

**ROSS RESIDENCE**

87 CONCORD NORTH, OTTAWA  
INTERIOR RENOVATION & ADDITION

- A0: PROJECT TITLE / LOCATION PLAN
- A1: EXISTING / PROPOSED BASEMENT FLOOR PLAN
- A2: EXISTING / PROPOSED MAIN FLOOR PLAN
- A3: EXISTING / PROPOSED SECOND FLOOR
- A4: BUILDING SECTIONS
- A5: EXISTING / PROPOSED ELEVATIONS
- A6: EXISTING / PROPOSED ELEVATIONS
- A7: EXISTING / PROPOSED ELEVATIONS

- E1: ELECTRICAL BASEMENT
- E2: ELECTRICAL MAIN FLOOR
- E3: ELECTRICAL SECOND FLOOR

87 CONCORD ST N

ZONING R4UD

LOT AREA 1923.89 ft<sup>2</sup> 178.72M<sup>2</sup>

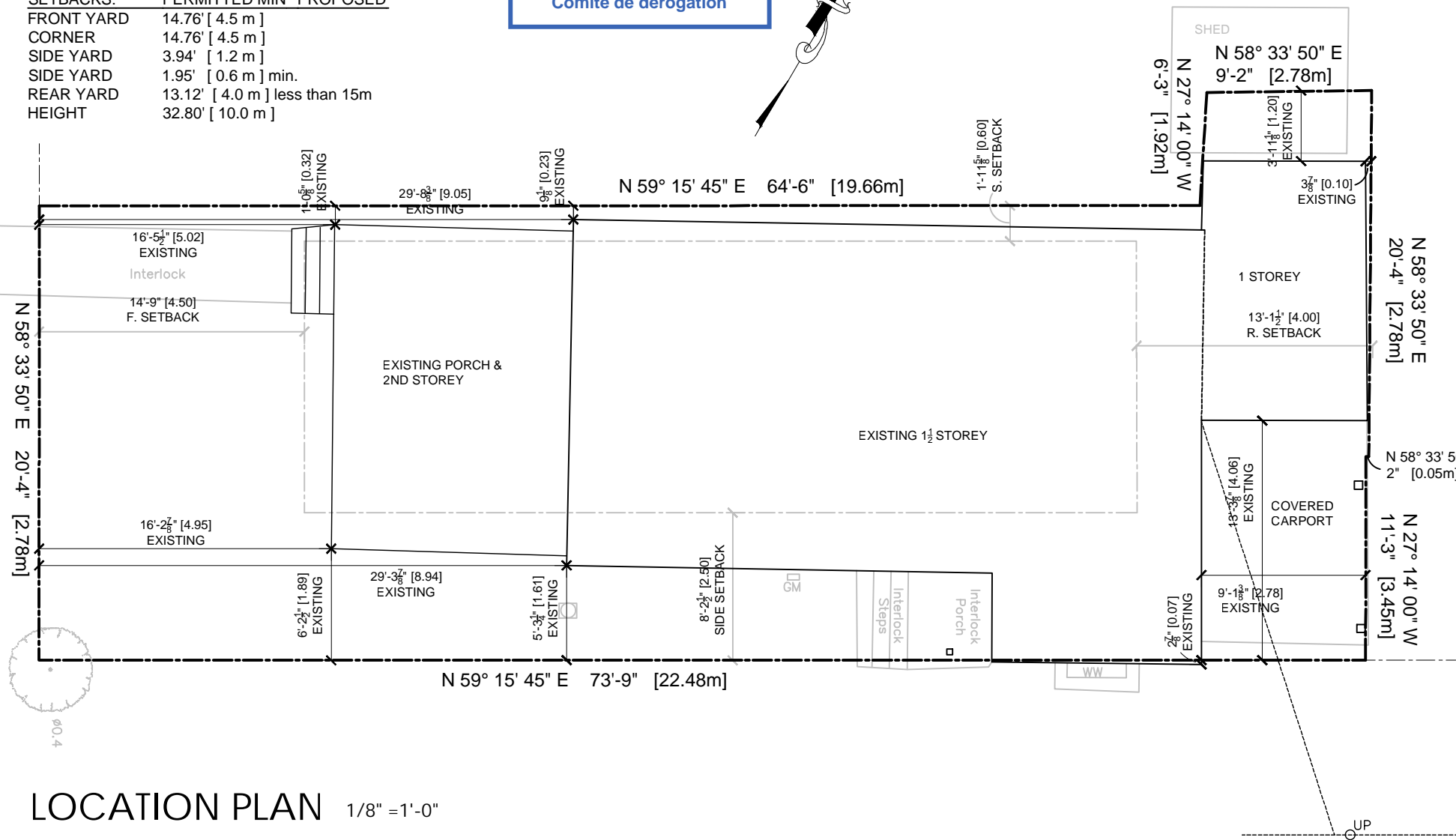
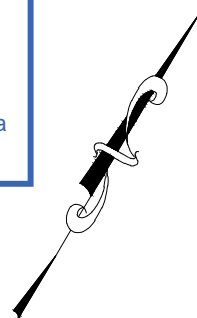
LOT FRONTAGE 73.9' LOT DEPTH 31.6'

BUILDING AREA (EXISTING) = 1273.66 ft<sup>2</sup> (PROPOSED) =

MAX LOT COVERAGE (PERMITTED) = 45% (PROPOSED) =

SETBACKS:	PERMITTED MIN	PROPOSED
FRONT YARD	14.76' [ 4.5 m ]	
CORNER	14.76' [ 4.5 m ]	
SIDE YARD	3.94' [ 1.2 m ]	
SIDE YARD	1.95' [ 0.6 m ] min.	
REAR YARD	13.12' [ 4.0 m ] less than 15m	
HEIGHT	32.80' [ 10.0 m ]	

**Committee of Adjustment**  
 Received | Reçu le  
  
**2023-09-15**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



LOCATION PLAN 1/8" = 1'-0"

**GENERAL NOTES**

**DIVISION 1 GENERAL REQUIREMENTS**

ALL ANGLES DRAWN @ 45° UNLESS OTHERWISE NOTED

**DIVISION 4 MASONARY**

CULTURED STONE CONSTRUCTION \*AS PER Can 3-S304-84\*  
SEE ATTACHED BMEC REPORT

ALL BRICK WEEP HOLES SPACED NOT MORE THAN 2'-7" APART SHALL BE PROVIDED AT THE BOTTOM OF THE WALL CAVITY, INCLUDING THE CAVITIES ABOVE LINTELS OVER WINDOW & DOOR OPENINGS

MASONRY VENEER SHALL BE TIED TO BACK-UP WALL IN CONFORMANCE WITH O.B.C. 9.20.9.5

**DIVISION 5 METALS**

MECHANICAL FASTEN ALL STEEL POSTS TO BEAMS & FOOTINGS

HELICAL PILES: PROVIDE CONFORMITY REPORT TO BUILDING INSPECTOR ON-SITE AT TIME OF INSPECTION

ALL STEEL BEAMS TO MEET REQUIREMENTS FOR Grade 350 W STEEL IN CAN/CSA-G40.21 (STRUCTURAL QUALITY STEEL)  
ALL WF SECTIONS 350W, PRIMED, PAINTED, 5" MINIMUM BEARING ON CONCRETE WALLS

ALL STEEL LINTELS TO BE AS NOTED IN O.B.C. 9.20.5.2.B

ALL STEEL LINTELS TO HAVE A MIN. BEARING OF 6"

ALL STEEL COLUMNS THAT ARE LONGER THAN 8'-11" MUST BE Min. 4" STEEL HSS. Odx .1875- 350W CLASS C c/w 1/2"x6x6" CAP & BASE PLATES - PRIMED & PAINTED

9.26.4. FLASHING MUST BE INSTALLED WHERE SLOPING SURFACES INTERSECT TO FORM A VALLEY, INTERSECTION OF WALLS AND SHINGLED ROOFS, AND AT CHIMNEY AND CHIMNEY SADDLE INTERSECTIONS.

**DIVISION 6 WOOD AND PLASTIC**

THE SILL PLATE MAY BE LAID DIRECTLY ON THE FOUNDATION, PROVIDED THE JUNCTION BETWEEN THE FOUNDATION & THE SILL PLATE IS CAULKED OR ON A LAYER OF TAR PAPER OR ON A LAYER OF MINERAL WOOL NOT LESS THAN 1" THICK BEFORE BEING COMPRESSED - PROVIDED T/O FDN. IS LEVEL OBC. 9.23.7.2.

**STAIR REQUIREMENTS:**

STAIRS TO BE CONSTRUCTED AS PER O.B.C. 9.8.4 & 9.8.9

MIN. HEADROOM	6'-5"
MIN. WIDTH	2'-10"
MIN. RISE	4 15/16"
MAX. RISE	7 7/8"
MIN. RUN	10"
MAX. RUN	14"

**HANDRAIL HEIGHT:**

HANDRAILS AS PER O.B.C. 9.8.7 & SB-7

MIN.	2'-10"
MAX.	3'-6"

STAIR GUARD 2'-11" Min. CONSTRUCTED AS PER OBC 9.8.8. & SB-7

STAIRS TO UNFINISHED BASEMENTS SHALL HAVE GUARDS ON ALL SIDES THAT ARE NOT PROTECTED BY A WALL. O.B.C. 9.8.8.1.

PROVIDE HANDRAILS ON BOTH SIDES OF STAIRS 3'-7" IN WIDTH OR GREATER AS PER O.B.C. 9.8.7 & SB-7

ALL POINT LOAD TO BE TRANSFERRED TO 1/6 FOUNDATION or FOOTING -Typical

ALL LOAD BEARING POINTS TO BE 5 1/2 x 5 1/2" UNLESS OTHERWISE NOTED

PROVIDE MINIMUM 3 1/2" BEARING FOR BEAMS

STRAPPING & BRIDGING TO BE LOCATED NOT MORE THAN 6'-11" o.c. as per O.B.C.

**EXTERIOR LANDINGS:**

9.8.6.2 A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS.

9.8.8.1 GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO 23 5/8" (600MM) ABOVE GRADE AND MUST BE CONSTRUCTED IN ACCORDANCE WITH 9.8.8.2 & SB-7

9.8.8.3 AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF 2'-11" (900MM) IF THE WALKING SURFACE IS LESS THAN 5'-11" (1800MM) ABOVE THE ADJACENT GRADE OTHERWISE THE HEIGHT MUST BE 3'-6" (1070MM). ALL GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF 2'-11" (900MM)

ALL OPENINGS IN GUARDS TO NOT BE MORE THAN 4" FROM EDGE TO EDGE / ALL GUARDS TO BE DESIGNED SO THAT NO MEMBER, ATTACHMENT, OR OPENING LOCATED BETWEEN 4" & 2'-11" ABOVE THE FLOOR or WALKING SURFACE PROTECTED BY THE GUARD WILL FACILITATE CLIMBING AS PER OBC

**DIVISION 7 THERMAL AND MOISTURE PROTECTION**

POLYETHYLENE VAPOUR BARRIERS TO CONFORM TO CAN/CGSB. 51.34-M

AIR BARRIER BUILDING WRAP MUST CONFORM TO 9.25.3 (OBC)

9.14.2.1. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL.

PROVIDE BITUMINOUS COATED MEMBRANE IN ALL VALLEY/ROOF INTERSECTIONS

EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MIN. OF 72" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 24" INSIDE THE INNER FACE OF THE EXTERIOR WALL

PROVIDE 36" METAL VALLEY FLASHING WITH MIN. 36" SNOW/ICE GUARD UNDER VALLEY WITH ADDITIONAL 18" SNOW/ICE GUARD ON BOTH SIDES OF VALLEY OVERLAPPING METAL VALLEY AT ALL ROOF INTERSECTIONS. SEE VALLEY DETAIL ON SPEC. PAGE.

PROVIDE MIN. 36" SNOW/ICE GUARD AROUND AND BETWEEN SKYLIGHTS.

PROVIDE METAL FLASHING AT ALL ROOF/WALL INTERSECTIONS.

PROVIDE 36" OF SOLID SOFFIT FROM POINT WHERE SOFFIT COMES IN CONTACT WITH ROOF TO HELP PREVENT WATER PENETRATION (ICE DAMMING).

METAL OR EQ. ROOFING AND ICE GUARDS SHALL BE HANDLED & INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

9.19.1.1 ROOF VENTS MUST BE A MIN. 1/300 OF THE INSULATED CEILING AREA IF THE ROOF SLOPE IS GREATER THAN 1 IN 6. IF ROOF SLOPE IS LESS THAN 1 IN 6, THE AREA IS 1/150 OF THE INSULATED CEILING AREA. THE VENTS MUST BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING, WITH A MIN. OF 25% AT THE TOP OF THE ATTIC SPACE AND MIN. OF 35% AT THE BOTTOM.

INSULATE TO Min. R31 SPRAY FOAM (SPRAY-APPLIED RIGID POLYURETHANE FOAM INSULATION) or EQ. CMC 13244-L UNDER ALL EXTERIOR CANTILEVERED FLOOR JOISTS

INTERCONNECT ALL SMOKE ALARMS & Co DETECTORS  
ALARM MUST HAVE VISUAL SIGNALING COMPONENT AS PER 9.10.19  
PROVIDE Co DETECTORS FOR ALL FUEL BURNING APPLIANCES

9.33.4.2. CARBON MONOXIDE DETECTOR REQUIRED ADJACENT TO ALL SLEEPING AREAS IN A RESIDENTIAL OCCUPANCY CONTAINING A FUEL BURNING APPLIANCE OR A STORAGE GARAGE

**DIVISION 8 DOORS AND WINDOWS**

PROVIDE DOOR VIEWER FOR SOLID FRONT DOORS

EXTERIOR TYPE SWINGING DOORS TO HAVE WEATHER STRIPING (TIGHTLY FITTED) & A DEADBOLT LOCK, INCLUDING DOOR FROM HOUSE TO ATTACHED GARAGE (AS PER OBC 9.6.8.3)

BASEMENTS WITH A BEDROOM TO HAVE AT LEAST 1 WINDOW WITH AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.8 Sq. Ft. w/ NO DIMENSION LESS THAN 15" O.B.C. 2012 9.9.10.

ALL WINDOWS LOCATED IN STAIRWELLS ARE LESS THAN 2'-11" ABOVE TREAD, WINDOW TO BE PROTECTED BY GUARD OR DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS FOR GUARDS

ALL WINDOWS USED FOR MEANS OF EGRESS MUST PROVIDE AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.8 Sq. Ft. WITH NO DIMENSION LESS THAN 15" AND MUST BE NO MORE THAN 2'-11" ABOVE THE INSIDE FINISHED FLOOR (EXCEPT FOR BASEMENT WINDOWS) AS PER 9.9.10.1. (2)

ALL WINDOW OPENINGS 6'-0" & LARGER, TO HAVE Min. 2-2x6" JACK STUDS

SLIDING POCKET DOORS TO CONFORM TO CAN CSG/8201-M OBC 9.6.5.2

**DIVISION 9 FINISHES**

CEMENT FIBRE SHAKES/SIDING OR EQ. SHALL BE HANDLED & INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS

9.30.6.3. CERAMIC TILE TO HAVE A Min. OF 5/8" PLYWOOD UNDERLAY as per O.B.C.

SHOWERS STALLS TO HAVE A WATERPROOF WALL FINISH TO A HEIGHT NOT LESS THAN 5'-11" ABOVE THE FLOOR c/w MOISTURE RESISTANT BACKING

BATHTUBS EQUIPPED WITH SHOWERS TO HAVE A WATERPROOF WALL FINISH TO A HEIGHT NOT LESS THAN 3'-11" ABOVE THE RIM OF THE BATHTUB AND A HEIGHT OF 15 1/2" ABOVE THE RIM OF THE BATHTUB FOR BATHTUBS WITHOUT A SHOWER EQUIPPED



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David Jones BCIN 22139

CHECKED BY Dave Jones  
CHK BCIN 22139

V#	Current Revision Description	DD MMM
1	MINOR VARIANCE APPLICATION PLANS	11 9 23

87 CONCORD NORTH, OTTAWA

EX. BASEMENT PLAN

SCALE	AS SHOWN	A0
DATE	11 SEPT 2023	
JOB NAME	ROSS	

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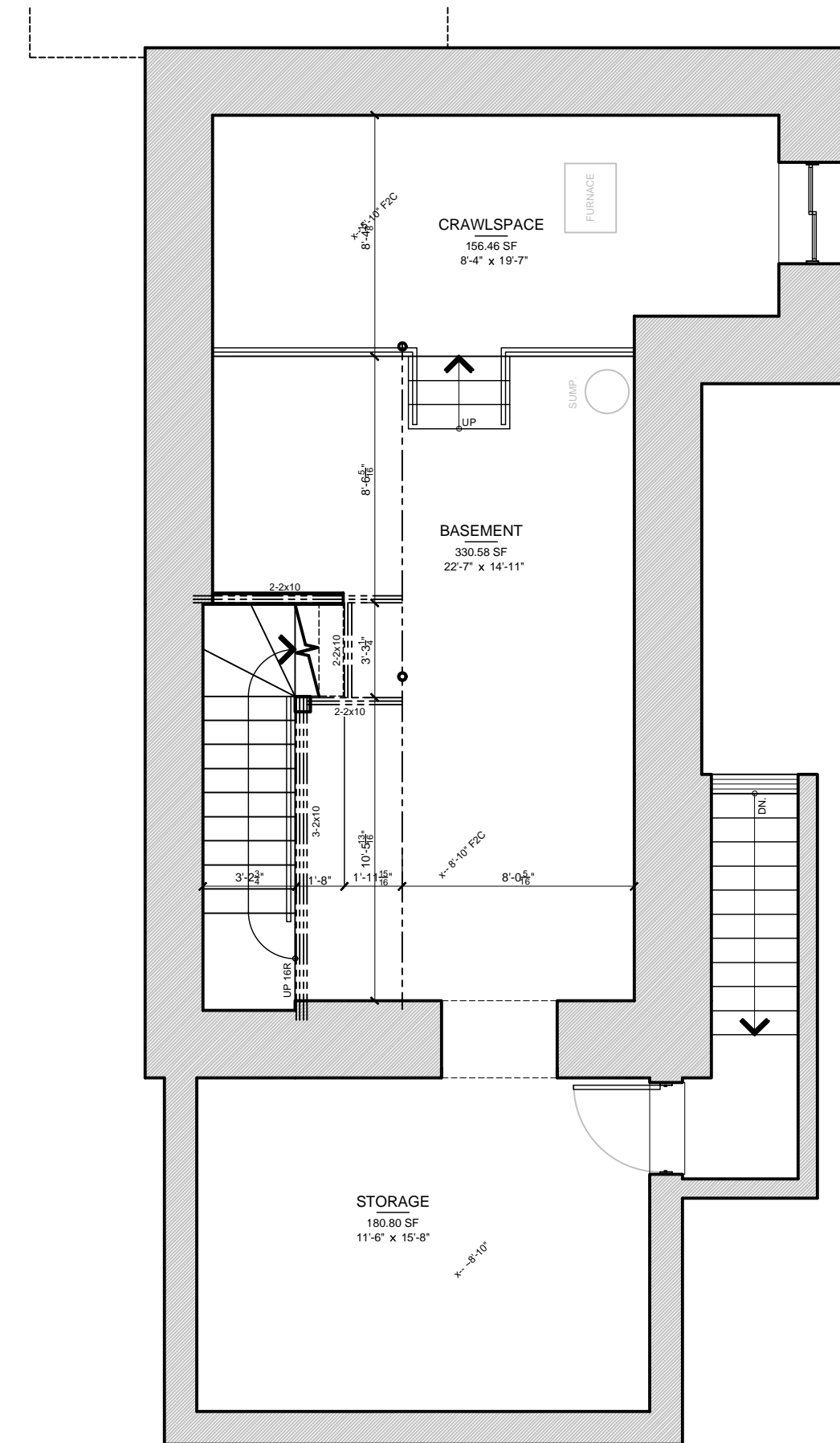
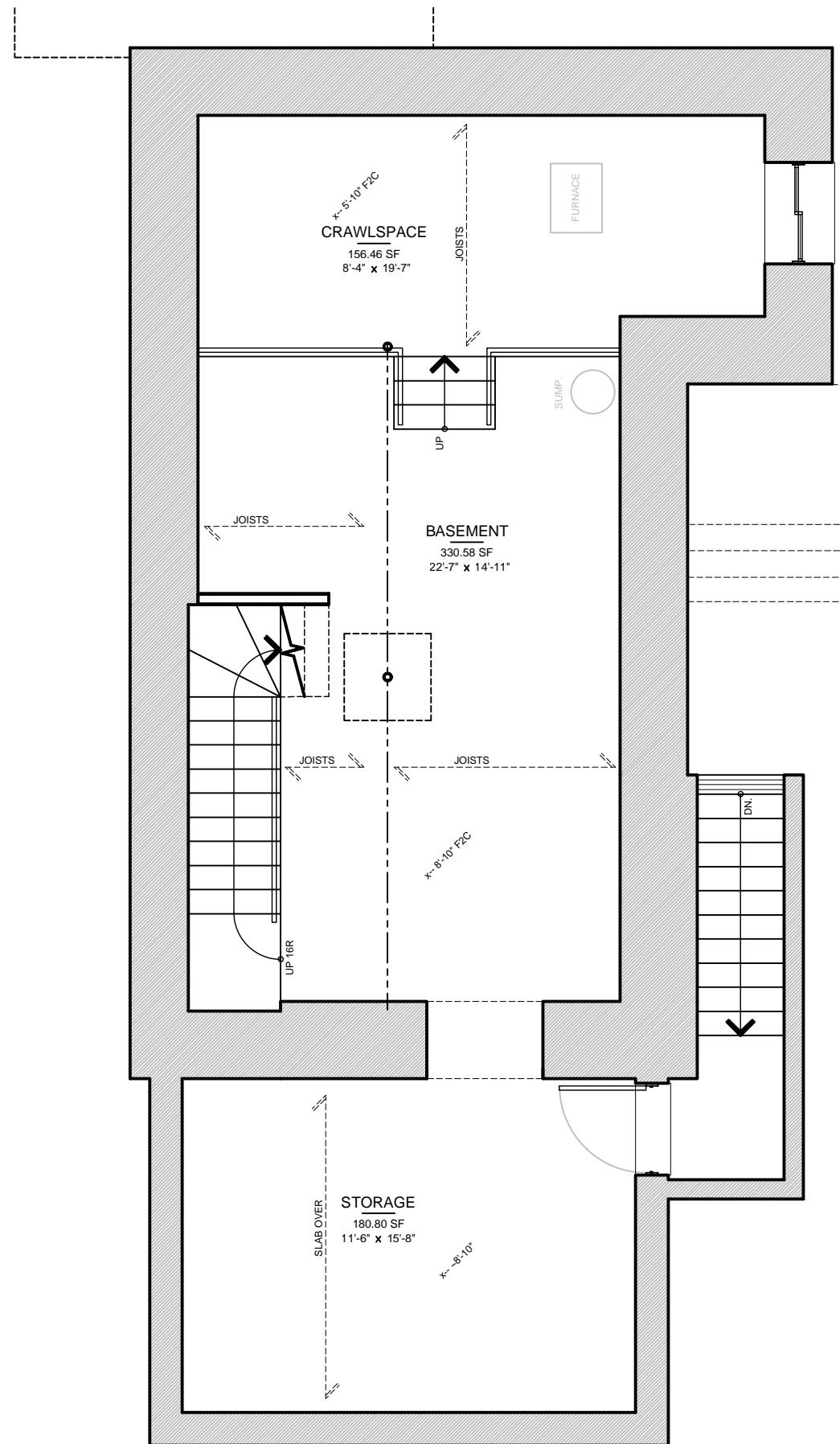
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87 CONCORD NORTH,  
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EX. BASEMENT PLAN  
 PROPOSED BASEMENT

SCALE	AS SHOWN	A1
DATE	11 SEPT 2023	
JOB NAME	ROSS	



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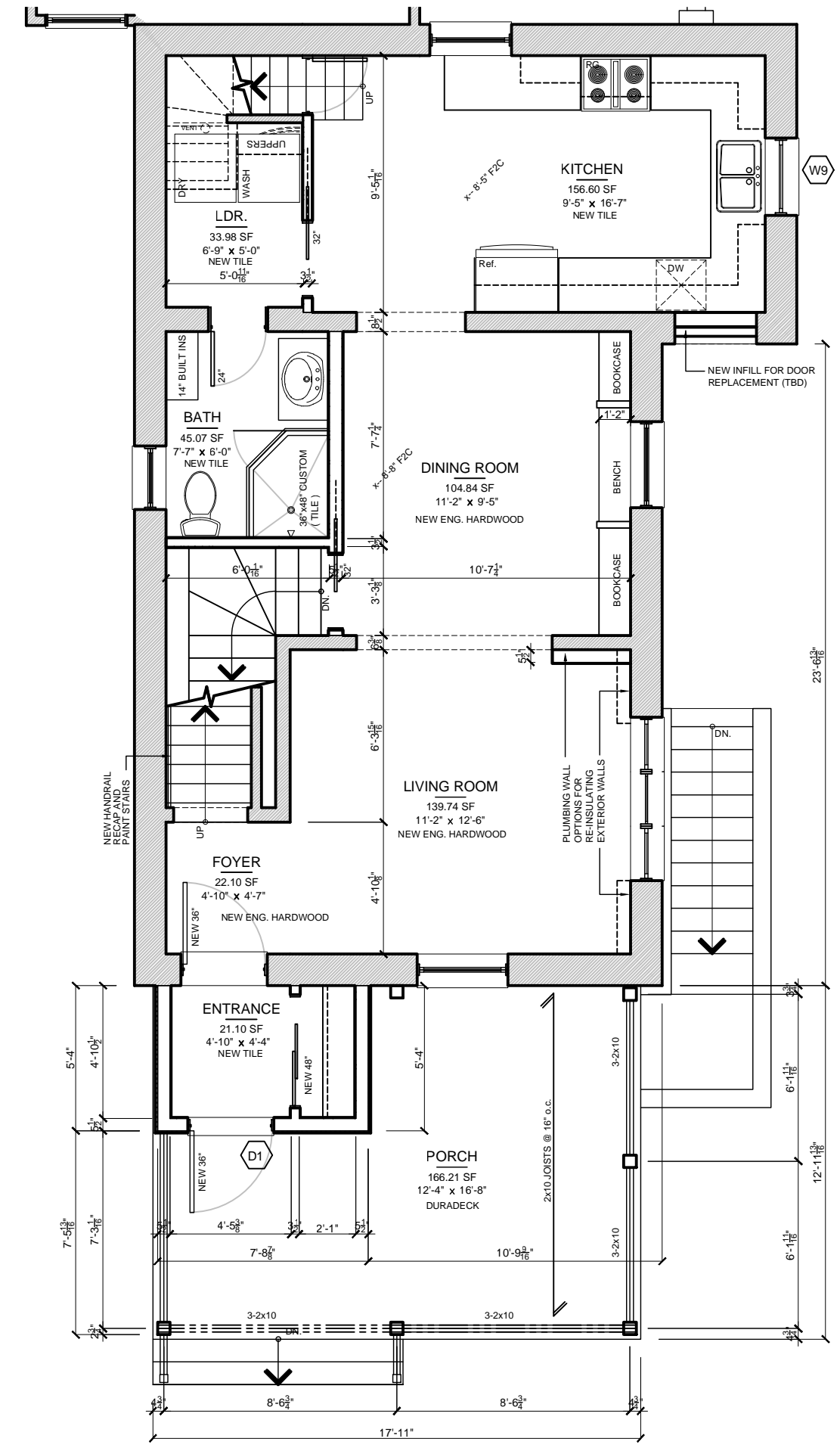
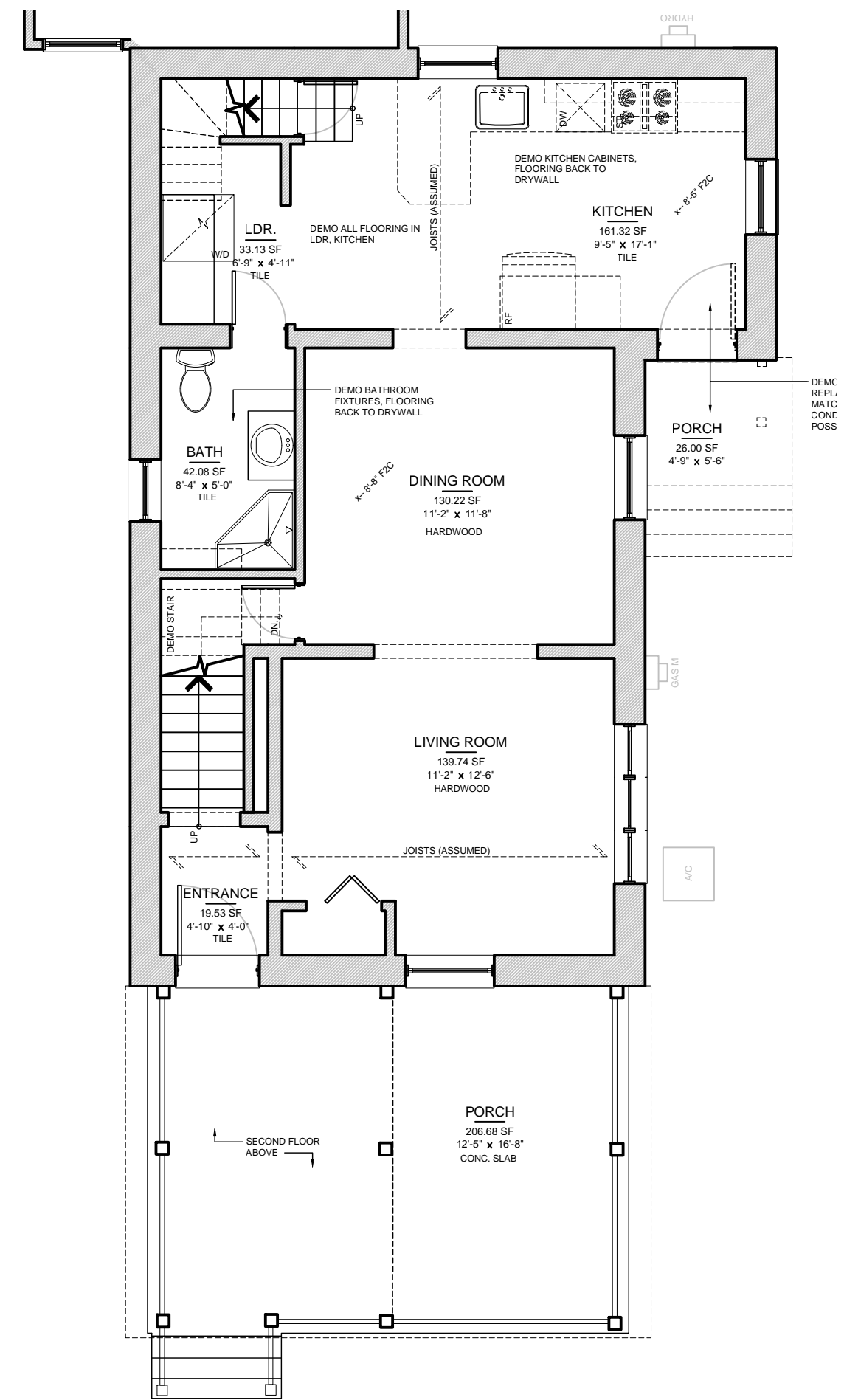
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87 CONCORD NORTH,  
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EX. MAIN FLOOR PLAN  
 PROPOSED MAIN FLOOR

SCALE	AS SHOWN	A2
DATE	11 SEPT 2023	
JOB NAME	ROSS	



MAIN FLOOR PLAN (EXISTING)

MAIN FLOOR PLAN (PROPOSED)

3/16" = 1'-0"

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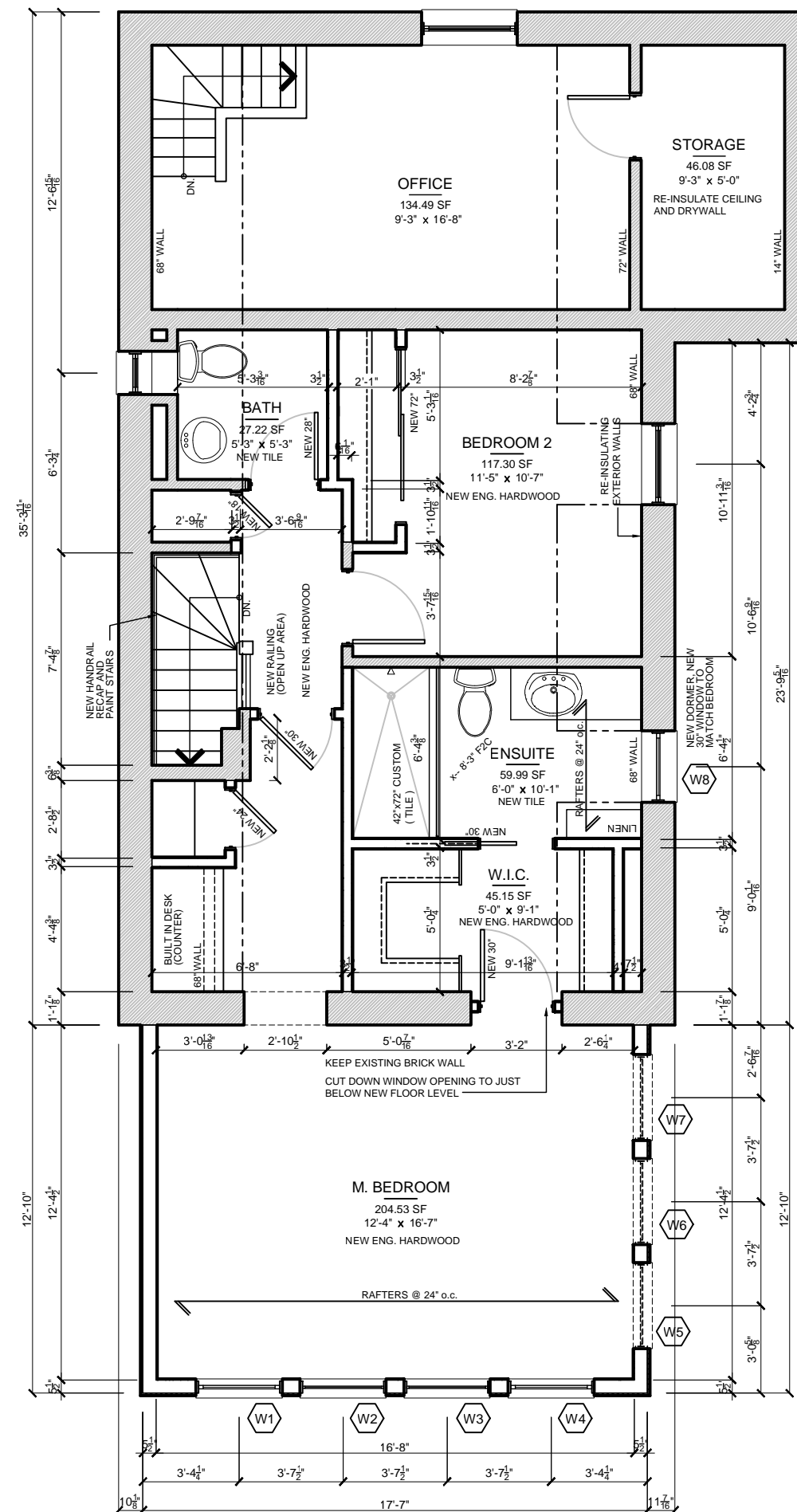
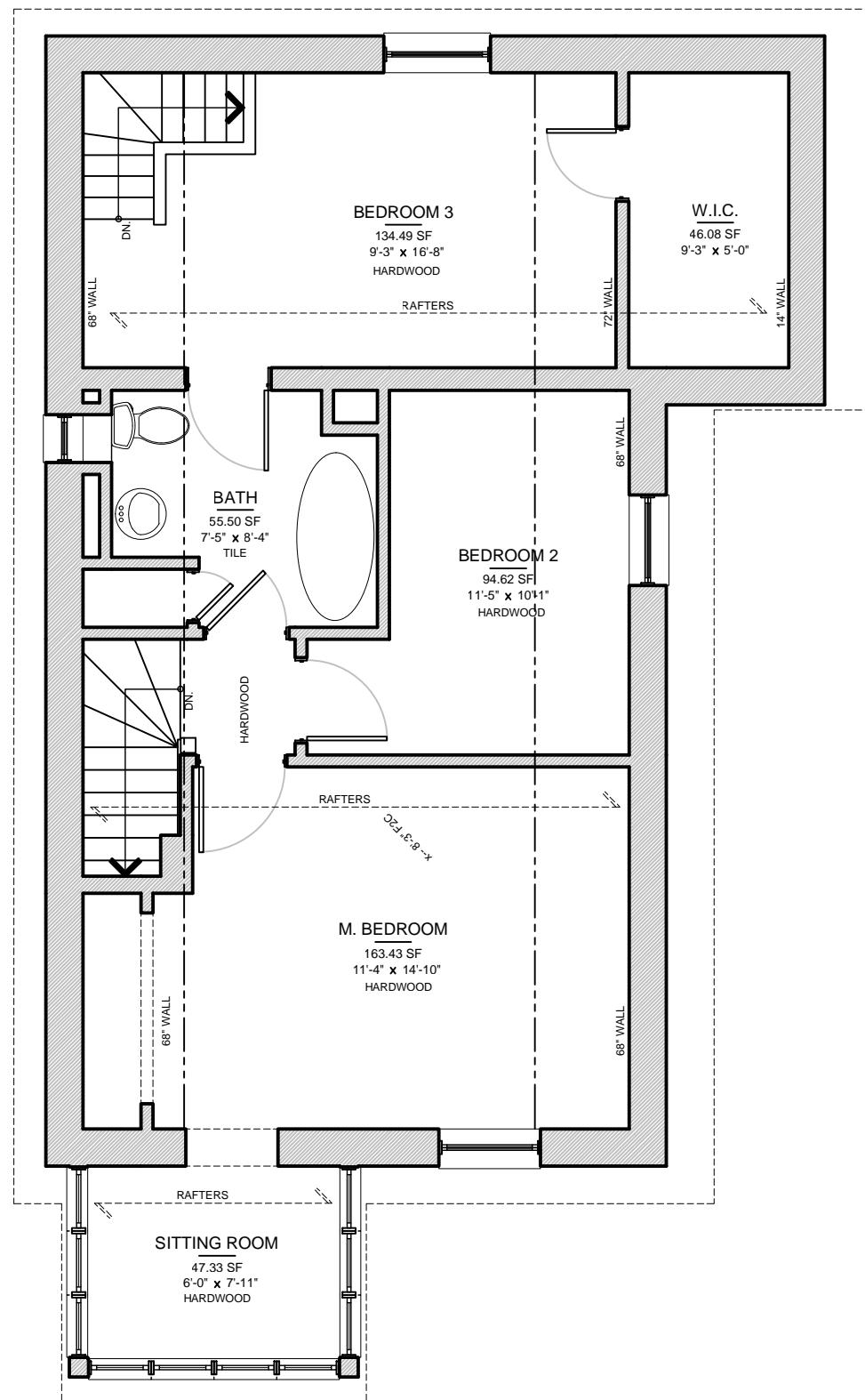
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1	MINOR VARIANCE APPLICATION PLANS	11 9 23

87 CONCORD NORTH,  
OTTAWA

EX. SECOND FLOOR PLAN  
PROPOSED SECOND FLOOR

SCALE	AS SHOWN	A3
DATE	11 SEPT 2023	
JOB NAME	ROSS	



SECOND FLOOR PLAN (EXISTING)

3/16" = 1'-0"

SECOND FLOOR PLAN (PROPOSED)

3/16" = 1'-0"

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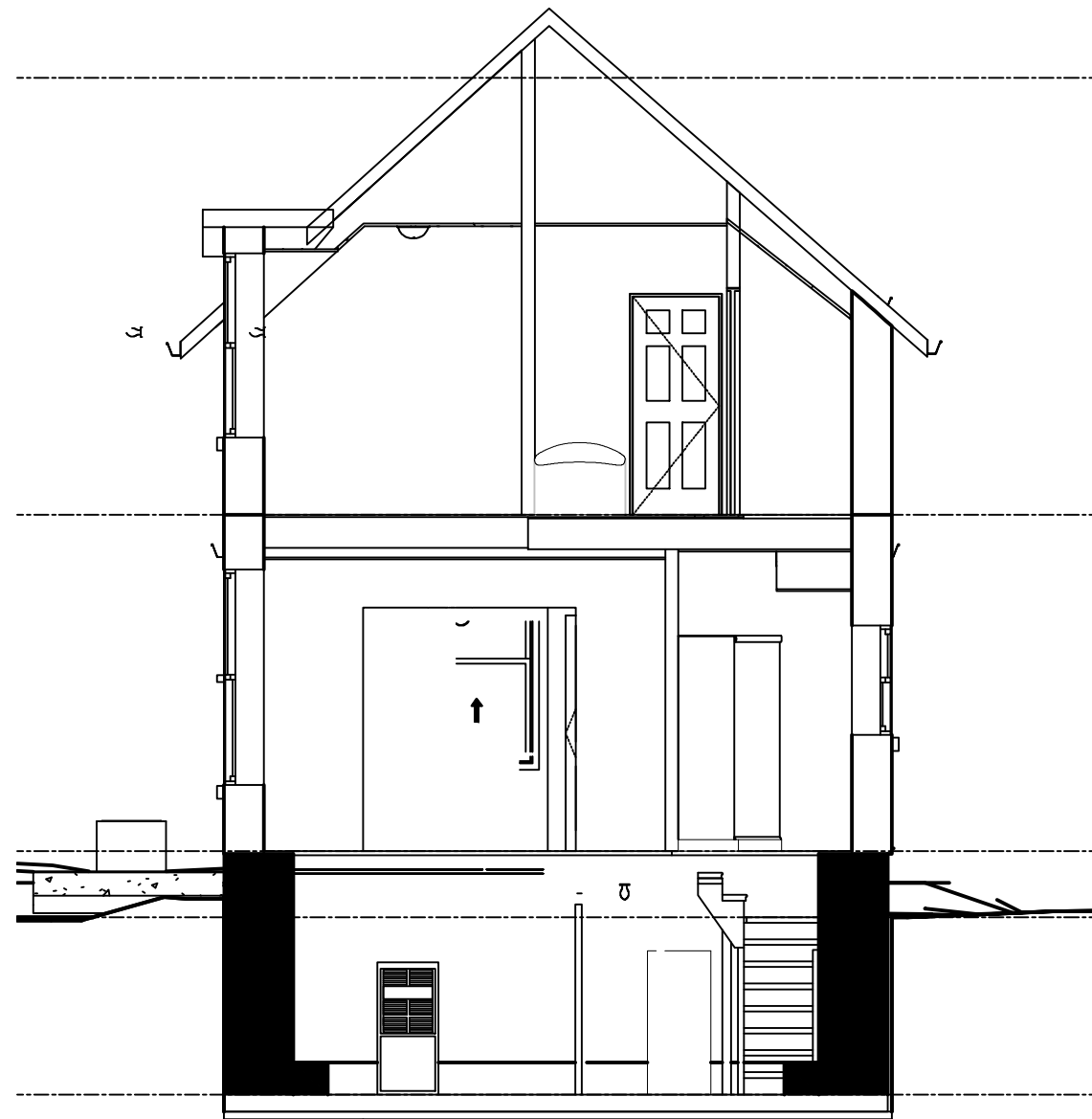
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BUILDING SECTIONS

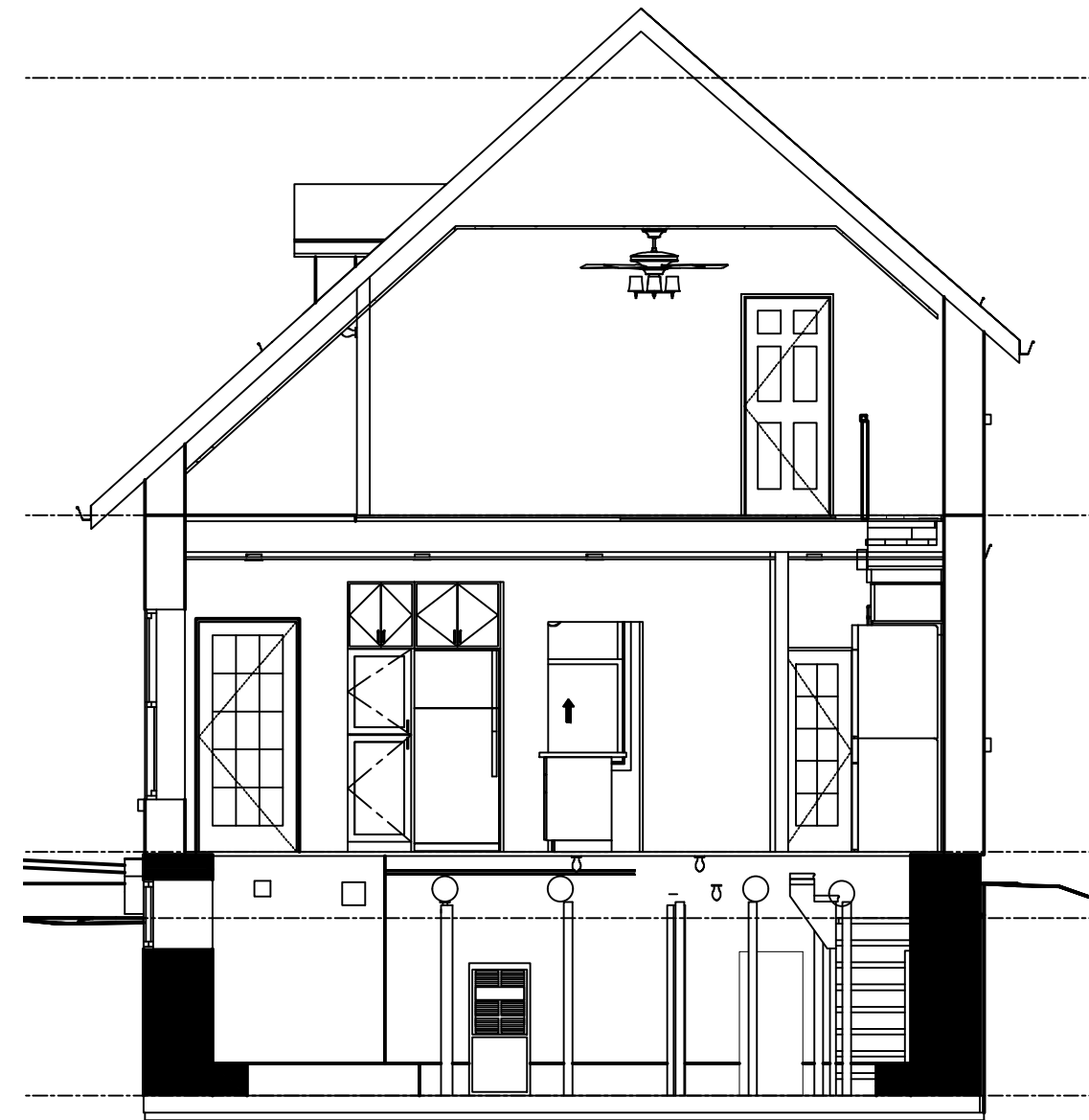
SCALE	AS SHOWN	A4
DATE	11 SEPT 2023	
JOB NAME	ROSS	

### EXTERIOR FINISHES

1. ALUM. SOFFIT / FASCIA (COLOR TBD.)
2. ALUM. FRIEZE BOARD (COLOR TBD.)
3. HARDIE B/B SIDING (COLOR TBD)
4. ASPHALT SHINGLES (MATCH EXISTING AS CLOSE AS POSSIBLE)
5. ALUM. RAILING (COLOR TBD.)



BUILDING SECTION 1-A4 3/16" = 1'-0"



BUILDING SECTION 2-A4 3/16" = 1'-0"

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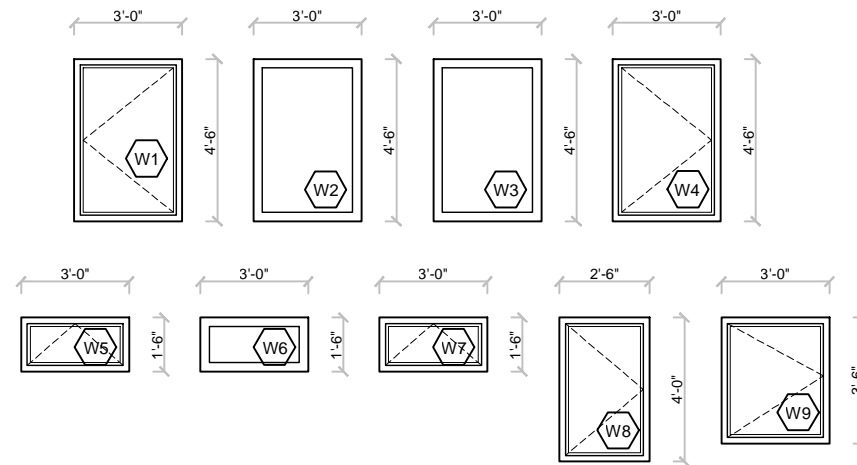
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OTTAWA

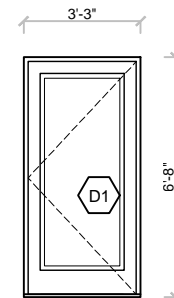
EX. FRONT ELEVATION  
PROPOSED FRONT  
WINDOW / DOOR SCHEDULE

SCALE	AS SHOWN	A5
DATE	11 SEPT 2023	
JOB NAME	ROSS	

### WINDOW AND DOOR SCHEDULES



### WINDOW / DOOR SCHEDULE



### EXTERIOR FINISHES

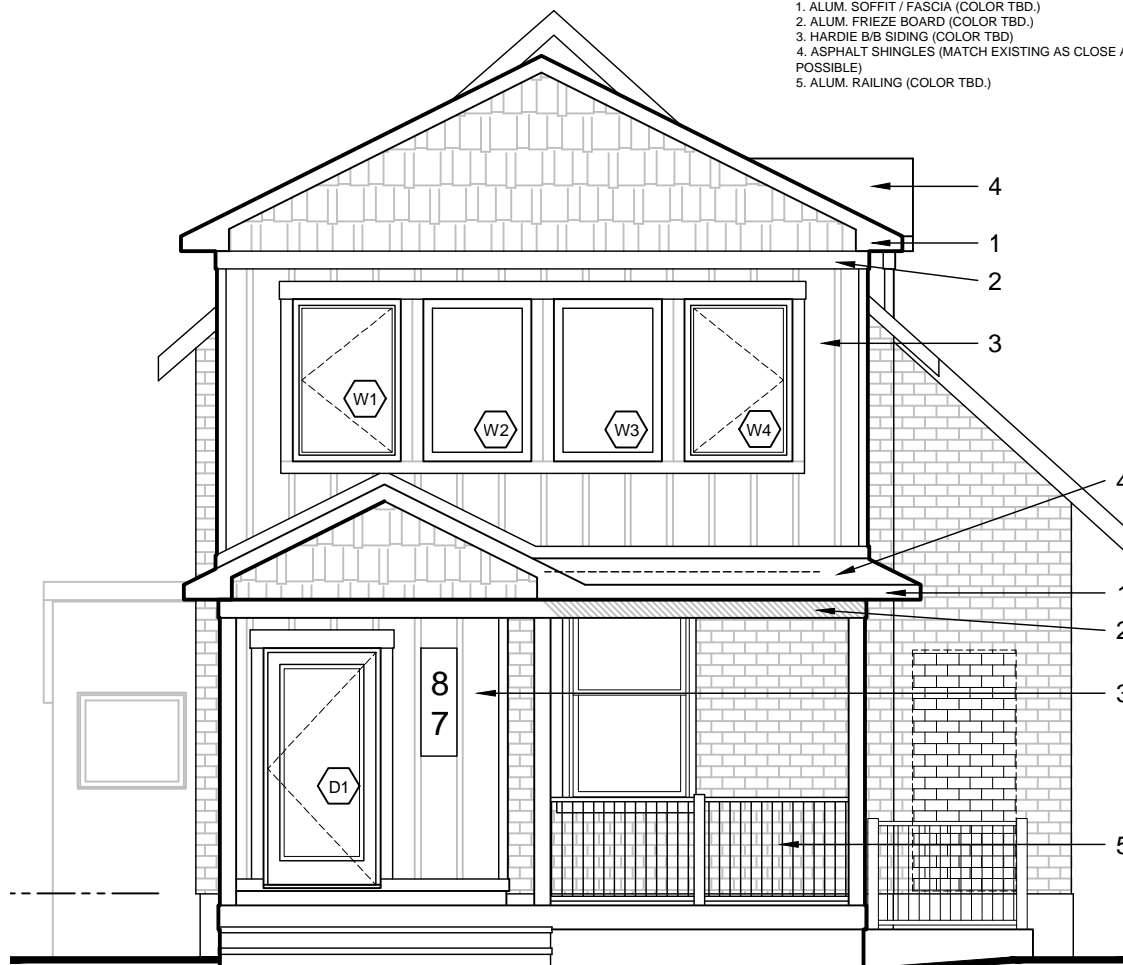
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5. ALUM. RAILING (COLOR TBD.)



FRONT ELEVATION (EXISTING) 1/8" = 1'-0"



REAR ELEVATION (EXISTING) 1/8" = 1'-0"



FRONT ELEVATION (PROPOSED) 3/16" = 1'-0"



REAR ELEVATION (PROPOSED) 3/16" = 1'-0"

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### EXTERIOR FINISHES

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3. HARDIE B/B SIDING (COLOR TBD)
4. ASPHALT SHINGLES (MATCH EXISTING AS CLOSE AS POSSIBLE)
5. ALUM. RAILING (COLOR TBD.)



RIGHT ELEVATION (EXISTING) 1/8" = 1'-0"



RIGHT ELEVATION (PROPOSED) 3/16" = 1'-0"

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87 CONCORD NORTH,  
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EX. RIGHT ELEVATION  
 PROPOSED RIGHT

SCALE	AS SHOWN	A6
DATE	11 SEPT 2023	
JOB NAME	ROSS	

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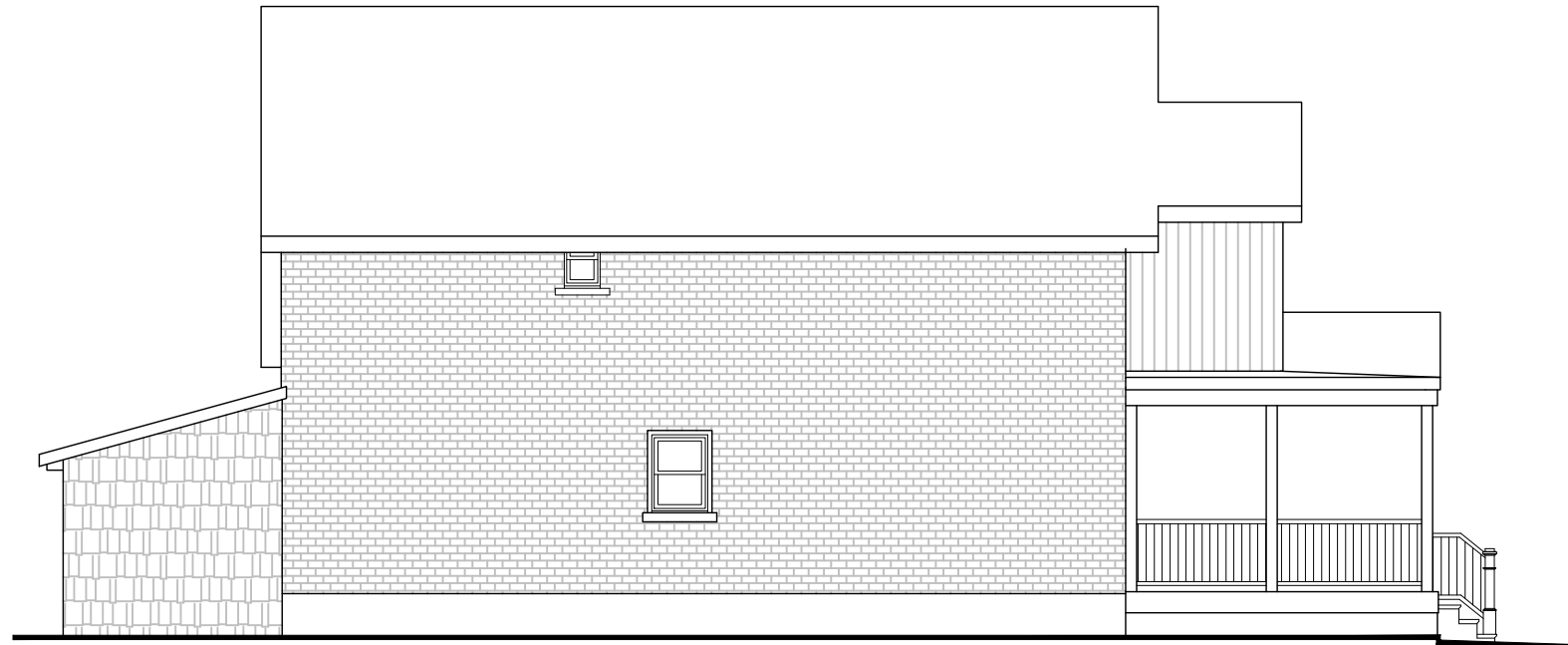
87 CONCORD NORTH,  
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EX. LEFT ELEVATION  
 PROPOSED LEFT

JOB NAME	ROSS	A7
DATE	11 SEPT 2023	
SCALE	AS SHOWN	

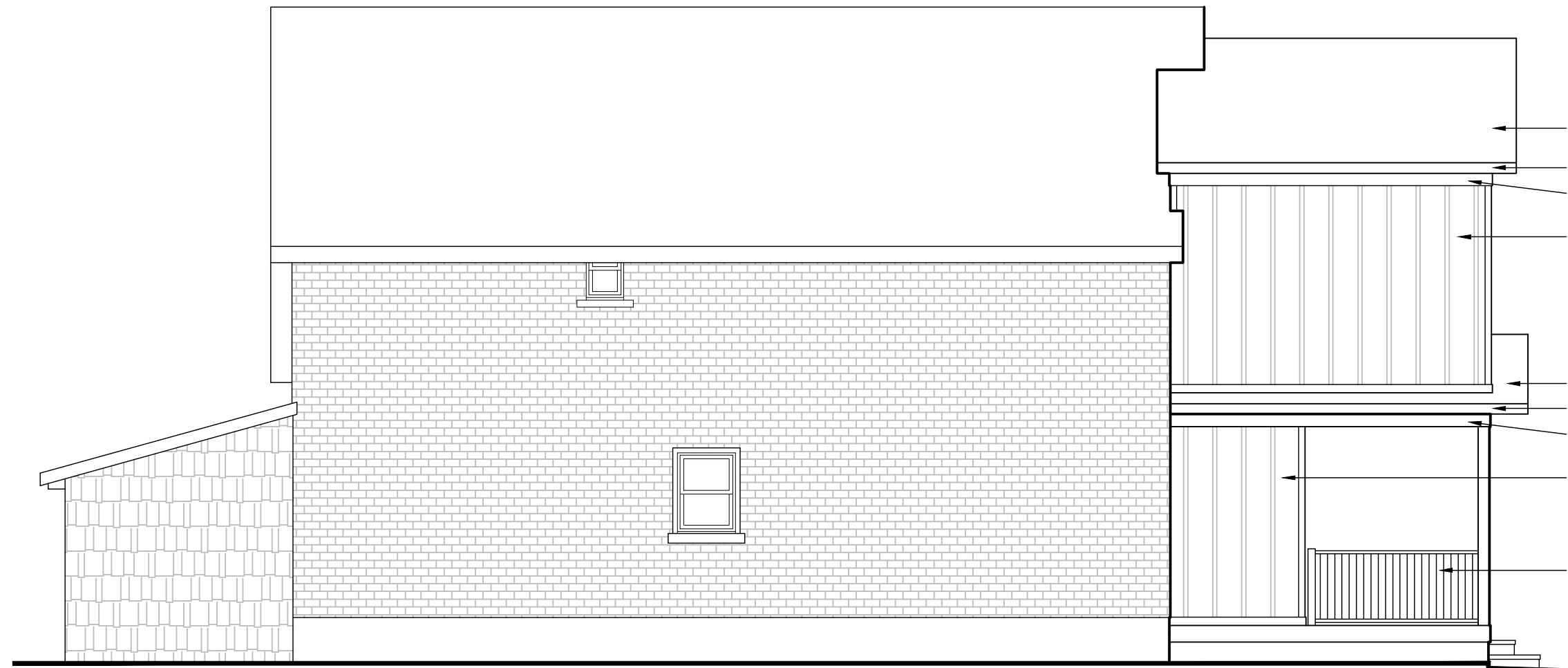
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4. ASPHALT SHINGLES (MATCH EXISTING AS CLOSE AS POSSIBLE)
5. ALUM. RAILING (COLOR TBD.)



LEFT ELEVATION (EXISTING)

1/8" = 1'-0"



LEFT ELEVATION (PROPOSED)

3/16" = 1'-0"



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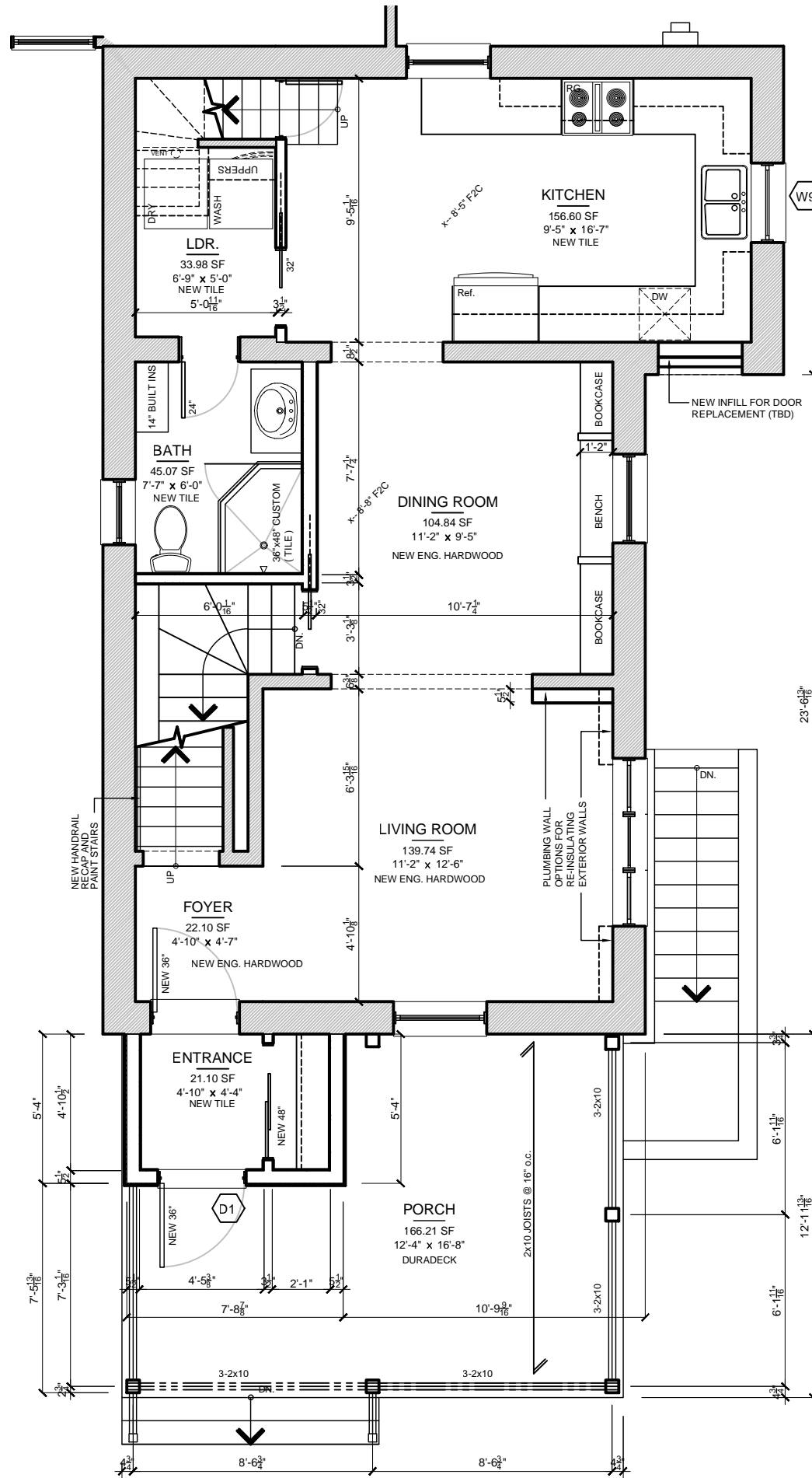
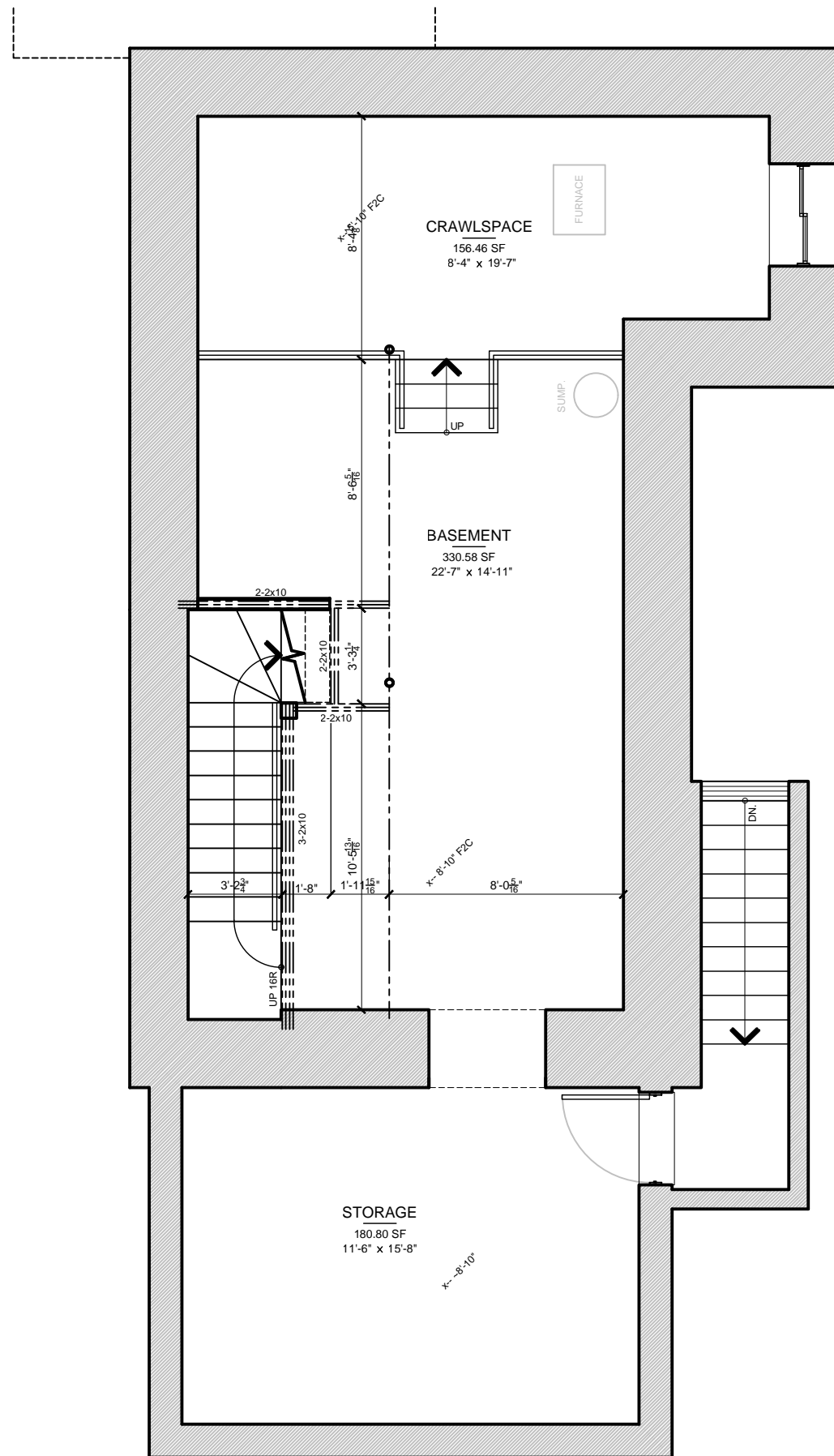
CHECKED BY: Dave Jones  
 CHK BCIN 22139

V#	Current Revision Description	DD MMM
1	MINOR VARIANCE APPLICATION PLANS	11 9 23

87 CONCORD NORTH,  
 OTTAWA

BASEMENT ELECTRICAL  
 MAIN FLOOR ELECTRICAL

SCALE: AS SHOWN  
 DATE: 11 SEPT 2023  
 JOB NAME: ROSS  
**E1**



FOUNDATION PLAN 3/16" = 1'-0"

MAIN FLOOR PLAN 3/16" = 1'-0"

It's good to be home.

WESTBORO LIVINGROOM 770 Highland Avenue  
 HEAD OFFICE 7725 Flewellyn Road Stittsville, ON, K2S 1B6  
 NEW EDINBURGH LIVINGROOM 17 Springfield Road

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STATUTORY DECLARATION  
 The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements setout in the Ontario Building Code to design the work shown in the attached documents.

David Jones BCIN 22139

CHECKED BY: Dave Jones  
 BY: CHK BCIN 22139

V#	Current Revision Description	DD MMM
1	MINOR VARIANCE APPLICATION PLANS	11 9 23

87 CONCORD NORTH,  
OTTAWA

SECOND FLOOR ELECTRICAL

SCALE	AS SHOWN	E2
DATE	11 SEPT 2023	
JOB NAME	ROSS	

### ELECTRICAL SYMBOL SCHEDULE

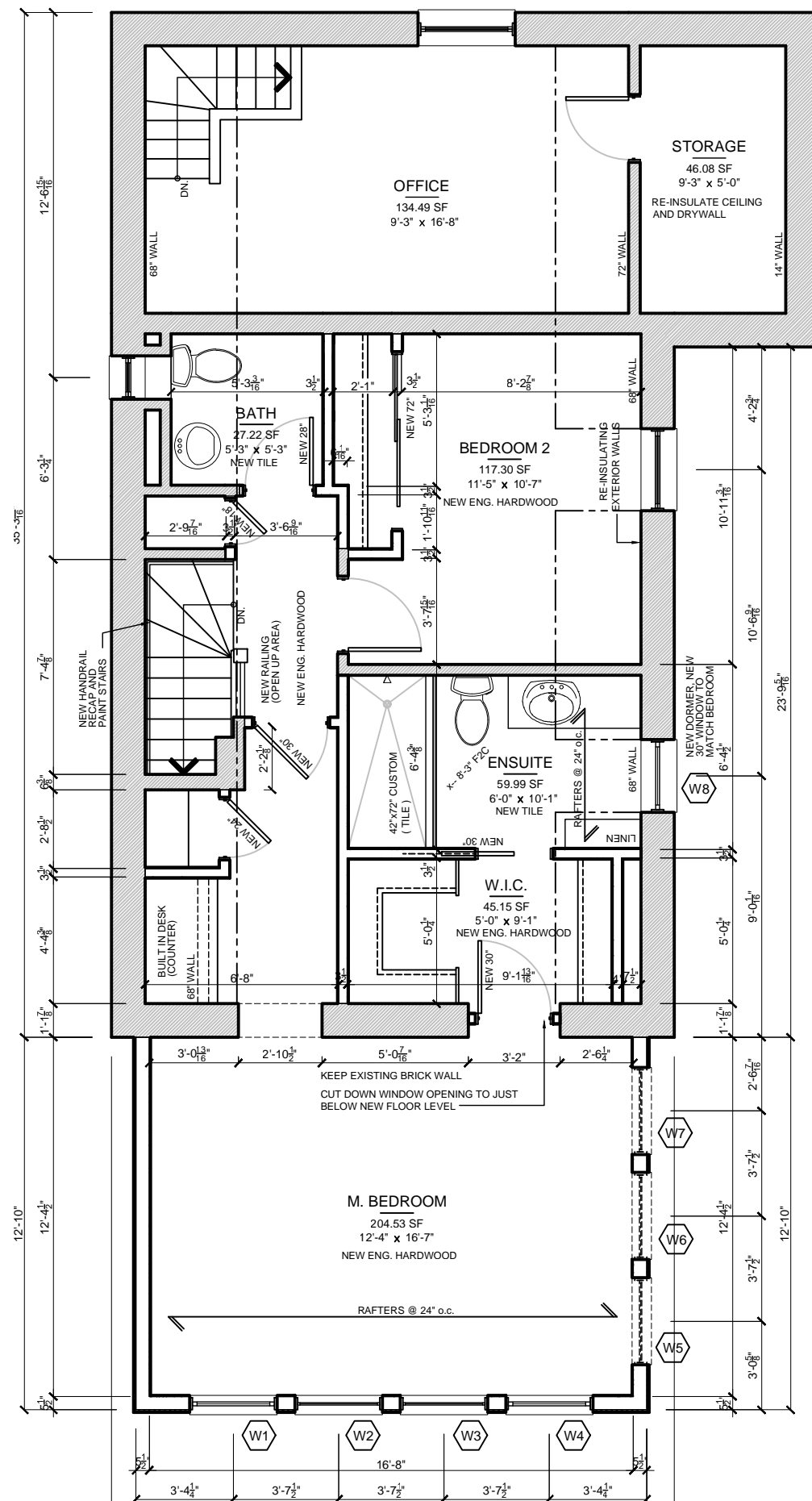
- |  |                        |  |                            |  |                     |
|--|------------------------|--|----------------------------|--|---------------------|
|  | FLUSH MOUNT            |  | SINGLE PULL SWITCH         |  | PUCK LIGHT          |
|  | RECESSED - RETRO BOX   |  | THREE-WAY SWITCH           |  | THIN PAN LED STRIP  |
|  | RECESSED - NEW BOX     |  | FOUR-WAY SWITCH            |  | DATA CONNECTION     |
|  | RECESSED - SLIM LED    |  | TIMER SWITCH               |  | SECURITY CONNECTION |
|  | RECESSED - WALL WASHER |  | DIMMER SWITCH              |  | CEILING FAN         |
|  | PENDANT LIGHT          |  | OCCUPANCY SENSOR SWITCH    |  | TELEPHONE           |
|  | SHOWER LIGHT           |  | EXHAUST FAN                |  | TELEVISION CABLE    |
|  | VANITY LIGHT           |  | STANDARD OUTLET            |  |                     |
|  | CHANDELIER             |  | GFI OUTLET                 |  |                     |
|  | UNDER CABINET LIGHT    |  | DISHWASHER CONNECTION      |  |                     |
|  | SOFFIT LIGHT           |  | DRYER OUTLET               |  |                     |
|  | MOTION SENSOR LIGHT    |  | OUTLET w/ USB-A CONNECTION |  |                     |
|  | WALL SCONCE            |  |                            |  |                     |

### ELECTRICAL NOTES:

ALL LIGHTING TO BE VERIFIED BY CUSTOMER AT WALK THROUGH STAGE - PRIOR TO ELECTRICAL ROUGH IN STAGE

ELECTRICIAN TO USE ON SITE DECISIONS SHOULD ANY ELECTRICAL FIXTURES / OUTLETS REQUIRED TO BE MOVED BECAUSE OF, BUT NOT LIMITED TO, STRUCTURAL COMPONENTS, JOIST LOCATION, TRUSS LOCATION, ATTIC ACCESS, MECHANICAL COMPONENTS, DUCT WORK, PLUMBING WORK

NOTE:  
ELECTRICAL ALTERATIONS REQUIRE PERMIT FROM ELECTRICAL SAFETY AUTHORITY (ESA) 1-877-372-7233



SECOND FLOOR PLAN 3/16" = 1'-0"





- 1: 1A 2D 3A
- 2: 1A 1D 3A
- 3: 1A 2A 3A
- 4: 1B 2C 3A
- 5: 1A 2A 3A
- 6: 1A 2A 3B
- 7: 1A 2A 3A
- 8: 1A 2A 3A
- 9: 1A 2C 3A
- 10: 1A 2C 3A
- 11: 1A 2C 3A
- 12: 1B 2D 3B
- 13: 1A 2C 3A
- 14: 1A 2A 3A
- 15: 1B 2B 3A
- 16: 1A 2C 3A
- 17: 1A 2A 3B
- 18: 1A 2B 3A
- 19: 1A 2B 3A
- 20: 1A 2A 3A
- 21: 1A 2A 3A

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**CHECK/DRAWN BY**  
 Dave Jones  
 CHK BCIN 22139

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87 CONCORD NORTH,  
 OTTAWA

STREET SCAPE ANALYSIS

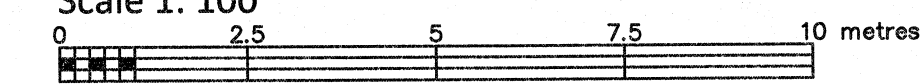
**SCALE** AS SHOWN  
**DATE** 11 SEPT 2023  
**JOB NAME** ROSS



PART OF LOT 4 REGISTERED PLAN 48 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100



Metric Note

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

Bearing Note

Bearings hereon are grid bearings derived from the easterly limit of Concord Street North having a bearing of N 30° 43' 00" W as shown on Plan SR-4825 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°04'10" clockwise was applied to bearings on P3.

Elevation Notes

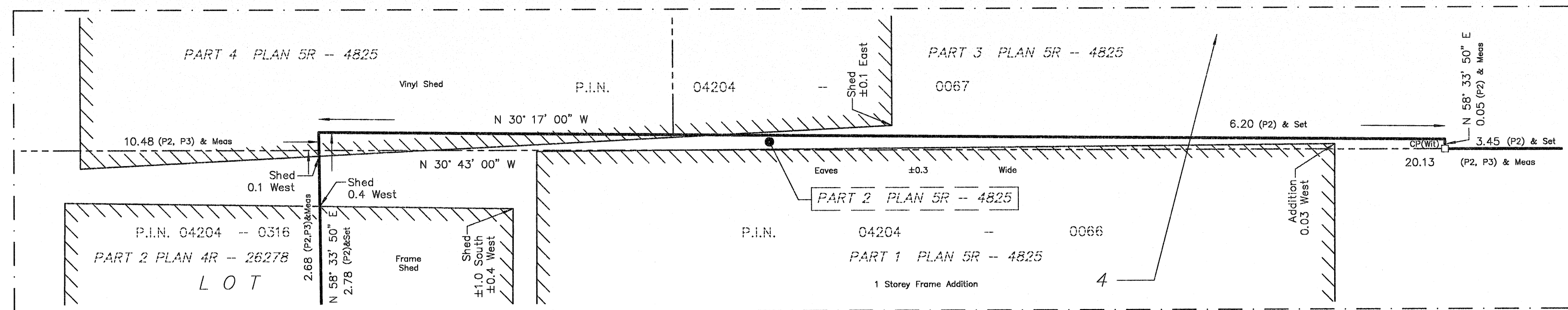
- 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 137534238)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes

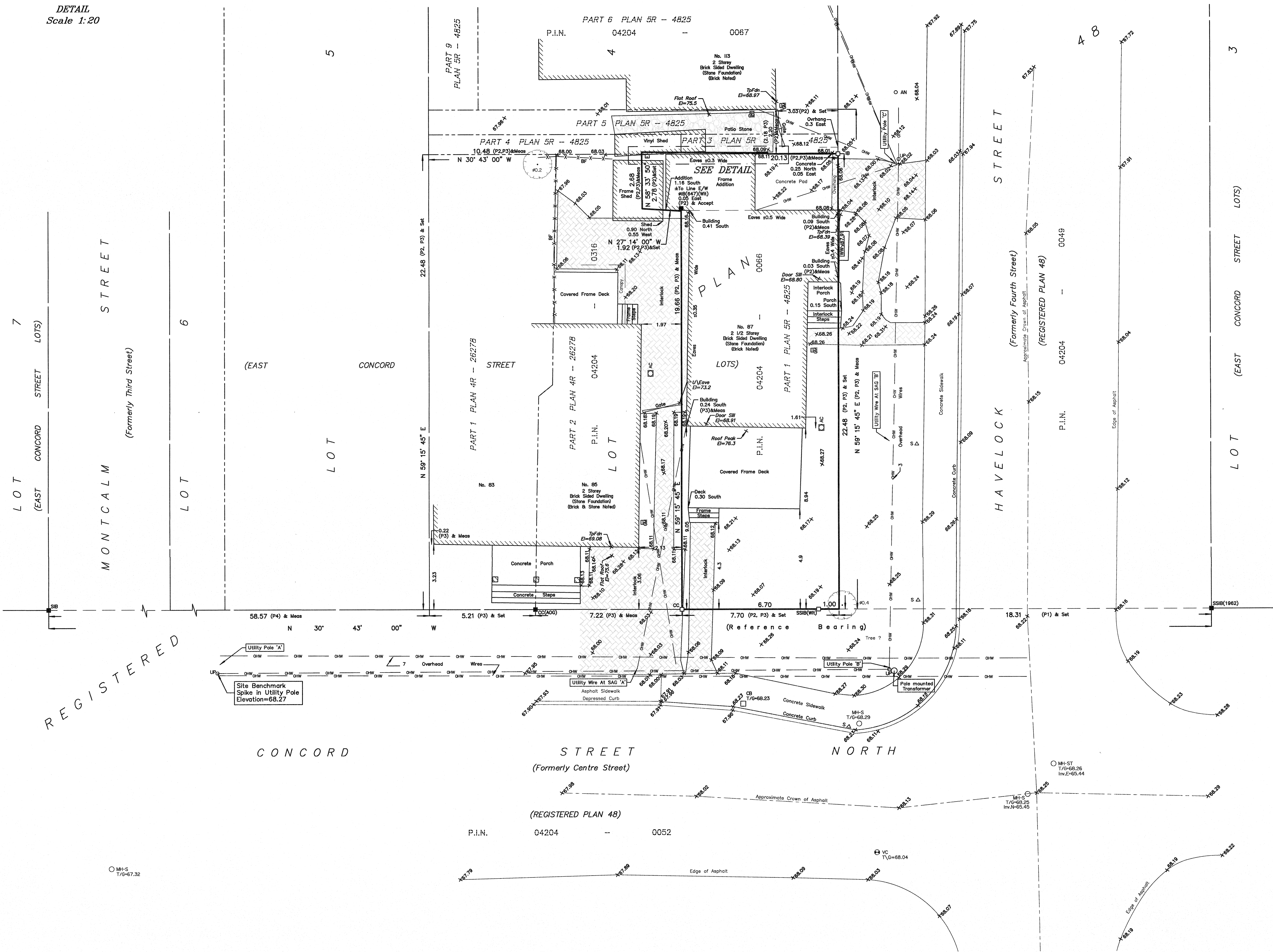
- 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Sanitary and storm sewer grades and inverts were derived from: Field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

Notes & Legend

- Denotes Survey Monument Planted
SIB Standard Iron Bar
SSIB Short Standard Iron Bar
IB Iron Bar
IBØ Round Iron Bar
CC Cut Cross
(Wit) Witness
Mess Measured
(P1) Registered Plan 48
(P2) Plan SR-4825
(P3) Plan 4R-26278
(P4) Plan by (1697) dated November 9, 2015 (Ref. No. NP.-601)
MH-ST Maintenance Hole (Storm)
MHS Maintenance Hole (Sanitary)
UP Utility Pole
AN Anchor
ØB Catch Basin
ØM Gas Meter
ØG Gate
AC Air Conditioner
BF Board Fence
T/G Top of Grate
Inv. Invert
U/Eave Underside of Eave
TPFdn Top of Foundation
El Elevation
CL Centreline
WW Window Well
+65.00 Location of Elevations
+65.00 Top of Concrete Curb/Retaining Wall Elevation
Property Line
Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.



DETAIL Scale 1:20



Overhead Wire Information table with columns for Utility Pole A, B, and C, and rows for Top and Bottom wire elevations.

Overhead Wire Information table with columns for Utility Pole A, B, and C, and rows for Top and Bottom wire elevations.

Site Area=178.9 sq.m.

WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.

Surveyor's Certificate

- 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 29th day of May, 2023.

May 31/2023 Date Emad Alrefaai Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-48393 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: fdsurveys@bellnet.ca



**ROSS RESIDENCE**

87 CONCORD NORTH, OTTAWA  
INTERIOR RENOVATION & ADDITION

- A0: PROJECT TITLE / LOCATION PLAN
- A1: EXISTING / PROPOSED BASEMENT FLOOR PLAN
- A2: EXISTING / PROPOSED MAIN FLOOR PLAN
- A3: EXISTING / PROPOSED SECOND FLOOR
- A4: BUILDING SECTIONS
- A5: EXISTING / PROPOSED ELEVATIONS
- A6: EXISTING / PROPOSED ELEVATIONS
- A7: EXISTING / PROPOSED ELEVATIONS

- E1: ELECTRICAL BASEMENT
- E2: ELECTRICAL MAIN FLOOR
- E3: ELECTRICAL SECOND FLOOR

87 CONCORD ST N

ZONING R4UD  
ZONE 3 CAPITAL WARD

LOT AREA 1923.89 ft<sup>2</sup> 178.72M<sup>2</sup>

LOT FRONTAGE 6.21M LOT DEPTH 22.48 M

BUILDING AREA (EXISTING) = 1273.66 ft<sup>2</sup> (PROPOSED) = 117 ft<sup>2</sup>

MAX LOT COVERAGE (PERMITTED) = 45% (PROPOSED) = 0%

SETBACKS:	PERMITTED MIN	PROPOSED
FRONT YARD	14.76' [ 4.5 m ]	
CORNER	8.202' [ 2.5 m ]	
SIDE YARD	3.94' [ 1.2 m ]	
SIDE YARD	1.95' [ 0.6 m ] min.	
REAR YARD	13.12' [ 4.0 m ]	less than 15m
HEIGHT	32.80' [ 10.0 m ]	

**NOTES:**

- THESE STIPULATIONS APPLY TO HOMEOWNERS WHO ARE ACTING AS CONTRACTORS (AS WELL AS GENERAL CONTRACTORS AND SUB-TRADES)
- ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS HAVING JURISDICTION
- PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THEIR SUB-TRADES TO CHECK & VERIFY ALL DIMENSIONS, DETAILS AND/OR EXISTING CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES, ERRORS, OMISSIONS AND/OR CONCERNS TO DAVE JONES c/o AMSTED DESIGN BUILD.
- SOME ITEMS ARE SPECIFIED GENERICALLY ON THE DRAWINGS SUCH AS BUT NOT LIMITED TO STUCCO, SIDING, ROOFING, WINDOWS, DOORS, BUILDING WRAPS ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THEIR SUB-TRADES TO INSTALL SUCH ITEMS CORRECTLY, TO MANUFACTURER'S SPECIFICATIONS & APPLICABLE OBC REQUIREMENTS
- DO NOT SCALE DRAWINGS
- ALL WINDOW AND DOOR SIZES, STYLES & DETAILS TO BE VERIFIED WITH CUSTOMER, GENERAL CONTRACTOR & WINDOW SUPPLIER PRIOR TO ORDERING
- KITCHEN & BATHROOM LAYOUTS ARE TO BE CONFIRMED BY MANUFACTURER DURING CONSTRUCTION
- EXCAVATION OF ANY PROPOSED STRUCTURE WITHIN 8'-0" OF NEIGHBORING STRUCTURES MUST BE P.ENG. APPROVED
- ALL P.ENG. BEAMS & CONNECTIONS TO BE PROVIDED TO INSPECTOR @ TIME OF INSPECTION (if required)

**GENERAL NOTES**

**DIVISION 1 GENERAL REQUIREMENTS**

ALL ANGLES DRAWN @ 45° UNLESS OTHERWISE NOTED

**DIVISION 4 MASONRY**

CULTURED STONE CONSTRUCTION \*AS PER CAN 3-3304-84\* SEE ATTACHED BMEC REPORT

ALL BRICK WEEP HOLES SPACED NOT MORE THAN 2'-7" APART SHALL BE PROVIDED AT THE BOTTOM OF THE WALL CAVITY, INCLUDING THE CAVITIES ABOVE LINTELS OVER WINDOW & DOOR OPENINGS

MASONRY VENEER SHALL BE TIED TO BACK-UP WALL IN CONFORMANCE WITH O.B.C. 9.20.9.5

**DIVISION 5 METALS**

MECHANICAL FASTEN ALL STEEL POSTS TO BEAMS & FOOTINGS

HELICAL PILES: PROVIDE CONFORMITY REPORT TO BUILDING INSPECTOR ON-SITE AT TIME OF INSPECTION

ALL STEEL BEAMS TO MEET REQUIREMENTS FOR Grade 350 W STEEL IN CAN/CSA-G40.21 (STRUCTURAL QUALITY STEEL)  
ALL WF SECTIONS 350W, PRIMED, PAINTED, 5" MINIMUM BEARING ON CONCRETE WALLS

ALL STEEL LINTELS TO BE AS NOTED IN O.B.C. 9.20.5.2.B

ALL STEEL LINTELS TO HAVE A MIN. BEARING OF 6"

ALL STEEL COLUMNS THAT ARE LONGER THAN 8'-11" MUST BE Min. 4" STEEL HSS. ODX 1875-350W CLASS C c/w 1/2"x6x6" CAP & BASE PLATES - PRIMED & PAINTED

9.26.4. FLASHING MUST BE INSTALLED WHERE SLOPING SURFACES INTERSECT TO FORM A VALLEY. INTERSECTION OF WALLS AND SHINGLED ROOFS, AND AT CHIMNEY AND CHIMNEY SADDLE INTERSECTIONS.

**DIVISION 6 WOOD AND PLASTIC**

THE SILL PLATE MAY BE LAID DIRECTLY ON THE FOUNDATION, PROVIDED THE JUNCTION BETWEEN THE FOUNDATION & THE SILL PLATE IS CAULKED or ON A LAYER OF TAR PAPER or ON A LAYER OF MINERAL WOOL NOT LESS THAN 1" THICK BEFORE BEING COMPRESSED - PROVIDED T/O FDN. IS LEVEL OBC. 9.23.7.2.

**STAIR REQUIREMENTS:**

STAIRS TO BE CONSTRUCTED AS PER O.B.C. 9.8.4 & 9.8.9	
MIN. HEADROOM	6'-5"
MIN. WIDTH	2'-10"
MIN. RISE	4 15/16"
MAX. RISE	7 7/8"
MIN. RUN	10"
MAX. RUN	14"

**HANDRAIL HEIGHT:**

HANDRAILS AS PER O.B.C. 9.8.7 & SB-7	
MIN.	2'-10"
MAX.	3'-6"

STAIR GUARD 2'-11" Min. CONSTRUCTED AS PER OBC 9.8.8. & SB-7

STAIRS TO UNFINISHED BASEMENTS SHALL HAVE GUARDS ON ALL SIDES THAT ARE NOT PROTECTED BY A WALL. O.B.C. 9.8.8.1.

PROVIDE HANDRAILS ON BOTH SIDES OF STAIRS 3'-7" IN WIDTH OR GREATER AS PER O.B.C. 9.8.7 & SB-7

ALL POINT LOAD TO BE TRANSFERRED TO TO FOUNDATION or FOOTING -Typical

ALL LOAD BEARING POINTS TO BE 5 1/2 x 5 1/2" UNLESS OTHERWISE NOTED

PROVIDE MINIMUM 3 1/2" BEARING FOR BEAMS

STRAPPING & BRIDGING TO BE LOCATED NOT MORE THAN 6'-11" o.c. as per O.B.C.

**EXTERIOR LANDINGS:**

9.8.6.2 A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS.

9.8.8.1 GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO 23 5/8"(600MM) ABOVE GRADE AND MUST BE CONSTRUCTED IN ACCORDANCE WITH 9.8.8.2 & SB-7

9.8.8.3 AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF 2'-11" (900MM) IF THE WALKING SURFACE IS LESS THAN 5'-11" (1800MM) ABOVE THE ADJACENT GRADE OTHERWISE THE HEIGHT MUST BE 3'-6" (1070MM). ALL GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF 2'-11" (900MM)

ALL OPENINGS IN GUARDS TO NOT BE MORE THAN 4" FROM EDGE TO EDGE / ALL GUARDS TO BE DESIGNED SO THAT NO MEMBER, ATTACHMENT, OR OPENING LOCATED BETWEEN 4" & 2'-11" ABOVE THE FLOOR or WALKING SURFACE PROTECTED BY THE GUARD WILL FACILITATE CLIMBING AS PER OBC

**DIVISION 7 THERMAL AND MOISTURE PROTECTION**

POLYETHYLENE VAPOUR BARRIERS TO CONFORM TO CAN/CGSB. 51.34-M

AIR BARRIER BUILDING WRAP MUST CONFORM TO 9.25.3 (OBC)

9.14.2.1. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL.

PROVIDE BITUMINOUS COATED MEMBRANE IN ALL VALLEY/ROOF INTERSECTIONS

EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MIN. OF 72" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 24" INSIDE THE INNER FACE OF THE EXTERIOR WALL

PROVIDE 36" METAL VALLEY FLASHING WITH MIN. 36" SNOW/ICE GUARD UNDER VALLEY WITH ADDITIONAL 18" SNOW/ICE GUARD ON BOTH SIDES OF VALLEY OVERLAPPING METAL VALLEY AT ALL ROOF INTERSECTIONS. SEE VALLEY DETAIL ON SPEC. PAGE.

PROVIDE MIN. 36" SNOW/ICE GUARD AROUND AND BETWEEN SKYLIGHTS.

PROVIDE METAL FLASHING AT ALL ROOF/WALL INTERSECTIONS.

PROVIDE 36" OF SOLID SOFFIT FROM POINT WHERE SOFFIT COMES IN CONTACT WITH ROOF TO HELP PREVENT WATER PENETRATION (ICE DAMMING).  
METAL OR EQ. ROOFING AND ICE GUARDS SHALL BE HANDLED & INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

9.19.1.1 ROOF VENTS MUST BE A MIN. 1/300 OF THE INSULATED CEILING AREA IF THE ROOF SLOPE IS GREATER THAN 1 IN 6. IF ROOF SLOPE IS LESS THAN 1 IN 6, THE AREA IS 1/150 OF THE INSULATED CEILING AREA. THE VENTS MUST BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING, WITH A MIN. OF 25% AT THE TOP OF THE ATTIC SPACE AND MIN. OF 35% AT THE BOTTOM.

INSULATE TO Min. R31 SPRAY FOAM (SPRAY-APPLIED RIGID POLYURETHANE FOAM INSULATION) or EQ. CCMC 13244-L UNDER ALL EXTERIOR CANTILEVERED FLOOR JOISTS

INTERCONNECT ALL SMOKE ALARMS & CO DETECTORS  
ALARM MUST HAVE VISUAL SIGNALING COMPONENT AS PER 9.10.19  
PROVIDE CO DETECTORS FOR ALL FUEL BURNING APPLIANCES

9.33.4.2. CARBON MONOXIDE DETECTOR REQUIRED ADJACENT TO ALL SLEEPING AREAS IN A RESIDENTIAL OCCUPANCY CONTAINING A FUEL BURNING APPLIANCE OR A STORAGE GARAGE

**DIVISION 8 DOORS AND WINDOWS**

PROVIDE DOOR VIEWER FOR SOLID FRONT DOORS

EXTERIOR TYPE SWINGING DOORS TO HAVE WEATHER STRIPING (TIGHTLY FITTED) & A DEADBOLT LOCK, INCLUDING DOOR FROM HOUSE TO ATTACHED GARAGE (AS PER OBC 9.6.8.3)

BASEMENTS WITH A BEDROOM TO HAVE AT LEAST 1 WINDOW WITH AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.8 Sq. Ft. w/ NO DIMENSION LESS THAN 15" O.B.C. 2012 9.9.10.

ALL WINDOWS LOCATED IN STAIRWELLS ARE LESS THAN 2'-11" ABOVE TREAD, WINDOW TO BE PROTECTED BY GUARD OR DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS FOR GUARDS

ALL WINDOWS USED FOR MEANS OF EGRESS MUST PROVIDE AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.8 Sq. Ft. WITH NO DIMENSION LESS THAN 15" AND MUST BE NO MORE THAN 2'-11" ABOVE THE INSIDE FINISHED FLOOR (EXCEPT FOR BASEMENT WINDOWS) AS PER 9.9.10.1. (2)

ALL WINDOW OPENINGS 6'-0" & LARGER, TO HAVE Min. 2-2x6" JACK STUDS  
SLIDING POCKET DOORS TO CONFORM TO CAN CSG/8201-M OBC 9.6.5.2

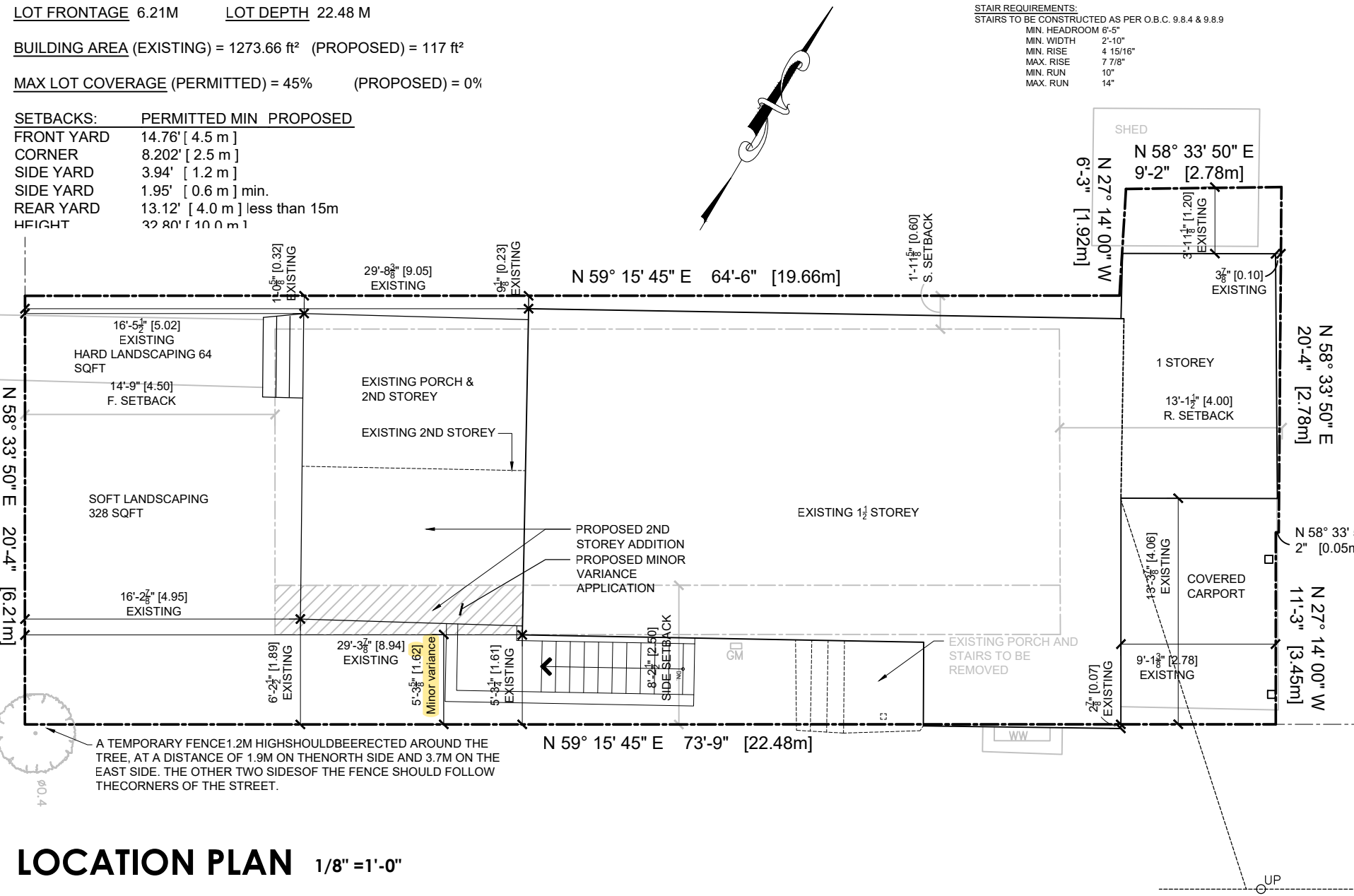
**DIVISION 9 FINISHES**

CEMENT FIBRE SHAKES/SIDING OR EQ. SHALL BE HANDLED & INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS

9.30.6.3. CERAMIC TILE TO HAVE A Min. OF 5/8" PLYWOOD UNDERLAY as per O.B.C.

SHOWERS STALLS TO HAVE A WATERPROOF WALL FINISH TO A HEIGHT NOT LESS THAN 5'-11" ABOVE THE FLOOR c/w MOISTURE RESISTANT BACKING

BATHTUBS EQUIPPED WITH SHOWERS TO HAVE A WATERPROOF WALL FINISH TO A HEIGHT NOT LESS THAN 3'-11" ABOVE THE RIM OF THE BATHTUB AND A HEIGHT OF 15 1/2" ABOVE THE RIM OF THE BATHTUB FOR BATHTUBS WITHOUT A SHOWER EQUIPPED



**LOCATION PLAN** 1/8" = 1'-0"



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1	MINOR VARIANCE APPLICATION PLANS	11 9 23

87 CONCORD NORTH, OTTAWA

EX. BASEMENT PLAN

SCALE	AS SHOWN	A0
DATE	11 SEPT 2023	
JOB NAME	ROSS	