxxxx	SCALE: 1/4" = 1'-0"
DRAWN BY: Author	FILE NAME: SEMI DETACHED
CHECKED BY: Checker	DWG. NO. A1.3

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE ROOF LAYOUT PACKAGE FROM THE TRUSS SUPPLIER WITH THE DIMENSIONS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING TRUSSES INTO PRODUCTION

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE ALONG THE ENTIRE ROOF PERIMETER AT ALL SLOPED ROOFS EXTENDING 6'-0" BUT NO LESS THAN 12" PAST THE INSIDE FACE OF THE EXTERIOR STUD WALL.

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL SLOPED ROOF VALLEYS 6'-0" WIDE CENTRED ON THE VALLEY (3-0" ON EACH SIDE)

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL ROOF & WALL INTERSECTIONS EXTENDING A MINIMUM OF 12" UP WALL



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DRAWING TITLE
ROOF PLAN

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DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A1.4

CONSTRUCTION ASSEMBLIES

FLOOR ASSEMBLIES

F1 - BASEMENT FLOOR

3" POURED CONCRETE SLAB (2500 PSI)
6 MIL POLY VAPOUR BARRIER
8" CLEAR STONE

F2 - TYPICAL FLOOR

FLOOR FINISH
3/4" T&G OSB SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D FLOOR JOISTS (REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
(AIR BARRIER @ RIM BOARD)
R22 BATT o SPRAY FOAM INSUL. @ HEADER SPACE
1X3 STRAPPING @ 16" C/C. W /
1/2" GYPSUM BOARD (FINISHED AREAS ONLY)
1X3 STRAPPING @ 48" O/C. @ (UNFINISHED AREAS ONLY)

F3 - INSULATED FLOOR ABOVE GARAGE

FLOOR FINISH
3/4" T&G SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D FLOOR JOISTS (REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
MIN. 6" HEATED AIR SPACE BELOW FLOOR JOISTS
6 MIL POLY VAPOUR BARRIER
R31 BATT INSULATION or R31 SPRAY FOAM
2X4 OR 2X6 DROP CEILING FRAMING (SEE FLOOR PLANS)
AIR BARRIER @ LEDGER BOARD
1/2" GYPSUM BOARD, TAPED/SANDED/PAINTED (FINISHED AREAS ONLY)
** ALL ELECTRICAL BOXES IN GARAGE CEILING ARE TO BE SEALED PLASTIC ELECTRICAL BOXES

F4 - TYPICAL DECK

5/4" PT WOOD DECKING (SB-7)
PT DECK JOISTS (REFER TO FLOOR PLAN FOR SIZE & SPACING)

F5 - BALCONY

WALKING MEMBRANE
2-PLY MODIFIED BITUMEN MEMBRANE (LAP MEMBRANE UP WALL MIN. 12")
1/2" PLYWOOD SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING
1X3 STRAPPING @ 16" C/C
SOFFIT FRAMING
PRE-FINISHED METAL SOFFIT or WOOD SOFFIT or CEMENT BOARD SOFFIT

WALL ASSEMBLIES

W1 - TYPICAL EXTERIOR FDN. WALL

24"x8" CONTINUOUS CONC. PERIMETER FOOTING c/w KEY U/N OTHERWISE

4" DIA. PERFORATED PLASTIC DRAIN PIPE c/w FILTER CLOTH COVERED W/ 6" CLEAR STONE

CEMENT PARGING ABOVE GRADE ON EXT. SIDE
DAMPROOFING & DRAINAGE MEMBRANE

8" POURED CONCRETE FOUNDATION WALL UNLESS NOTED OTHERWISE c/w 2-10M REINFORCEMENT BARS TOP & BOTTOM OF WALL

AIR BARRIER C/W TAPED JOINTS
2X4 or 2X6 FOUNDATION SILL PLATE CAULKED TO FOUNDATION
1/2" ANCHOR BOLTS EMBEDDED MIN. 4" INTO FDN. @ 7'-10" C/C MAX

2" R10 SEMI RIGID CONTINUOUS INSULATION
2X4 STUDS @ 24" C/C TO UNDERSIDE OF FLOOR (BASE PLATE IN PT)
R12BATT INSULATION (FULL HEIGHT)
POLY VAPOUR BARRIER SEALED TO BASE PLATE
1/2" GYPSUM BOARD (FINISHED AREAS ONLY)

W2 - EXTERIOR WALL (MASONRY VENEER)

STONE OR BRICK VENEER c/w 1" AIR SPACE
TIES AS PER OBC 9.20.9.5
FLASHING AS PER OBC 9.20.13.6
WEEP HOLES @ 2'-7" C/C MAX
WEATHER BARRIER C/W TAPED JOINTS
DRIP BENEATH WINDOW SILLS AS PER OBC 9.20.13.12
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W3 - EXTERIOR WALL (SIDING)

SIDING
WEATHER BARRIER C/W TAPED JOINTS
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W4 - EXTERIOR EXPOSED WALL (1HR MIN FRR)

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)
-SUBSTITUTE INTERIOR 1/2" GYPSUM BRD. W/ 2:1/2" TYPE "X" GYPSUM BRD. INSTALLED SO THAT ALL EDGES ARE SUPPORTED TAPED & FILLED. SPACE BETW'N WOOD STUDS TO BE FILLED WITH BATT INSULATION

-THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. (REFER TO SECTION 2.3 OF OBC SUPPLEMENTARY GUIDELINES)

HEADER/RIM JOIST AREA
PROVIDE 1/2" TYPE "X" GYPSUM BRD. BETWEEN FLOOR JOISTS @ HEADER LOCATION or CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST.
TO MAINTAIN A 1HR MINUTE FIRE RATING

W5 (INT) - TYP. INTERIOR WALL

1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
2X4 or 2X6 WOOD STUDS @ 16" o/c (AS PER PLAN)
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
** SUBSTITUTE GYPSUM BOARD w/ DENS-SHIELD TILE BACKER @ ALL SHOWER & TUB ENCLOSURES w/ FIBERGLASS MESH TAPE & TILE MASTIC @ ALL JOINTS

W6 (INT) - TYPICAL PARTY WALL ASSEMBLY 1H FRR, STC 65

W15b ASSEMBLY AS PER SB-3 OF THE O.B.C 2012
1/2" TYPE "X" GYPSUM BOARD (ALL EDGES SUPPORTED, TAPED & FILLED)
1/2" TYPE "X" GYPSUM BOARD
2X4 WOOD STUDS @ 16" C/C (AS PER PLAN) W/BATT INSULATION
1" AIR SPACE
2X4 WOOD STUDS @ 16" C/C (AS PER PLAN) W/BATT INSULATION
1/2" TYPE "X" GYPSUM BOARD
1/2" TYPE "X" GYPSUM BOARD (ALL EDGES SUPPORTED, TAPED & FILLED)

** THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. (REFER TO SECTION 2.3 OF SUPPLEMENTARY GUIDELINES.
** 2X4 WOOD STUDS IN PARTY WALL TO BE STAGGERED

TYP. PARTY WALL @ FLOOR ASSEMBLY
BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE
-5/8" TYPE 'X' GYPSUM BOARD
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-1" FIRESTOP CORE BOARD IN AIR SPACE
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-5/8" TYPE 'X' GYPSUM BOARD
-BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE

TYP. PARTY WALL @ ATTIC
5/8" TYPE "X" GYP. BD. (ALL JOINTS SCABBED)
GABLE TRUSS
5/8" TYPE "X" GYP. BD.
GABLE TRUSS
5/8" TYPE "X" GYP. BD. (ALL JOINTS SCABBED)

ROOF ASSEMBLIES

R1 - TYPICAL ROOF

ASPHALT SHINGLES
"ICE & WATERSHIELD" EAVE PROTECTION @ ALL ROOF INTERSECTIONS & @ VALLEYS & ROOF EDGES
1/2" PLYWOOD ROOF SHEATHING C/C H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 24" O/C (REFER TO TRUSS LAYOUT)
STYROFOAM INSULATION DEPRESSORS @ EVERY TRUSS SPACE
R-60 BLOWN-IN FIBERGLASS INSULATION
1X3 STRAPPING @ 16" O/C
6 MIL POLY VAPOUR BARRIER (CAULKED JOINTS)
1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

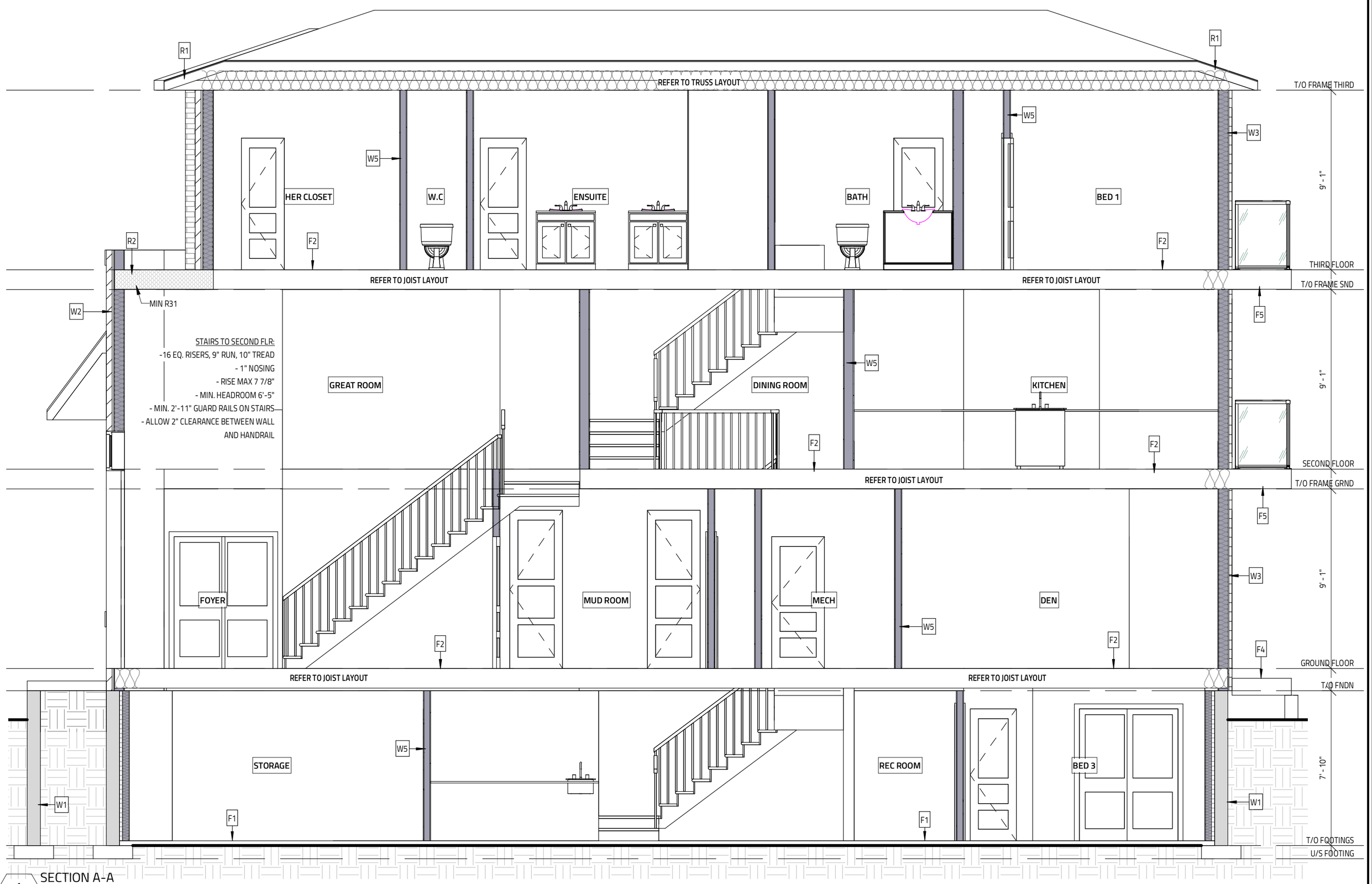
** GARAGE ROOF TO BE INSULATED IF GARAGE WALLS INSULATED (OPTIONAL PER BUILDER)
** FOR ROOF SLOPES 3/12 OR LESS, INSTALL ICE & WATER SHEILD OVER THE ENTIRE SURFACE ** WALL SHEATHING TO BE EXTENDED AT ALL HIGH HEEL TRUSSES IN THE ATTIC SPACE

R2 - TYPICAL FLAT ROOF (INSULATED)

2-PLY MODIFIED BITUMEN MEMBRANE
1/2" PLYWOOD SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING
R31 CLOSED CELL 2 COMPONENT POLYURETHANE SPRAY FOAM INSULATION (NO V/B REQUIRED)(POLAR FOAM PF 7300-0-SOYA (CCMC 13244-L))
1X3 STRAPPING @ 16" O.C.
1/2" GYPSUM BOARD TAPED & SANDED

R3 - FLAT ROOF CANOPY

2-PLY MODIFIED BITUMEN MEMBRANE (LAP MEMBRANE UP WALL MIN. 12")
1/2" PLYWOOD SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING
1X3 STRAPPING @ 16" C/C
SOFFIT FRAMING
PRE-FINISHED METAL SOFFIT or WOOD SOFFIT or CEMENT BOARD SOFFIT



1 SECTION A-A
SCALE: 1/4" = 1'-0"

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FIRM BCIN: 45801

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MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NO.	REVISION	DATE
1		

MODEL:
37 KENORA
2905 SQ. FT. W/ 685 SQ. FT. BASEMENT

FEBRUARY 8, 2021

Evolution DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

DRAWING TITLE
SECTIONS 1

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A2.0

CONSTRUCTION ASSEMBLIES

FLOOR ASSEMBLIES

F1 - BASEMENT FLOOR

3" POURED CONCRETE SLAB (2500 PSI)
6 MIL POLY VAPOUR BARRIER
8" CLEAR STONE

F2 - TYPICAL FLOOR

FLOOR FINISH
3/4" T&G OSB SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D FLOOR JOISTS (REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
(AIR BARRIER @ RIM BOARD)
R22 BATT o SPRAY FOAM INSUL. @ HEADER SPACE
1X3 STRAPPING @ 16" C/C. W /
1/2" GYPSUM BOARD (FINISHED AREAS ONLY)
1X3 STRAPPING @ 48" O/C. @ (UNFINISHED AREAS ONLY)

F3 - INSULATED FLOOR ABOVE GARAGE

FLOOR FINISH
3/4" T&G SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D FLOOR JOISTS (REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
MIN. 6" HEATED AIR SPACE BELOW FLOOR JOISTS
6 MIL POLY VAPOUR BARRIER
R31 BATT INSULATION or R31 SPRAY FOAM
2X4 OR 2X6 DROP CEILING FRAMING (SEE FLOOR PLANS)
AIR BARRIER @ LEDGER BOARD
1/2" GYPSUM BOARD, TAPED/SANDED/PAINTED (FINISHED AREAS ONLY)
** ALL ELECTRICAL BOXES IN GARAGE CEILING ARE TO BE SEALED PLASTIC ELECTRICAL BOXES

F4 - TYPICAL DECK

5/4" PT WOOD DECKING (SB-7)
PT DECK JOISTS (REFER TO FLOOR PLAN FOR SIZE & SPACING)

F5 - BALCONY

WALKING MEMBRANE
2-PLY MODIFIED BITUMEN MEMBRANE (LAP MEMBRANE UP WALL MIN. 12")
1/2" PLYWOOD SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING
1X3 STRAPPING @ 16" C/C
SOFFIT FRAMING
PRE-FINISHED METAL SOFFIT or WOOD SOFFIT or CEMENT BOARD SOFFIT

WALL ASSEMBLIES

W1 - TYPICAL EXTERIOR FDN. WALL

24"x8" CONTINUOUS CONC. PERIMETER FOOTING c/w KEY U/N OTHERWISE

4" DIA. PERFORATED PLASTIC DRAIN PIPE c/w FILTER CLOTH COVERED W/ 6" CLEAR STONE

CEMENT PARGING ABOVE GRADE ON EXT. SIDE
DAMPROOFING & DRAINAGE MEMBRANE

8" POURED CONCRETE FOUNDATION WALL UNLESS NOTED OTHERWISE c/w 2-10M REINFORCEMENT BARS TOP & BOTTOM OF WALL

AIR BARRIER C/W TAPED JOINTS
2X4 or 2X6 FOUNDATION SILL PLATE CAULKED TO FOUNDATION
1/2" ANCHOR BOLTS EMBEDDED MIN. 4" INTO FDN. @ 7'-10" C/C MAX

2" R10 SEMI RIGID CONTINUOUS INSULATION
2X4 STUDS @ 24" C/C TO UNDERSIDE OF FLOOR (BASE PLATE IN PT)
R12BATT INSULATION (FULL HEIGHT)
POLY VAPOUR BARRIER SEALED TO BASE PLATE
1/2" GYPSUM BOARD (FINISHED AREAS ONLY)

W2 - EXTERIOR WALL (MASONRY VENEER)

STONE OR BRICK VENEER c/w 1" AIR SPACE
TIES AS PER OBC 9.20.9.5
FLASHING AS PER OBC 9.20.13.6
WEEP HOLES @ 2'-7" C/C MAX
WEATHER BARRIER C/W TAPED JOINTS
DRIP BENEATH WINDOW SILLS AS PER OBC 9.20.13.12
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W3 - EXTERIOR WALL (SIDING)

SIDING
WEATHER BARRIER C/W TAPED JOINTS
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W4 - EXTERIOR EXPOSED WALL (1HR MIN FRR)

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)
-SUBSTITUTE INTERIOR 1/2" GYPSUM BRD. W/ 2:1/2" TYPE "X" GYPSUM BRD. INSTALLED SO THAT ALL EDGES ARE SUPPORTED TAPED & FILLED. SPACE BETW'N WOOD STUDS TO BE FILLED WITH BATT INSULATION

-THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. (REFER TO SECTION 2.3 OF OBC SUPPLEMENTARY GUIDELINES)

HEADER/RIM JOIST AREA
PROVIDE 1/2" TYPE "X" GYPSUM BRD. BETWEEN FLOOR JOISTS @ HEADER LOCATION or CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST.
TO MAINTAIN A 1HR MINUTE FIRE RATING

W5 (INT) - TYP. INTERIOR WALL

1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
2X4 or 2X6 WOOD STUDS @ 16" o/c (AS PER PLAN)
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
** SUBSTITUTE GYPSUM BOARD w/ DENS-SHIELD TILE BACKER @ ALL SHOWER & TUB ENCLOSURES w/ FIBERGLASS MESH TAPE & TILE MASTIC @ ALL JOINTS

W6 (INT) - TYPICAL PARTY WALL ASSEMBLY 1H FRR, STC 65

W15b ASSEMBLY AS PER SB-3 OF THE O.B.C 2012
1/2" TYPE "X" GYPSUM BOARD (ALL EDGES SUPPORTED, TAPED & FILLED)
1/2" TYPE "X" GYPSUM BOARD
2X4 WOOD STUDS @ 16" C/C (AS PER PLAN) W/BATT INSULATION
1" AIR SPACE
2X4 WOOD STUDS @ 16" C/C (AS PER PLAN) W/BATT INSULATION
1/2" TYPE "X" GYPSUM BOARD
1/2" TYPE "X" GYPSUM BOARD (ALL EDGES SUPPORTED, TAPED & FILLED)

** THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. (REFER TO SECTION 2.3 OF SUPPLEMENTARY GUIDELINES.
** 2X4 WOOD STUDS IN PARTY WALL TO BE STAGGERED

TYP. PARTY WALL @ FLOOR ASSEMBLY
BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE
-5/8" TYPE 'X' GYPSUM BOARD
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-1" FIRESTOP CORE BOARD IN AIR SPACE
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-5/8" TYPE 'X' GYPSUM BOARD
-BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE

TYP. PARTY WALL @ ATTIC
5/8" TYPE "X" GYP. BD. (ALL JOINTS SCABBED)
GABLE TRUSS
5/8" TYPE "X" GYP. BD.
GABLE TRUSS
5/8" TYPE "X" GYP. BD. (ALL JOINTS SCABBED)

ROOF ASSEMBLIES

R1 - TYPICAL ROOF

ASPHALT SHINGLES
"ICE & WATERSHIELD" EAVE PROTECTION @ ALL ROOF INTERSECTIONS & @ VALLEYS & ROOF EDGES
1/2" PLYWOOD ROOF SHEATHING C/C H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 24" O/C (REFER TO TRUSS LAYOUT)
STYROFOAM INSULATION DEPRESSORS @ EVERY TRUSS SPACE
R-60 BLOWN-IN FIBERGLASS INSULATION
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1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

** GARAGE ROOF TO BE INSULATED IF GARAGE WALLS INSULATED (OPTIONAL PER BUILDER)
** FOR ROOF SLOPES 3/12 OR LESS, INSTALL ICE & WATER SHEILD OVER THE ENTIRE SURFACE ** WALL SHEATHING TO BE EXTENDED AT ALL HIGH HEEL TRUSSES IN THE ATTIC SPACE

R2 - TYPICAL FLAT ROOF (INSULATED)

2-PLY MODIFIED BITUMEN MEMBRANE
1/2" PLYWOOD SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING
R31 CLOSED CELL 2 COMPONENT POLYURETHANE SPRAY FOAM INSULATION (NO V/B REQUIRED)(POLAR FOAM PF 7300-0-SOYA (CCMC 13244-L))
1X3 STRAPPING @ 16" O.C.
1/2" GYPSUM BOARD TAPED & SANDED

R3 - FLAT ROOF CANOPY

2-PLY MODIFIED BITUMEN MEMBRANE (LAP MEMBRANE UP WALL MIN. 12")
1/2" PLYWOOD SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING
1X3 STRAPPING @ 16" C/C
SOFFIT FRAMING
PRE-FINISHED METAL SOFFIT or WOOD SOFFIT or CEMENT BOARD SOFFIT

1 SECTION B-B
SCALE: 1/4" = 1'-0"

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DRAWING TITLE
SECTIONS 2

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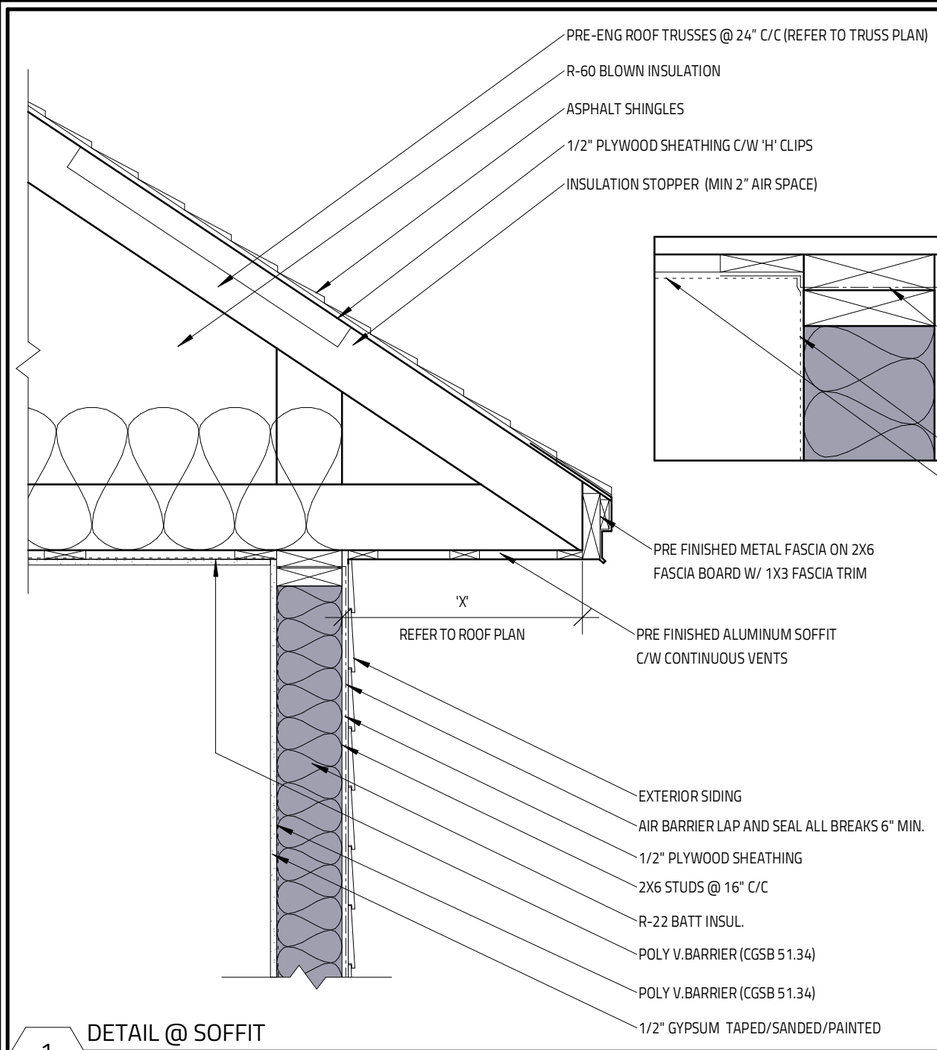
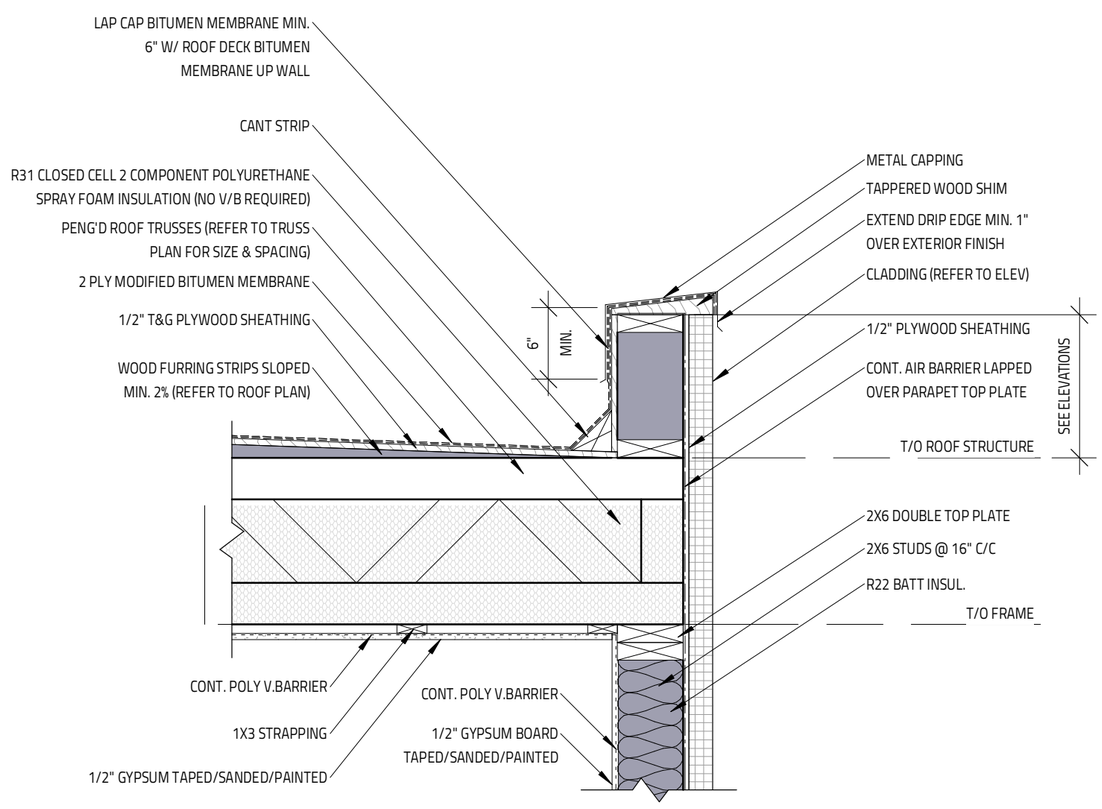


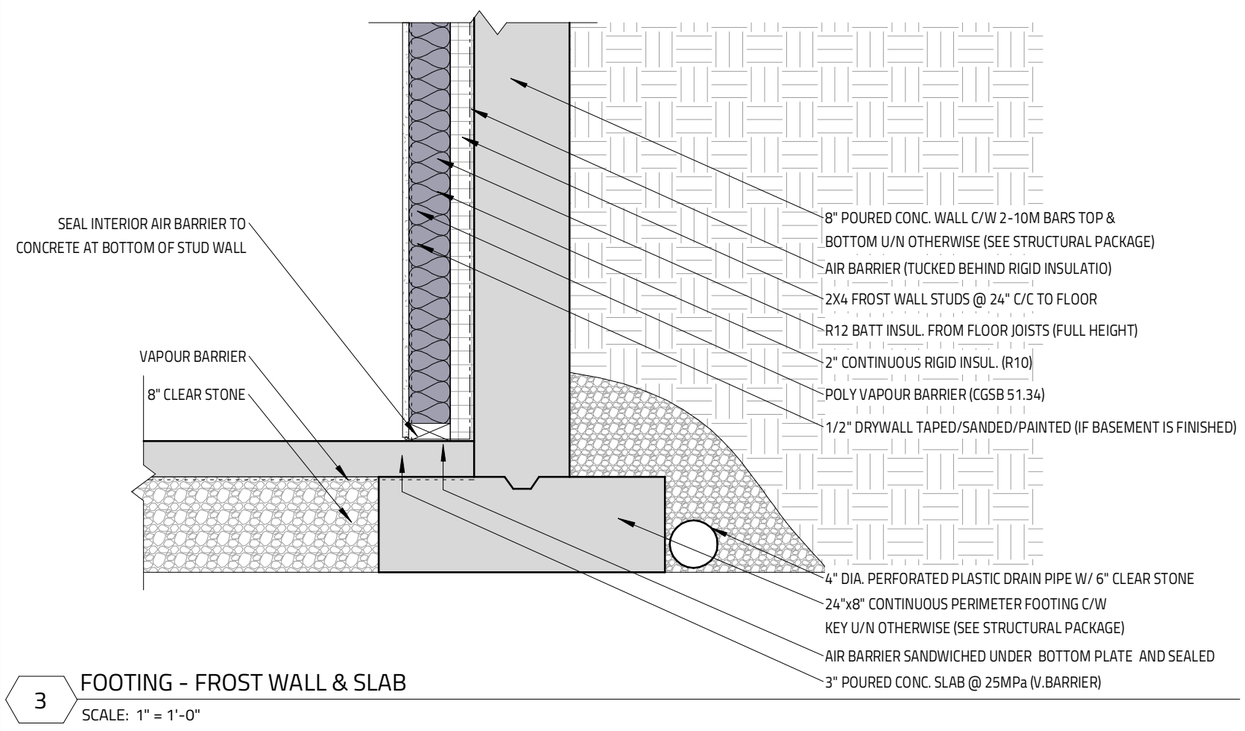
1 DETAIL @ SOFFIT

SCALE: 1" = 1'-0"



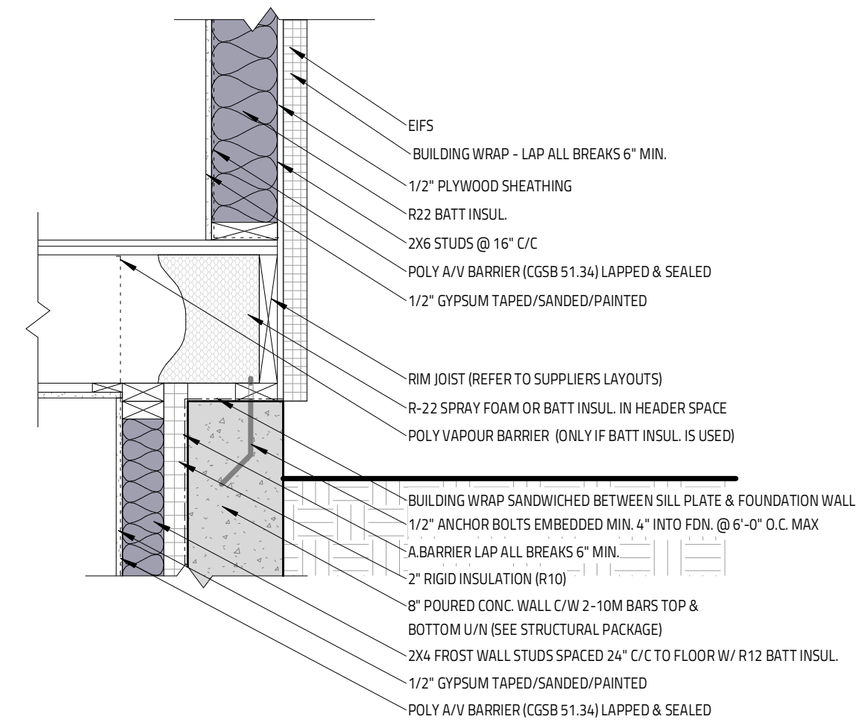
2 FLAT ROOF @ PARAPET

SCALE: 1" = 1'-0"



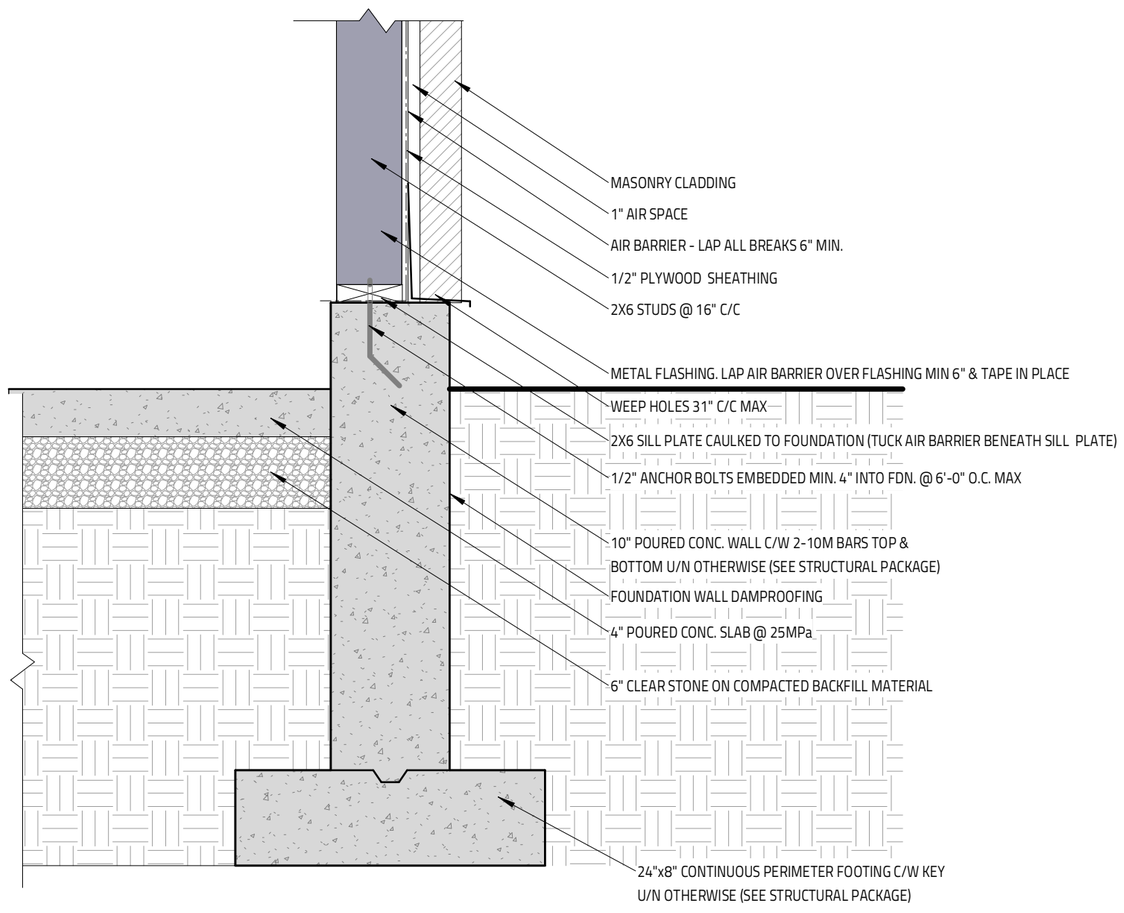
3 FOOTING - FROST WALL & SLAB

SCALE: 1" = 1'-0"



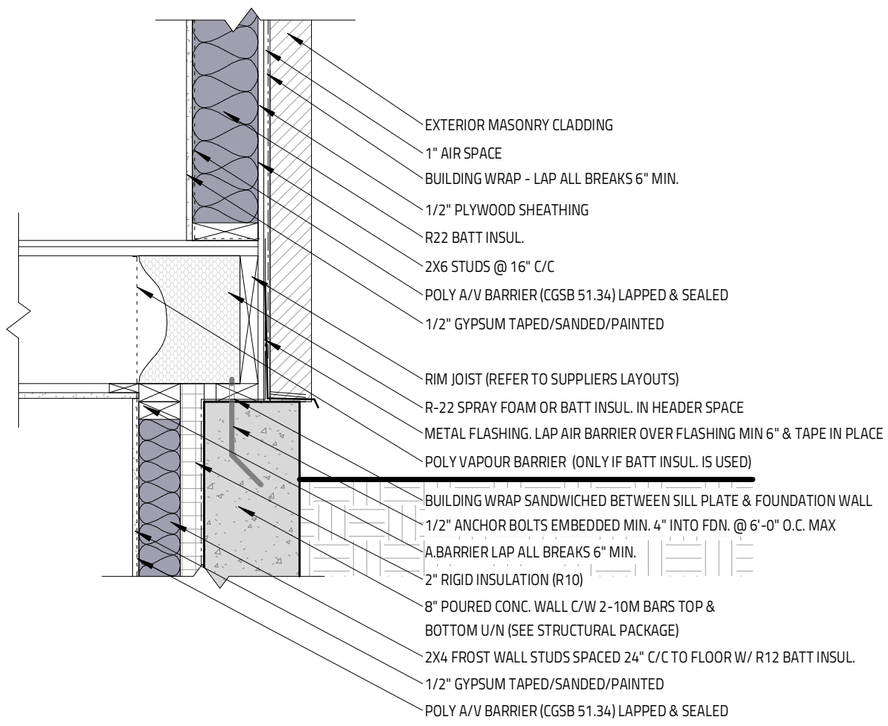
4 T/O FOUNDATION (EIFS)

SCALE: 1" = 1'-0"



5 T/O FOUNDATION (GARAGE - MASONRY)

SCALE: 1" = 1'-0"



6 T/O FOUNDATION (MASONRY)

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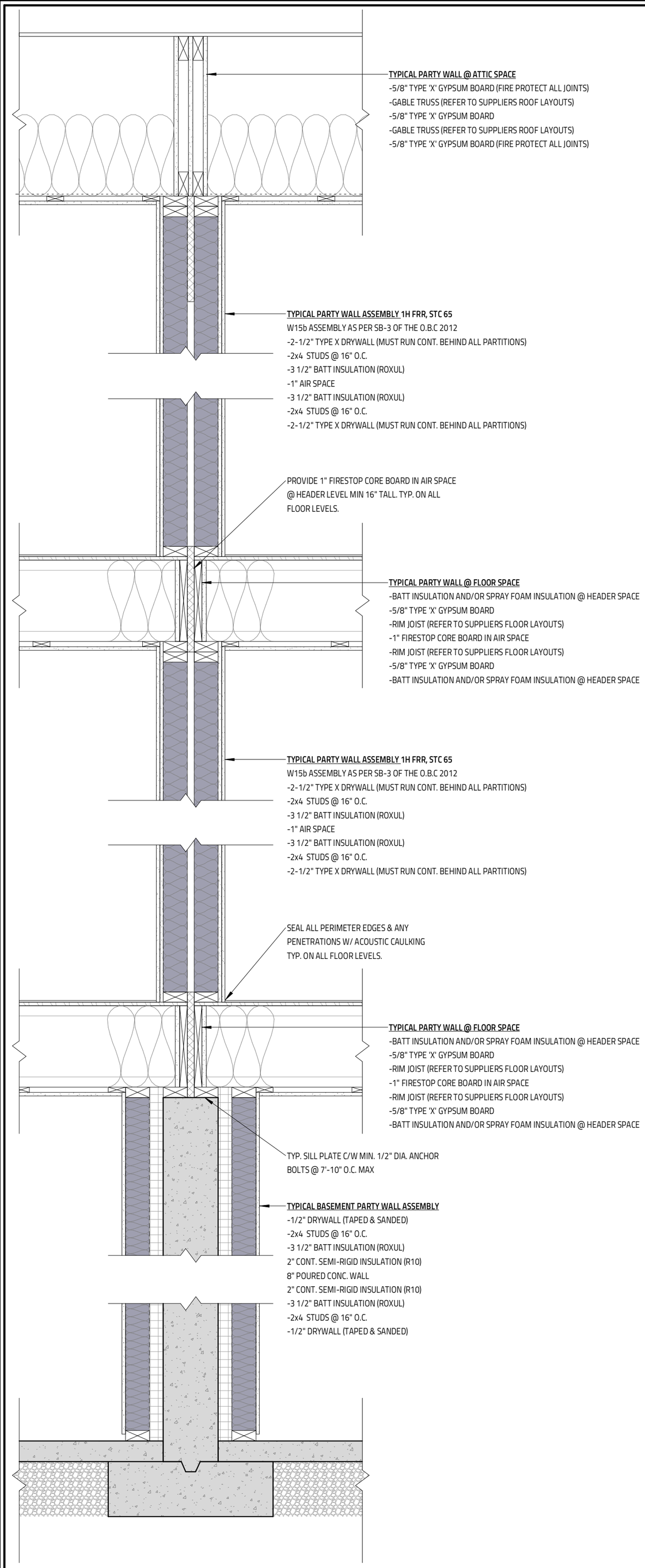
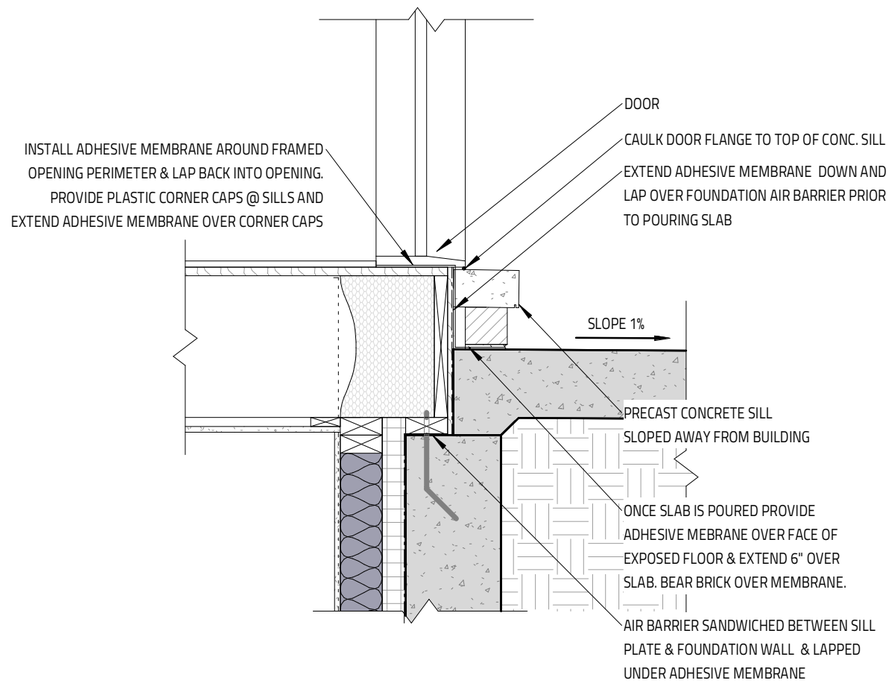


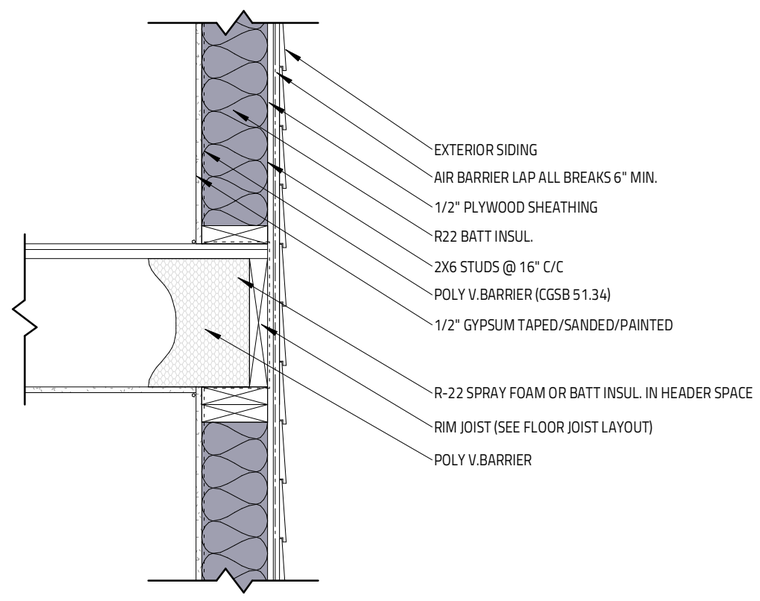
1 TYPICAL PARTY WALL - 2X4

SCALE: 1" = 1'-0"



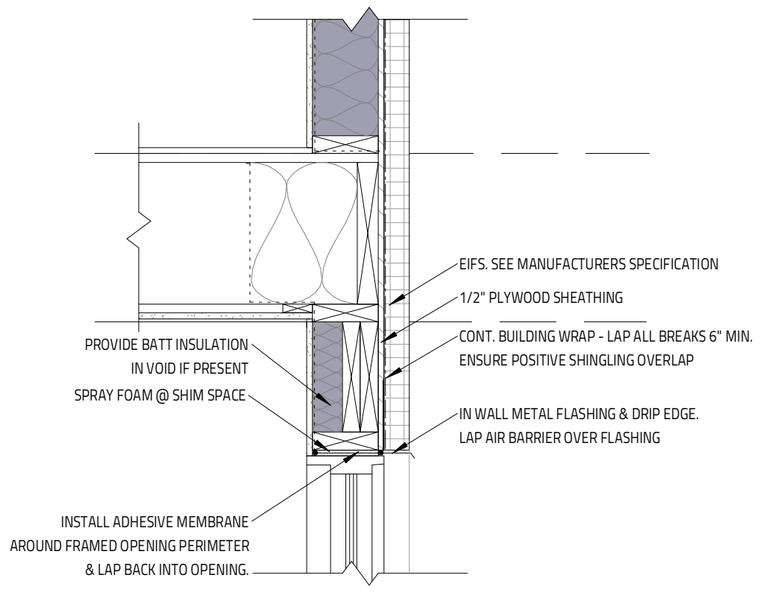
2 T/O FOUNDATION @ ENTRY SLAB/DOOR SILL

SCALE: 1" = 1'-0"



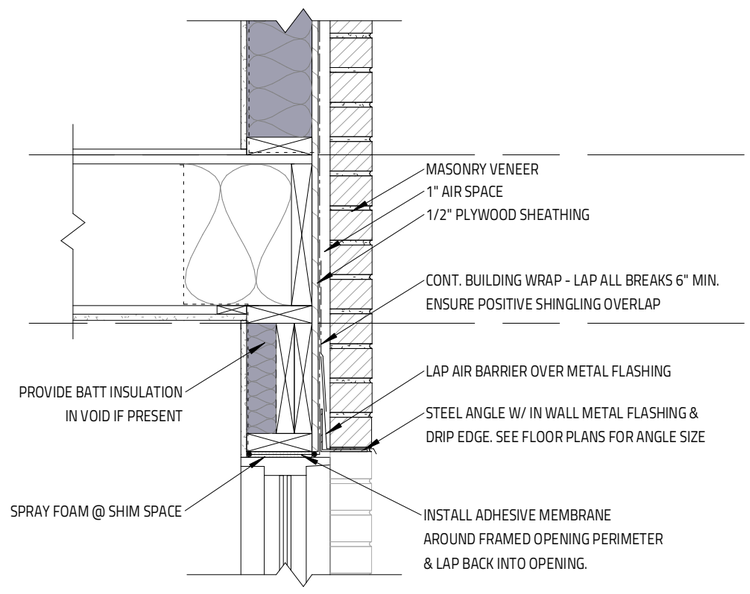
3 TYPICAL SECOND FLOOR CONNECTION

SCALE: 1" = 1'-0"



4 TYPICAL WINDOW HEAD @ EIFS

SCALE: 1" = 1'-0"



5 TYPICAL WINDOW HEAD @ MASONRY

SCALE: 1" = 1'-0"

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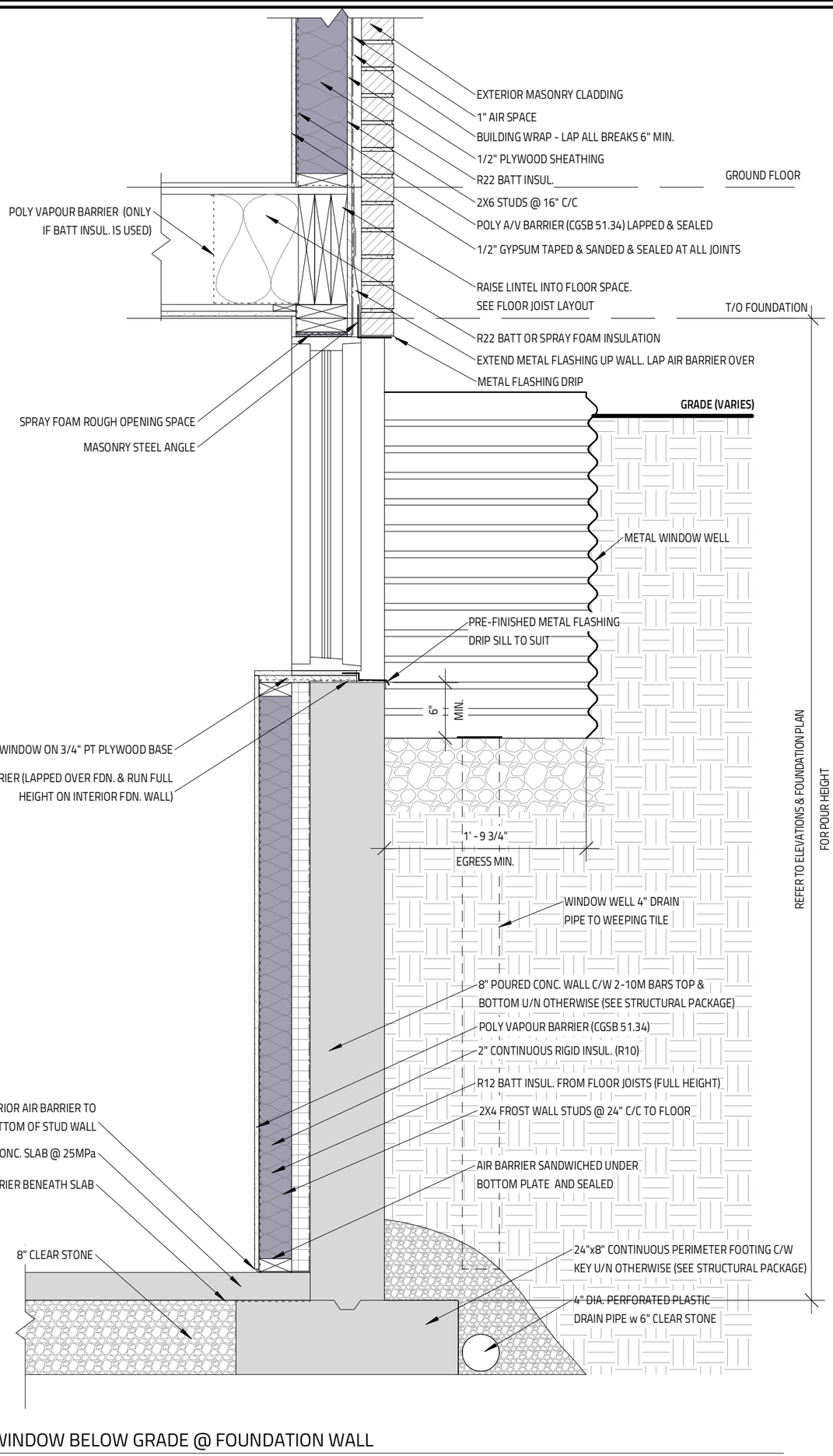
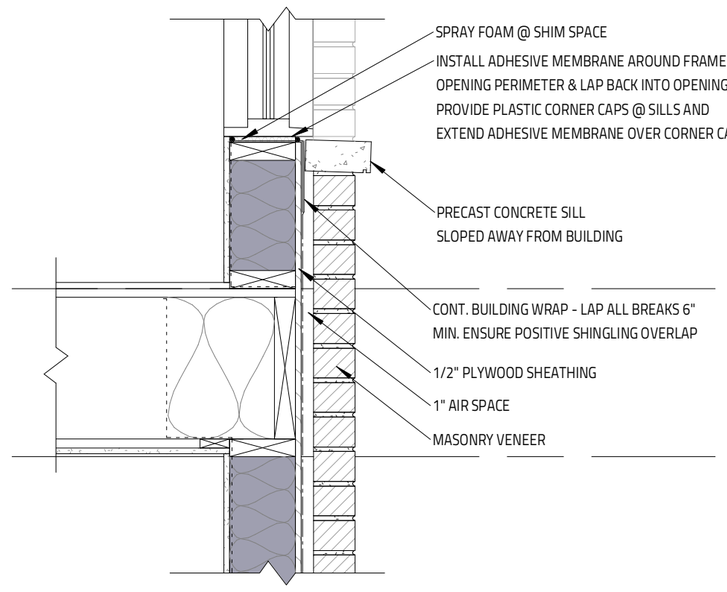


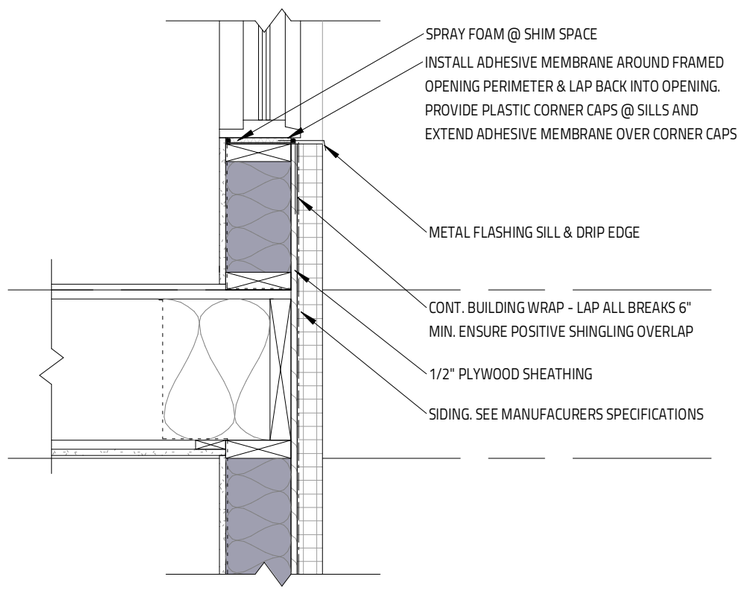
1 WINDOW BELOW GRADE @ FOUNDATION WALL

SCALE: 1" = 1'-0"



3 TYPICAL WINDOW SILL @ MASONRY

SCALE: 1" = 1'-0"



2 TYPICAL WINDOW SILL @ EIFS

SCALE: 1" = 1'-0"

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DRAWING TITLE

DETAILS 3

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1" = 1'-0"
DRAWN BY: Author	FILE NAME: SEMI DETACHED
CHECKED BY: Checker	DWG. NO. A3.2

1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
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2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L

EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

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- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

MODEL:
37 KENORA

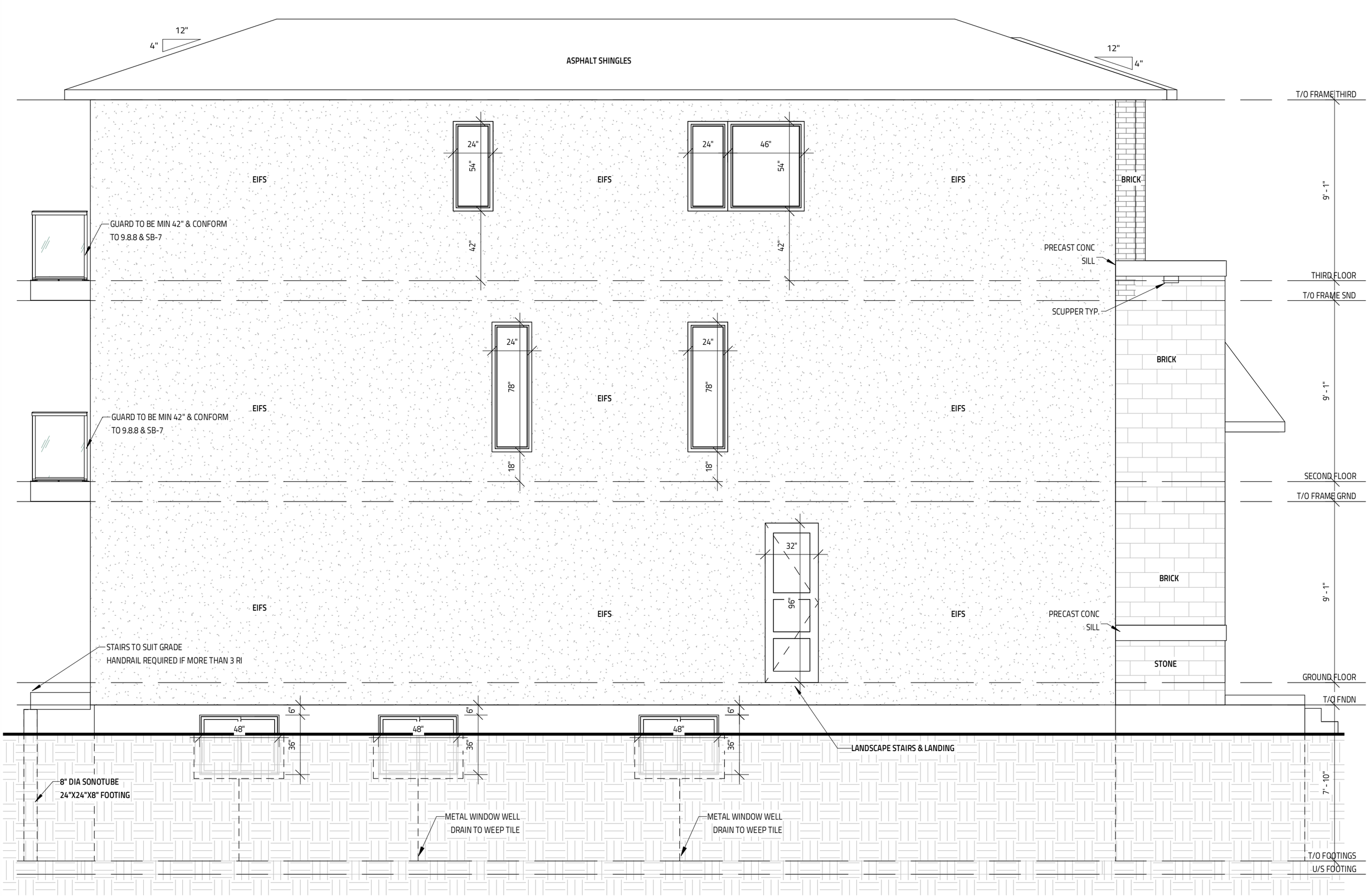
2905 SQ. FT. W/ 685 SQ. FT. BASEMENT

FEBRUARY 8, 2021

Evolution DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

DRAWING TITLE
ELEVATIONS 1

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A4.0



1 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L

EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
1		

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED

FIRM BCIN: 45801

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES

NOT FOR CONSTRUCTION

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DRAWING TITLE
ELEVATIONS 2

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A4.1

1 REAR ELEVATION

SCALE: 1/4" = 1'-0"

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DRAWING TITLE
ELEVATIONS 3

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1/4" = 1'-0"
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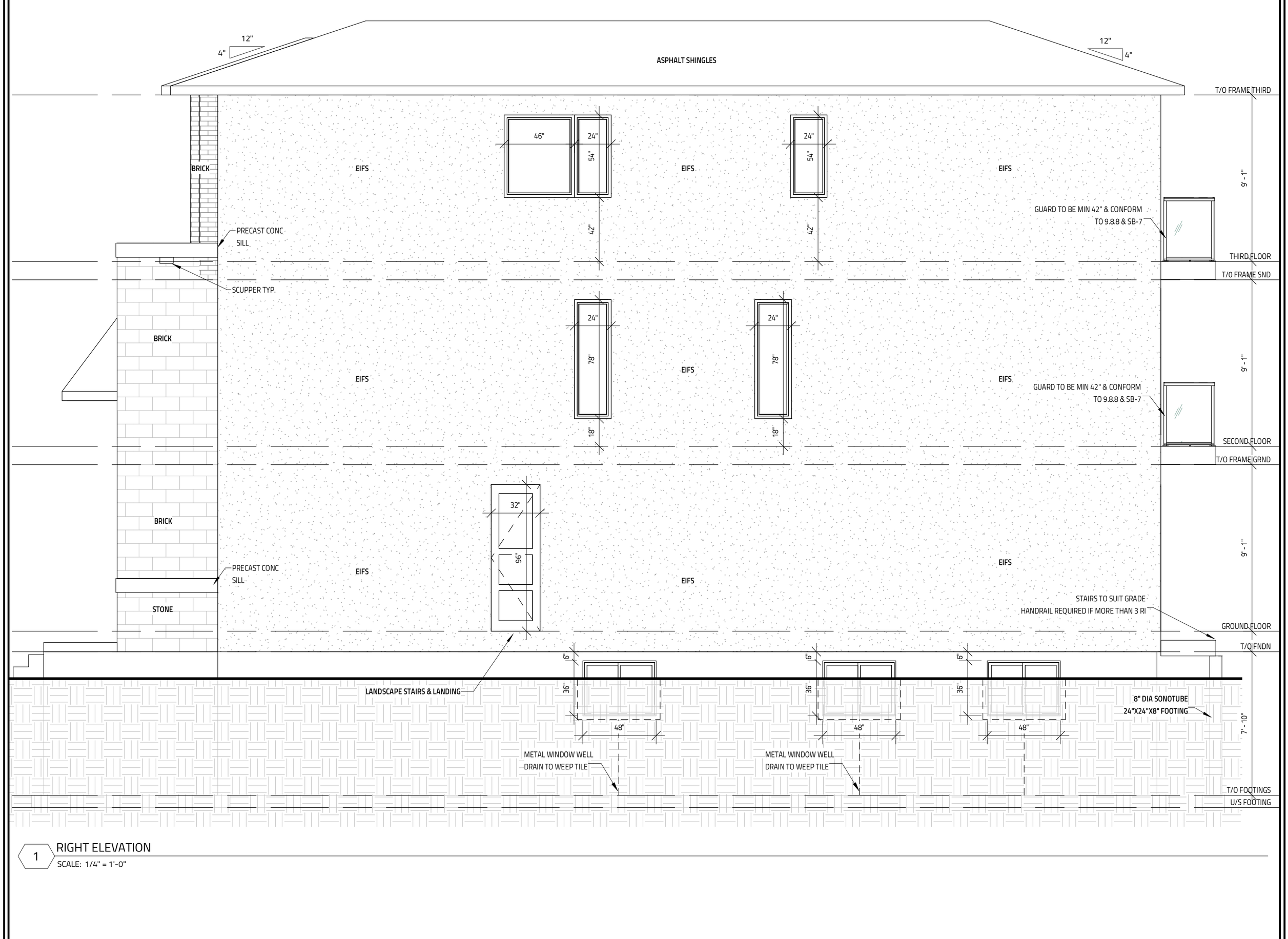

1 RIGHT ELEVATION

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& THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES

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DRAWING TITLE
ELEVATIONS 4

DATE DRAWN: XXXXXXXXXXXXXXXXXXXX	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: SEMI DETACHED
CHECKED BY: SG	DWG. NO. A4.3