



OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782 337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

Temando Mats

FERNANDO MATOS - BCIN#: 22431 613-884-4425 QUALIFICATION INFO SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER COPYRIGHT RESERVED GENERAL NOTES:

NO. REVISION/ISSUE 1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE

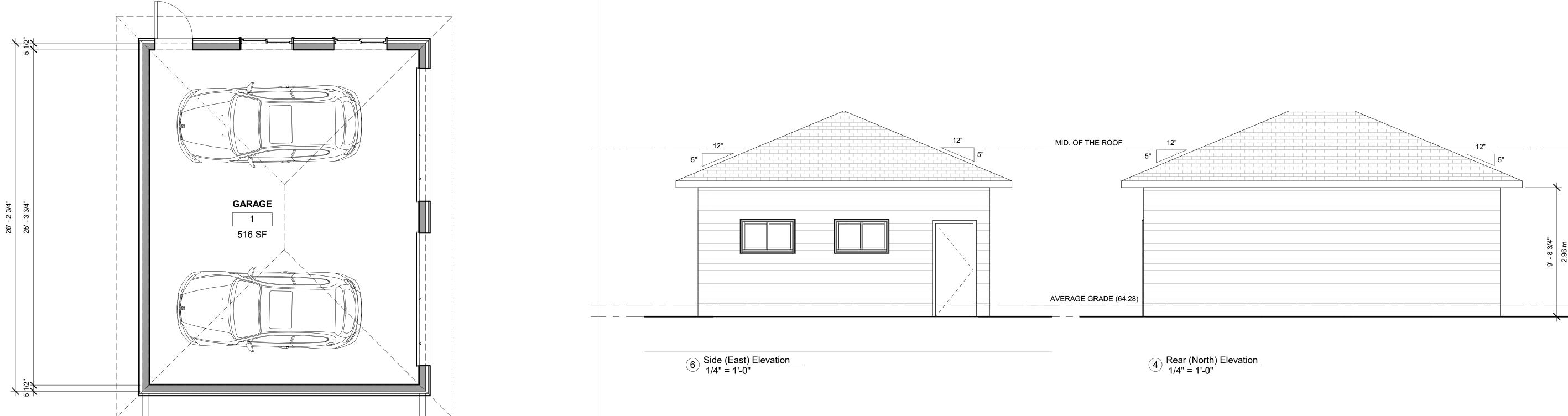
OTTAWA, ON K2H 8H3

SITE PLAN

CONSULTANTS

DATE:FEB 14, 2024





5 1/2"-

1 GROUND FLOOR Copy 1 1/4" = 1'-0"

20' - 5"

21' - 4"



CONSULTANTS
:
STRUCTURAL MECHANICAL ELECTRICAL -

NO. REVISION/ISSUE

DATE:FEB 14, 2024 SCALE: AS NOTED

1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3

GARAGE

## GENERAL CONSTRUCTION NOTES ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C.2012 (R19) REQUIREMENTS. INTERIOR SPACES DESIGN & MATERIALS 1. ALL CLOSETS TO RECEIVE 1 ROD AND 2 SHELVES, UNLESS OTHERWISE NOTED. 2. INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS 1. DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAT (600MM) 24" ABOVE GROUND OR A LANDING SHALL HAVEA RESTRICTED OPENING OR BE PROVIDED WITH GUARDS (9.8.8.1 (4)) 2. PROVISIONS FOR RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED IN CONFORMACE TO 9.7.5.2 AND 9.7.5.3 OF THE O.B.C. 3. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT USE OF TOOLS AND SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNOBSTRUCTED PORTION HAVING A MINIMUM AREA OF 0.35 M2 WITH NO DIMENSION LESS THAN (380MM) 15", AND BE ABLE TO MAINTAIN THE REQ'D OPENING w/o ADDITIONAL SUPPORT (9.9.10) STAIRS, RAMPS, HANDRAILS & GUARDS INTERIOR PRIVATE STAIR RISERS 7 7/8" MAX. - 4 7/8" MIN. RUN 10" MIN. - 14" MAX. TREAD 11" MIN. - 14" MAX. MINIMUM HEADROOM CLEARANCE OF (1.95M) 6'-5" STAIRS. EXTERIOR PRIVATE STAIR RISERS 7 7/8" MAX. RUN 10" MIN. TREAD 11" MIN. MIN. HEADROOM CLEARANCE TO BE 6'-5" ABOVE NOSING. 1. AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS. (9.8.7.2.) 2. HANDRAILS TO BE (865MM TO 965MM) 34" TO 38" ABOVE NOSING. $3.\,AN\,EXTERIOR\,GUARD\,MUST\,BE\,A\,MINIMUM\,HEIGHT\,OF\,(900MM)\,2'-11''\,IF\,THE\,WALKING\,SURFACE\,IS\,LESS\,THAN\,(1800mm)\,5'-11''$ ABOVE THE ADJACENT GRADE, OTHERWISE THE HEIGHT MUST BE A MINIMUM OF (1 070MM) 42", ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF (900MM) 2'-11". 4. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (600MM) 23 5/8" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. OR BE CONSTRUCTED AS SET OUT IN THE O.B.C. SUPPLEMENTARY GUIDELINES PART 7 (9.8.8.8). FOR METAL GUARDS, SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR 5. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS (9.8.6.2(3)). INTERIOR STAIR ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING. ALL LANDING GUARDS TO BE 3'-0" ABOVE FINISHED FLOOR MAXIMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4". TO COMPLY TO O.B.C 9.8.8 FOR RESISTANCE TO LOADING AND NEWEL ANCHORAGE. ALL LANDING AND BALCONY GUARDS TO BE 3'-6" ABOVE FINISHED SURFACE. NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3 '-0" ABOVE FLOOR FINISH. HAND RAILS TO COMPLY w/ O.B.C. 9.8.7. 1. SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 2012 (R19) O.B.C. REQUIREMENTS. CONFIRM FINAL LOCATIONS WITH DESIGNER ON SITE. 9.10.19.3. & 9.33.4. 2. SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC, NOT 4. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.33.4.1., 9.33.4.2 & 9.33.4.3 OR AS 5. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING, WEATHER STRIPPED, AND HAVE A SELF CLOSING DEVICE (9.10.9.16) 6. PROVIDE FIRE BLOCKS AS PER O.B.C. 9.10.16 1. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (9.14.6.3.) 2. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN (900MM) 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL. (9.14.2.1) 1. MINIMUM FOOTING DEPTH FOR FOUNDATION WALL (1524MM) 5'0" BELOW GRADE AND FOR SONOTUBES OR CONCRETE PIERS (1828MM) 6'0" BELOW GRADE TO PROVIDE ADEQUATE FROST PROTECTION OR PROVIDE P. ENG SOILS REPORT STATING OTHERWISE. - PROVIDE P. ENG SOILS REPORT TO CONFIRM SOILS BEARING CAPACITY DESIGN OF PLANS HAVE BEEN DESIGNED TO A MINIMUM OF 2. PROVIDE 1/2" DEEP SAW CUT AT ALL CONCRETE SLABS TO MAX. AREA OF 300 SQ. FT. 1. 9.20.9.5 - MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING OF (400MM) 16" AND A MAXIMUM HORIZONTAL SPACING OF (800MM) 32". 2 9 20 13 - 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, AND 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 1/4 OF THE EAVE 3. 9.20.13.3 - THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALL IN SUCH THAT, ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE, WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. 4. 9.20.13.8 - WEEP HOLES MUST NOT BE SPACED MORE THAN (800MM) 2'7" APART AND BE PROVIDED AT THE BOTTOM OF EVERY CAVITY IN MASONRY VENEER. 5. STEEL ANGLE LINTELS SUPPORTING MASONRY SHALL BE PRIME PAINTED. (9.20.5.2(5)). 6. FLASHING SHALL BE INSTALLED BEHIND SHEATHING MEMBRANE, (9.20.13.3 TO 9.20.13.6). FLASHING MUST BE INSTALLED WHERE SLOPING SURFACES INTERSECT TO FORM A VALLEY, INTERSECTION OF ROOF WALLS AND SHINGLED FLOORS, AND AT CHIMNEY AND CHIMNEY SADDLE INTERSECTIONS. (9.26.4.) 1. FIREPLACE, FIREPLACE INSERT, WOODSTOVE, AND/OR CHIMNEY TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURER'S WOOD FRAME CONSTRUCTION 1. MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE (9.23.2.3) 2. SUPPORT OF WALLS WITH ADDITIONAL BLOCKING OR JOISTS 3. WHERE THE TOP OF THE FOUNDATION WALL IS LEVEL, THE JUNCTION BETWEEN THE SILL PLATE AND THE FOUNDATION IS TO BE CAULKED OR THE SILL PLATE IS TO BE PLACED ON A LAYER OF MINERAL WOOL NOT LESS THAN (25MM) 1" THICK. (9.23.7.2) ROOF FRAMING & COMPONENTS 1. TRUSS AND FLOOR SYSTEM SUPPLIER TO PROVIDE SHOP DWG'S STAMPED BY PROFFESIONAL ENGINEER FOR APPROVAL BY DESIGNER PRIOR TO FABRICATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO INSPECTORBEFORE ERECTION OF TRUSSES. 2. FINAL ROOF/ GIRDER TRUSS LAYOUT BY SUPPLIER MAY REQUIRE MODIFICATIONS TO FRAMING INDICATED. 3. ADD INSULATION DEPRESSORS AT EACH TRUSS SPACE WHERE NECESSARY TO MAINTAIN MINIMUM 2 1/2" AIR SPACE ABOVE INSULATION. 4. LOCATE ALL PLUMBING STACKS AND VENTS ON REAR ROOF. 5. 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. (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 IN 6, THE AREA IS 1/150 OF THE INSULATED CEILING AREA. 6. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF (900MM) 2'11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN (300MM) 11 3/4" INSIDE THE INNER FACE OF THE EXTERIOR WALL. 1. RUN FLASHING UP WALL 6" MINIMUM AT BACKSIDE OF AIR BARRIER, TAPE JOINT. 2. AIR BARRIERS ARE TO BE CONTINUOUS. (9.25.3.3) 1. ALL WORK TO BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE 2. PROVIDE EXT. LIGHT AT ALL EXTERIOR DOORS 3. FIXTURES TO BE SPECIFIED. 1. THE CONSTRUCTION OF THE PLUMBING SYSTEM SHALL CONFORM TO PART 7 OF THE O.B.C. 2. SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT 3. IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS ANDOTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS. (7.4.6.4). AS PER CLASSIC HARDWOODS OR EQUAL TYPICAL: MITRE ALL CORNERS AND RETURNS CAULK ALL GAPS W/ LATEX CAULKING. BASEBOARD: 3/4" X 4-1/2" POPLAR. SHOE MOLDING 3/4", 1/4 ROUND POPLAR. WINDOW AND JAMB CASINGS: 3/4" X 3-1/2". WINDOW AND DOOR HEAD CASINGS: 3/4" X 3-1/2" POPLAR. WINDOW SILL: EXTENDED STOOL; MITRE ALL RETURNS. WINDOW SILL CASINGS: 3/4" X 3-1/2" POPLAR, MITRE END RETURNS. 1. PROVIDE WATER PROOF WALL FINISH AS PER 9.29.2 OF 2012 (R19) O.B.C. 2. PROVIDE WATER RESISTENT FLOORING AS PER 9.30.1 OF 2012 (R19) O.B.C. 3. PROVIDE FIRE PROTECTION AROUND COOKTOPS AS PER 9.10.22 OF 2012 (R19) O.B.C. 1. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.29.2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.29.10.4. (1) - MIN. 5'-11" ABOVE FLOOR OF SHOWERS - MIN. 3'-11" ABOVE RIM OF TUBS w/ A SHOWER - MIN. 15 3/4" ABOVE RIM OF TUBS w/o A SHOWER 2. ALL PLUMBING FIX. TO BE CAN/USA-B45.0 CERT, WITHMAX FLUSH CYCLE OF 4.8L 3. WATER RESISTANT FLOORING IN BATHROOM AS PER 9.30.1.2.(1) 4. TEMP. CONTROL VALVE REQ' D TO PREVENT WATER TO EXCEED 45'C 5. REPLACE 1/2" GYPSUM BD. WITH CEMENTITIOUS BOARD AT ALL SHOWERS, SHOWER-TUB WALLS & SHOWER WINDOW SILLSAND 6. REPLACE 1/2" GYPSUM BD. WITH WATER RESISTANT GYPSUM BD. AT BATHTUB & SURROUNDS. 7. PROVIDE BATHROOMS WITH EXHAUST FAN WITH DUCT TERMINATING OUTSIDE OF BUILDING. MAIN BATHROOM 1. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FORW.C./TUB/SHOWER AS PER 9.5.2.3. 1. SUB. FLOOR FOR CERAMIC AS PER 9.30.6. 2012 (R19) O.B.C. 2. FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2) 3. CERAMIC TILE SUBSTRATE AS PER 9.30.6. ALL APPLIANCES TO BE ULC LISTED, AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

GENERAL STRUCTURAL NOTES

THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.

5 . DO NOT SCALE DRAWINGS.

ALL TIMES DURING CONSTRUCTION.

SUPPORTING SLAB ON GRADE

AIR ENTRAINMENT. (UNLESS NOTED OTHERWISE)

I. ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES

2012 ONTARIO BUILDING CODE (LATEST EDITION) AND CSA-86.1.

CONCRETE

WOOD ROOF TRUSSES

THE PROVINCE OF ONTARIO.

COMMENTARIES, FIG B-10).

STRUCTURAL LUMBER

SNOW LOAD AND APPROPRIATE DEAD LOAD.

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF

THE 2012 (R19) ONTARIO BUILDING CODE (O.RE0 332/12) & THE CSA STANDARDS INDICATED

2. THE CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE &

THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND/OR PROJECT COORDINATOR

PRIOR TO PROCEEDING WITH THE WORK. WHEN IN DOUBT, THE ARCHITECTURAL DRAWINGS

4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & OTHER

I. ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MIN. ALLOWABLE

2. PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT

3. PROVIDE 5'-0" (1500mm) MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR HEATED

FOOTINGS. CONSULT SOILS REPORT NOTED FOR ADDITIONAL REQUIREMENTS.

4 BACKEILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS

5. CONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION AND COMPACTION OF FILL

1. ALL CONCRETE TO BE MINIMUM 25MPa @ 28 DAYS OR BETTER, CLASS "F-2" OR CLASS "N".

2. 32 MPA CONCRETE SHALL BE USED FOR THE GARAGE AND EXTERIOR FLATWORK. (9.3.1.6) w/ 5 - 8% AIR

OPENINGS IN MORE THAN 25% OF ITS LENGTH, THAT PORTION OF THE WALL SHALL BE CONSIDERED

2. TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE

3. TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN

4. TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT(REFER TO NBCC 1995 STRUCTURAL

1 ALL TIMBER CONSTRUCTION CONNECTIONS CONNECTIONS TO CONVENTIONAL FRAMING

BUSINESS COUNCIL. STRUCTURAL SIZES PROVIDED ON THEARCHITECTURAL DRAWINGS ARE GUIDELINES AND THE DESIGN PROVIDED BY THE TIMBER SUBCONTRACTOR WILL GOVERN.

PROVIDE THREE SETS OF SHOP DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE

PROVINCE OF ONTARIO PRIOR TO ANY FABRICATION, SHOWING (BUT NOT LIMITED TO) MEMBER SIZING, CONNECTIONS DETAILS, BOLTING PATTERNS, SCHEDULE AND ERECTION

SEQUENCE. IT WILL BE THE SOLE RESPONSIBILITY OF THEGENERAL CONTRACTOR TO

2. ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF No.1/No.2 GRADE OR BETTER. UNLESS OTHERWISE NOTED ON DRAWINGS. 'STUD' GRADE IS NOT ACCEPTABLE FOR BEARING WALLS,

4. PLYWOOD ROOF SHEATHING TO BE CONSTRUCTION-GRADE, EXTERIOR GRADE, GOOD-ONE-SIDE

SOFTWOOD PLYWOOD OR DOUGLAS FIR PLYWOOD. DESIGN-RATED OSB TYPES 1, 2 AND 3

5. PROPRIETARY (ENGINEERED) PRODUCTS AS SPECIFIED ON THE PLANS, SUBSTITUTIONS

7. ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT THE

8. FOR BUILT-UP BEAMS, IT IS ASSUMED THAT EACH PLY IS A SINGLE CONTINUOUS MEMBER,

FASTENED TOGETHER SECURELY AT INTERVALS NOT EXCEEDING 4 TIMES THE DEPTH AND

9. BUILT-UP RECTANGULAR COMPRESSION MEMBERS SHALL CONSIST OF INDIVIDUAL MEMBERS OF EQUAL LENGTH FASTENED TOGETHER USING NAILS, LAG SCREWS OR BOLTS. 10. WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST OF 3/4" OF THE THICKNESS OF

THAT EACH PLY IS EQUALLY LOADED. \*(SEE 9.23.8.3.(7)(8) FOR FASTENING MEMBERS)

THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF THE

11. WHEN INDIVIDUAL PIECES OF THE BUILT-UP MEMBER ARE WIDER THAN 3 TIMES THEIR

12. ALL LOAD BEARING WALLS OVER 9'-0" TO 12'-0" TO HAVE CONTINUOUS HORIZONTAL

13. CONFIRM SOIL BEARING CAPACITY @ TIME OF EXCAVATIONS. SOIL CONSULTANT TO

19. SPANS AND SIZES OF WOOD LINTELS SHALL CONFORM TO 9.23.12.3 (TABLES A-12 TO A-16).

22. Eximinate of 1053 Solid Beneath and Exemples and Carry Through 105 Concrete Foundation Below. Unless Noted, Built-up Beams Shall Match number of Laminations in Built-up Member Being Supported. Fully Block all Joist Spaces Below Point Loads. Take Care to ensure Beams Bear Fully on Supporting Members.

 $4.\ STEEL\ LINTELS\ FOR\ MASONRY\ VENEER\ SHALL\ CONFORM\ TO\ O.B.C.\ 2012\ (R19)\ TABLE\ 9.20.5.2B.$ 

20. ALL FLOOR JOISTS MUST BE CALCULATED AS SIMPLY SUPPORTED FOR THE FOLLOWING

THICKNESS (U/N) ( ie. d>3d). THERE SHALL BE AT LEAST 2 ROWS OF FASTENERS

BLOCKING (U/N) AT MID POINT. ALL LOAD BEARING WALLS OVER 12'-0" TO HAVE

14. SEE ELEVATIONS FOR ALL EXTERIOR CLADDING TYPES AND LOCATIONS

15. ALL BEAMS FLUSH UNLESS NOTED OTHERWISE (D = DROPPED or F = FLUSH) 16. ALL LINTELS TO BE 2- 2x10 c/w KING & JACK POSTS ON EITHER SIDE (U.N.O)

CONTINUOUS HORIZONTAL BLOCKING AT THIRD POINTS.

17. ALL EXPOSED EXT. WOOD TO BE PRESSURE TREATED (P.T.)

1. STRUCTURAL STEEL GRADE G40.21M 350W, Fy = 345 MPa

18. ALL SONOTUBES TO BE SET ON NATURAL SOIL (NOT ON BACKFILL)

MIN. LIVE LOAD DEFLECTION= L/360, MAX. TOTAL LOAD DEFLECTION= L/240

22. LAMINATE STUDS SOLID BENEATH ALL BEAM-ENDS AND CARRY THROUGH TO

FROM THE SPECIFIED PRODUCTS BY WRITTEN APPROVAL OF THE ENGINEER ONLY.

6. ALL BEARING WALLS ARE TO HAVE HORIZONTAL BLOCKING AT MID HEIGHT.

COORDINATE ALL WORK WITH THE TIMBER SUBCONTRACTOR.

LINTELS AND POSTS. ALL EXPOSED LUMBER TO BE P.T. 3. ALL LVL's TO BE 2.0E. 3100 Fb (UNLESS OTHERWISE NOTED)

CERTIFIED FOR ENGINEERING USES.

BUILT-UP MEMBER ALONG THE LENGTH.

LIVE LOAD = 40 PSF DEAD LOAD =40 PSF

o/c ON EDGES AND @ 8" o/c ELSEWHERE

FOR W SHAPES. HSS ASTM A500, GRADE C

SUBMITTED FOR ALL STEEL TO STEEL

2. PLATES, ANGLES ETC. SHALL CONFORM TO

3. ENGINEER APPROVED SHOP DRAWINGS TO BE

STRUCTURAL STEEL GRADE G40.21M 300W, Fy=300MPa

STRUCTURAL STEEL

Fv = 350 MPa

ACROSS THE MEMBER WIDTH

POINTS OF BEARING.

AND TIMBER MEMBER SIZING ARE TO BE DESIGNED BY A SUBCONTRACTOR WHO IS A

MEMBER OF THE TIMBER FRAMER'S GUILD OF NORTH AMERICA AND THE TIMBER FRAME

CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.

5. SPECIFIC-PURPOSE CONNECTORS (HURRICANE CLIPS) MAY BE REQUIRED AT ALL TRUSS-TO-PLATE

6. ROOF TRUSSES SHALL BE PRE-ENGINEERED AND PREFABRICATED TO SUPPORT 1.72 KPA (35.9 PSF)

3. WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THAN (1200MM) 3'11" IN LENGTH OR CONTAINS

CONCRETE FOR GARAGE SLABS TO BE CLASS "C-2", MINIMUM 32 MPa. @ 28 DAY c/w 5-8%

LATERALLY UNSUPPORTED, UNLESS THE WALL AROUND THE OPENING IS REINFORCED.

(EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), AND COMPACTED IN

LAYERS AS SPECIFIED BY GEOTECHNICAL ENGINEER. DO NOT BACKFILL BASEMENT WALL UNTIL GROUND FLOOR IS INSTALLED.

BEARING VALUE OF 75 kPa. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER

REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING REQUIRED TO UNDERTAKE THE

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CONSTRUCTION ASSEMBLIES
       ASSEMBLY SECTION NAME & ASSEMBLY COMPONENT (EXTERIOR TO INTERIOR)
                             EXTERIOR - ICF WALL
CEMENT PARGING ABOVE GRADE TO MIN. 3" BELOW GRADE
                             AIR GAP MEMBRANE DRAINAGE LAYER (DELTA-MS CCMC 12788-R)
                              PEEL & STICK WATERPROOFING MEMBRANE
                              8" ICF WALL (SEE ENG. REPORT FOR REBAR)
                              2x3 STRAPPING @ 16" o/c
                              5/8" GYPSUM BOARD
                              EXTERIOR - VINYL ON WOOD STUD
COMPOSITE CLADDING WITH INTEGRATED INSULATION
                              (AS PER MANUFACTURER'S SPECIFICATIONS)
W2
                              SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
                              5/8" PLYWOOD SHEATHING
                              2x6 WOOD STUDS @ 16" C/C C/W R22 SPRAY FOAM INSULATION
                              6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
                              5/8" GYPSUM BOARD
                              INTERIOR - 4 3/4" PARTITION
5/8" GYPSUM BOARD
W3
                              2x4 WOOD STUDS @ 16" C/C C/W BATT INSULATION
                              5/8" GYPSUM BOARD
                              BASEMENT SLAB
4" CONCRETE SLAB @ 20 Mpa
       4 4 4 4
                              AIR/VAPOUR BARRIER
                              2 3/4" RIGID INSULATION
                              8" MIN. COARSE GRANULAR FILL
                              GROUND FLOOR
FINISH SELECTED BY CLIENT
                              1/8" SOUNDPROOFING UNDERLAY
                              5/8" PLYWOOD SUBFLOOR
                              (R22 SPRAY FOAM IN RIM BOARD ONLY)
                              *SEE JOIST PLAN FOR JOIST SIZES*
                              ROOF - ASHPHALT SHINGLES ON PRE-ENG TRUSSES 40 YR ASHPALT SHINGLES
                              ROOFING PAPER
R1
                              AIR BARRIFR
                              1/2" ROOF SHEATHING
                              PRE-ENG TRUSSES @ 24" C/C C/W
                              R60 BLOWN IN CELLULOSE INSULATION
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		DOOR SCHEDULE		
TAG	QUANTITY	DESCRIPTION	WIDTH	HEIGHT
D1	1	ENTRY DOOR W/ SIDELIGHT	4' - 6"	8' - 0"
D2	1	MUDROOM DOOR	2' - 8"	7' - 0"
D4	2	BARN DOOR	3' - 8"	7' - 0"
D5	1	4 PANEL OUTSWING PATIO DOOR	10' - 2 3/4"	7' - 11 1/2"
		Window Schedule		
	OLIANITITY (	DECODIDE	) A (ID T) I	LIEIOLIE
TAG	QUANTITY	DESCRIPTION	WIDTH	HEIGHT

SLIDING

FIXED

W1

W2

W4

W5

14

DOUBLE HUNG | 1' - 11 1/2" | 7' - 2"

DOUBLE HUNG | 2' - 5 1/2" | 7' - 1"

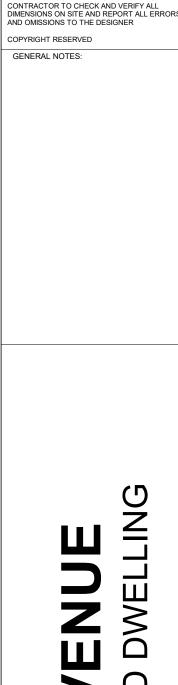
4' - 0"

|2' - 5 1/2" | 7' - 1"

2' - 6"

Committee Receive City of Ottawa Comité de dérogation

<b>of Adjustment</b> ed   Reçu le		
4-06-27		
ra   Ville d'Ottawa		



OTTAWA CARLETON CONSTRUCTION

OTTAWA CARLETON CONSTRUCTION

Fernando Mosts

FERNANDO MATOS - BCIN#: 22431

The undersigned has reviewed and takes

responsibility for this design, and has the

qualifications and meets the requirements

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIAT

set out in the Ontario Building Code to be

GROUP LTD. - BCIN#: 112782

OTTAWA, ON K1S 0R9

613-884-4425

QUALIFICATION INFO

RESPONSIBILITIES:

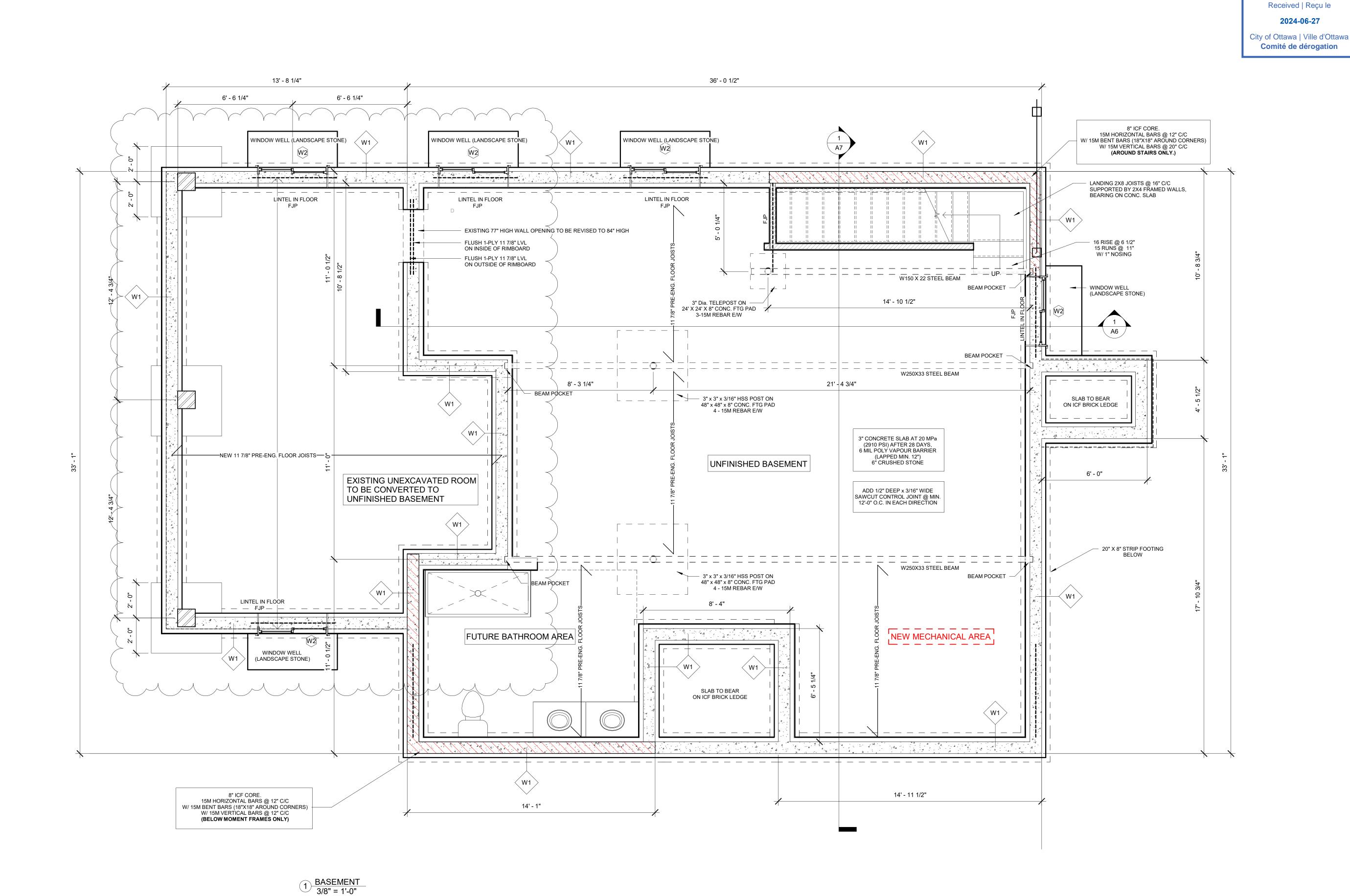
DO NOT SCALE DRAWINGS

SMALL BUILDINGS

337 SUNNYSIDE AVE, SUITE 101,

CONSULTANTS STRUCTURAL MECHANICAL -ELECTRICAL -NO. REVISION/ISSUE 1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3

**GENERAL NOTES** RAWN BY DATE:FEB 14, 2024



OTTAWA
CARLETON
CONSTRUCTION

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782 337 SUNNYSIDE AVE, SUITE 101,

Fernando Mats FERNANDO MATOS - BCIN#: 22431

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

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

OTTAWA, ON K1S 0R9

613-884-4425 QUALIFICATION INFO

SMALL BUILDINGS

RESPONSIBILITIES:

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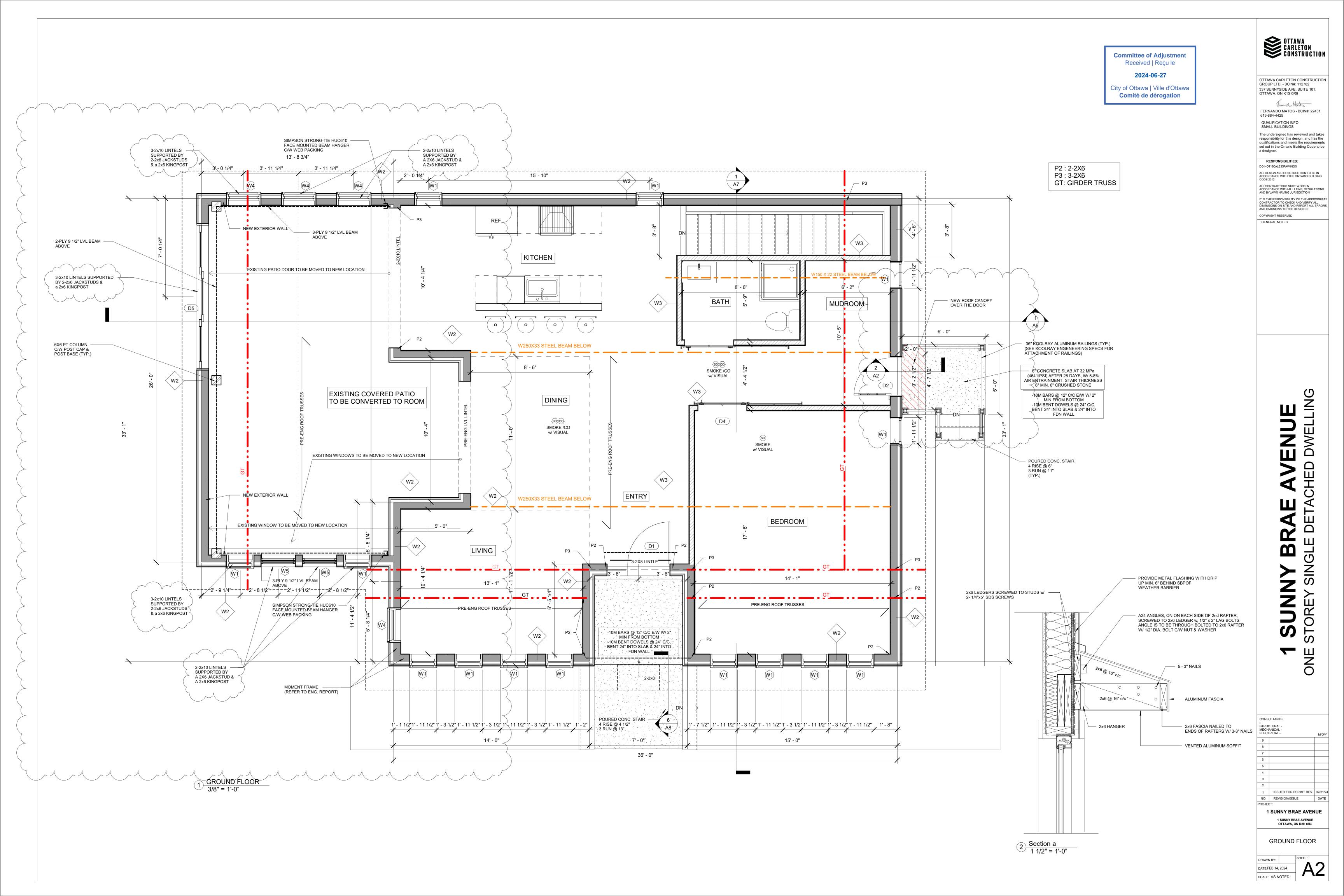
GENERAL NOTES:

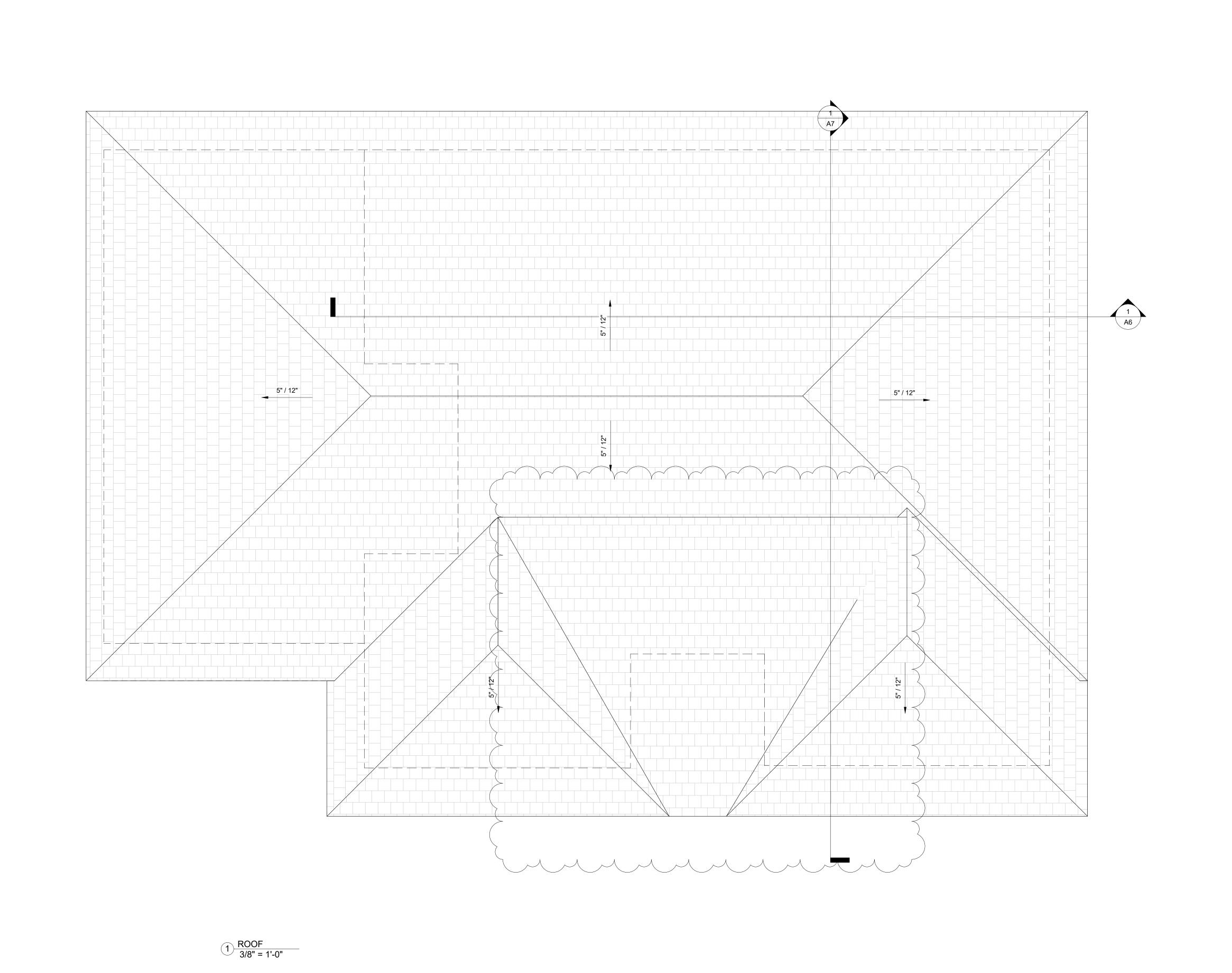
**Committee of Adjustment** 

CONSULTANTS STRUCTURAL -MECHANICAL -ELECTRICAL -NO. REVISION/ISSUE 1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3

**BASEMENT** 

DATE:FEB 14, 2024 SCALE: AS NOTED





OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782 337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9 Genardo Motos FERNANDO MATOS - BCIN#: 22431 613-884-4425 QUALIFICATION INFO SMALL BUILDINGS The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be RESPONSIBILITIES: DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

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OTTAWA
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**Committee of Adjustment** Received | Reçu le

2024-06-27

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> BRAE SUNNY CONSULTANTS

/ENUE

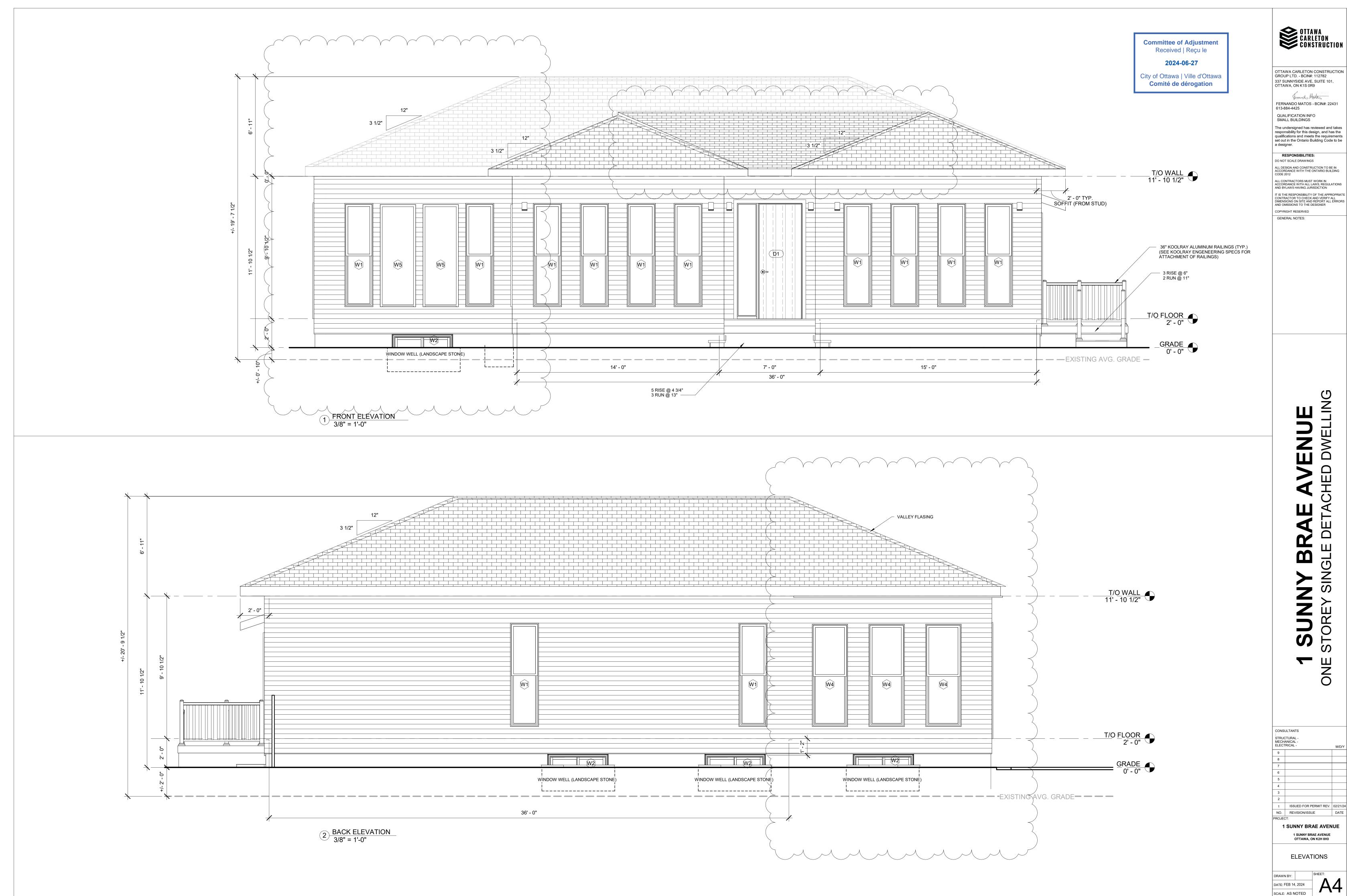
: STRUCTURAL -MECHANICAL -ELECTRICAL -NO. REVISION/ISSUE 1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3

DRAWN BY:

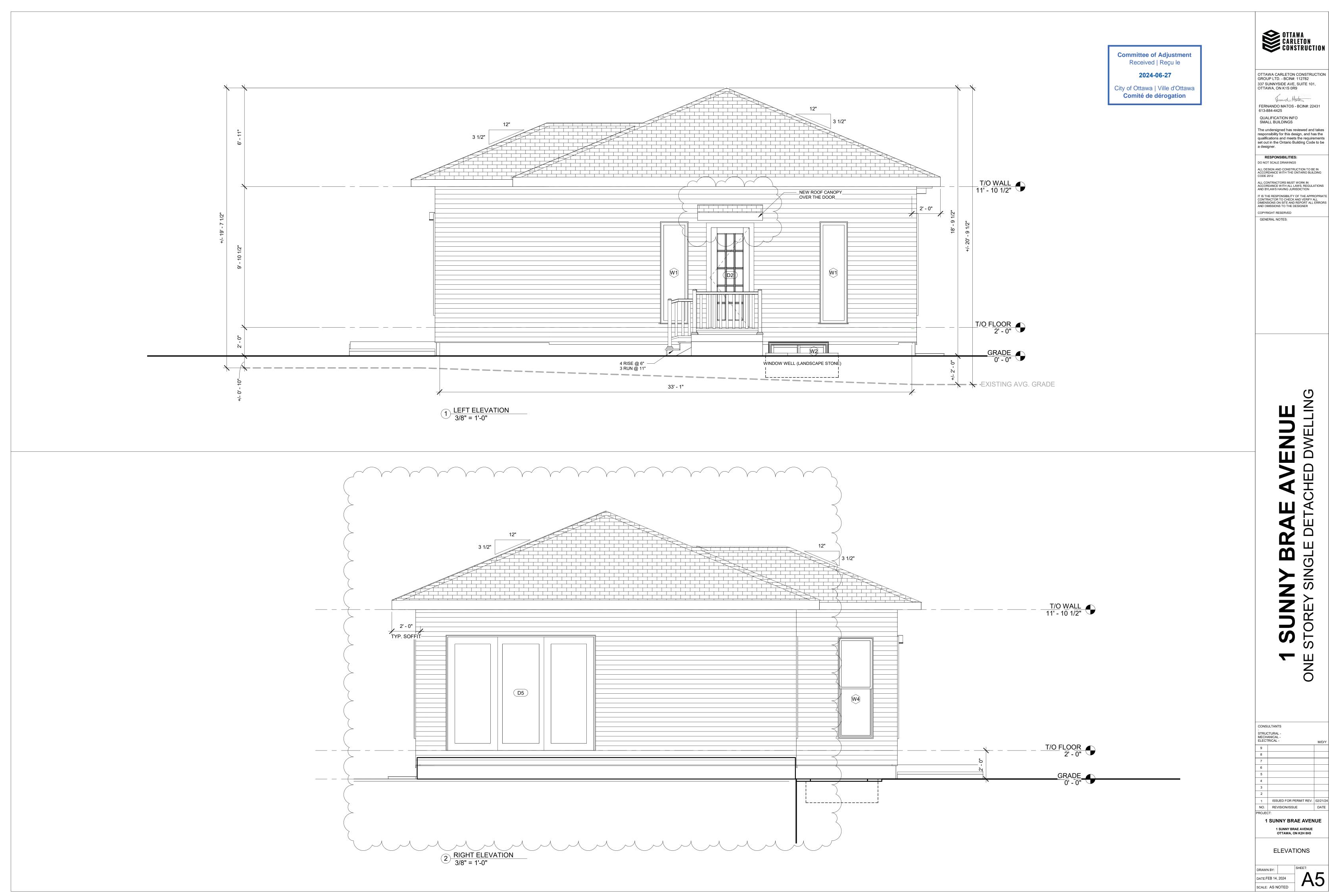
DATE:FEB 14, 2024

SCALE: AS NOTED

ROOF PLAN



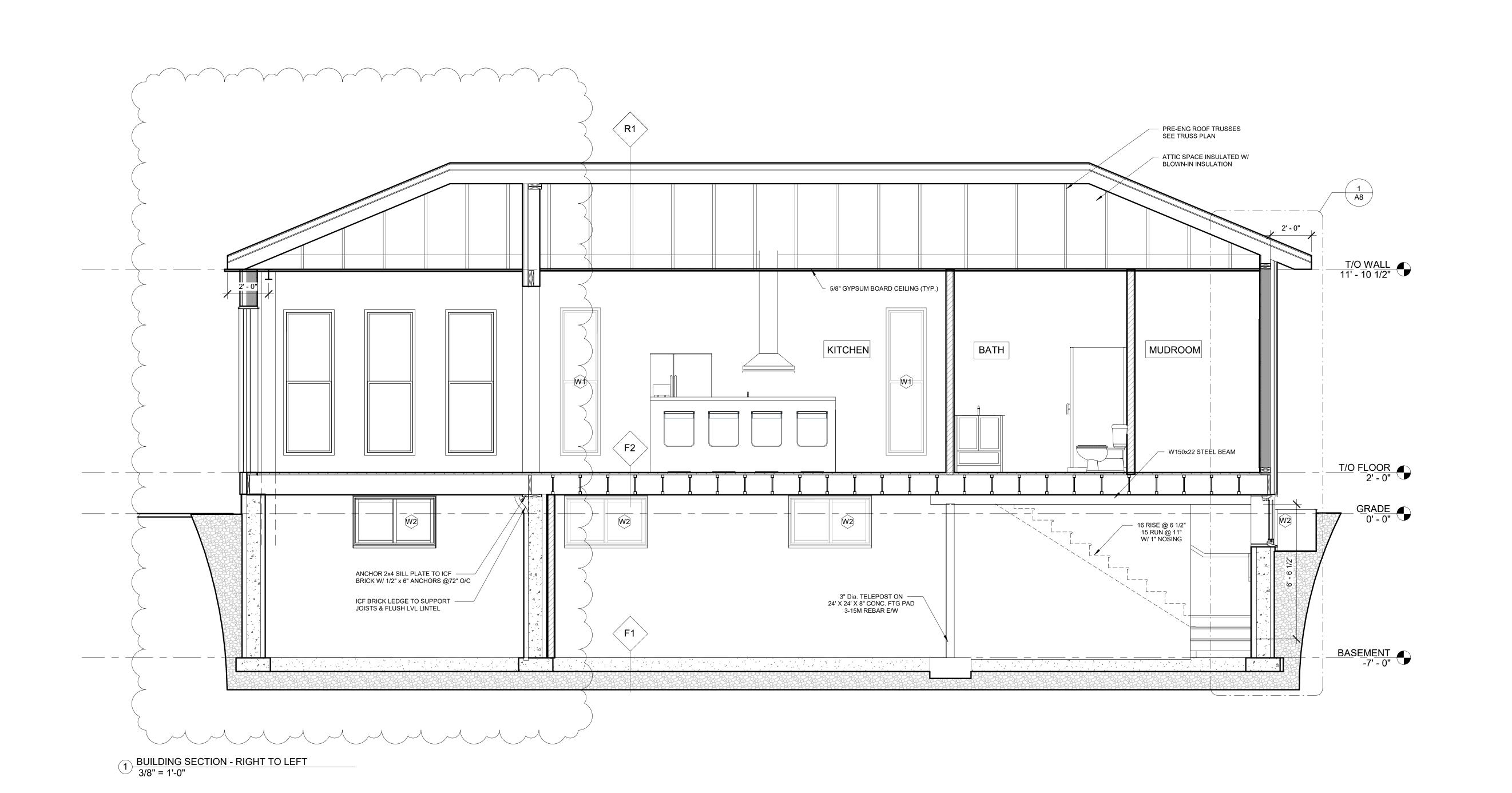
NO. REVISION/ISSUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3 **ELEVATIONS** 



OTTAWA
CARLETON
CONSTRUCTION

REVISION/ISSUE 1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3

**ELEVATIONS** 



OTTAWA
CARLETON
CONSTRUCTION

OTTAWA CARLETON CONSTRUCTION
GROUP LTD. - BCIN#: 112782
337 SUNNYSIDE AVE, SUITE 101,
OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN#: 22431 613-884-4425

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

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

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QUALIFICATION INFO SMALL BUILDINGS

RESPONSIBILITIES:
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2024-06-27

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1 SUNNY BRAE AVENUE

ONE STOREY SINGLE DETACHED DWELLIN

CONSULTANTS:
STRUCTURALMECHANICALELECTRICAL
9
8

NO. REVISION/ISSUE DATE PROJECT:

1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8H3

SECTION

SHEET:
DATE:FEB 14, 2024

1 BUILDING SECTION - FRONT TO BACK 3/8" = 1'-0"

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2024-06-27

City of Ottawa | Ville d'Ottawa Comité de dérogation

Femando Mosts FERNANDO MATOS - BCIN#: 22431 613-884-4425 QUALIFICATION INFO SMALL BUILDINGS The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be

RESPONSIBILITIES: DO NOT SCALE DRAWINGS

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OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782 337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

OTTAWA
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/ENUE

CONSULTANTS : STRUCTURAL -MECHANICAL -ELECTRICAL -NO. REVISION/ISSUE

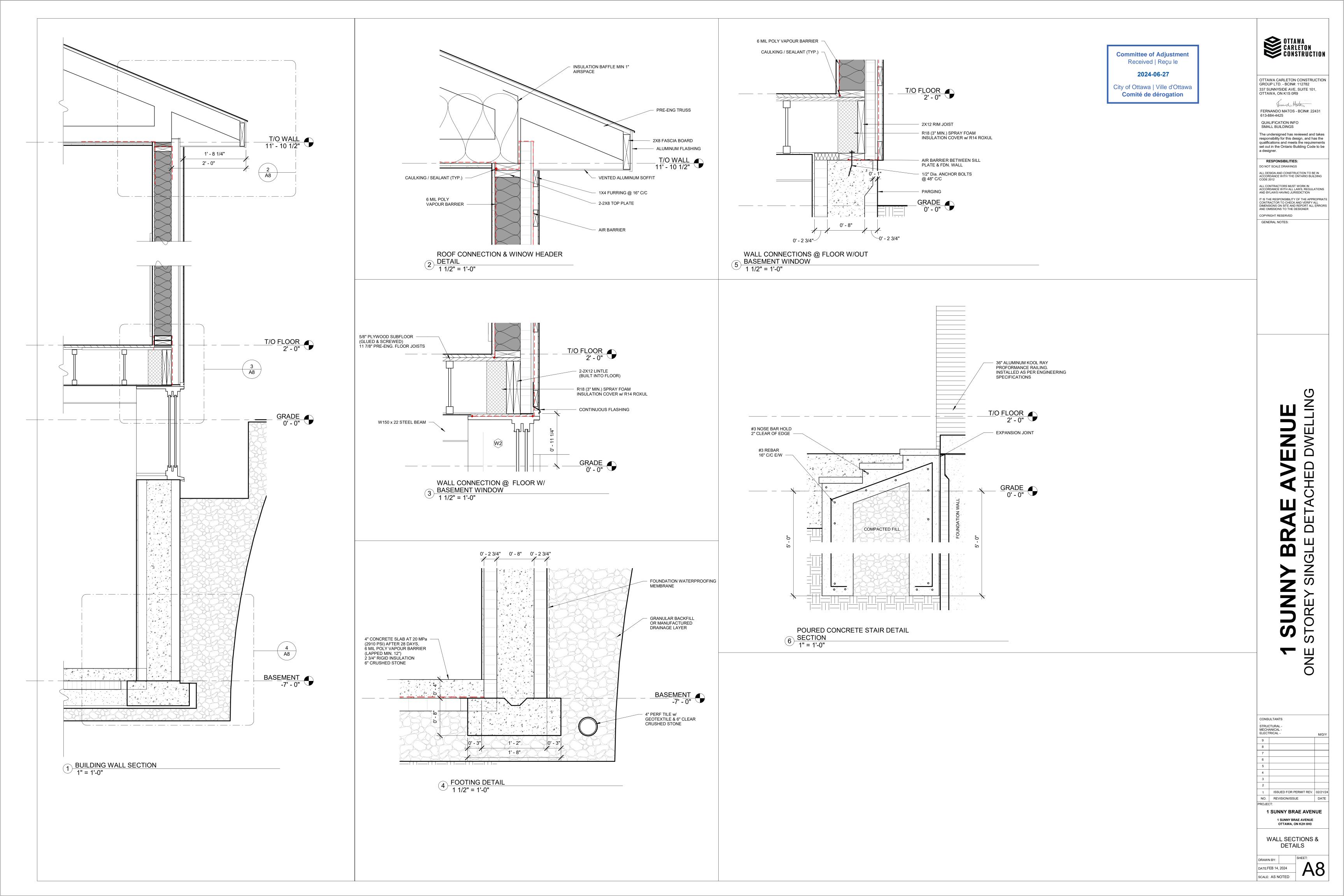
1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3

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DATE:FEB 14, 2024

SCALE: AS NOTED

SECTION



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NOTE: GRASS OR SOD SHALL BE LAID IN ANY



OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782 337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

Fernando Motos

FERNANDO MATOS - BCIN#: 22431 613-884-4425 QUALIFICATION INFO SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be

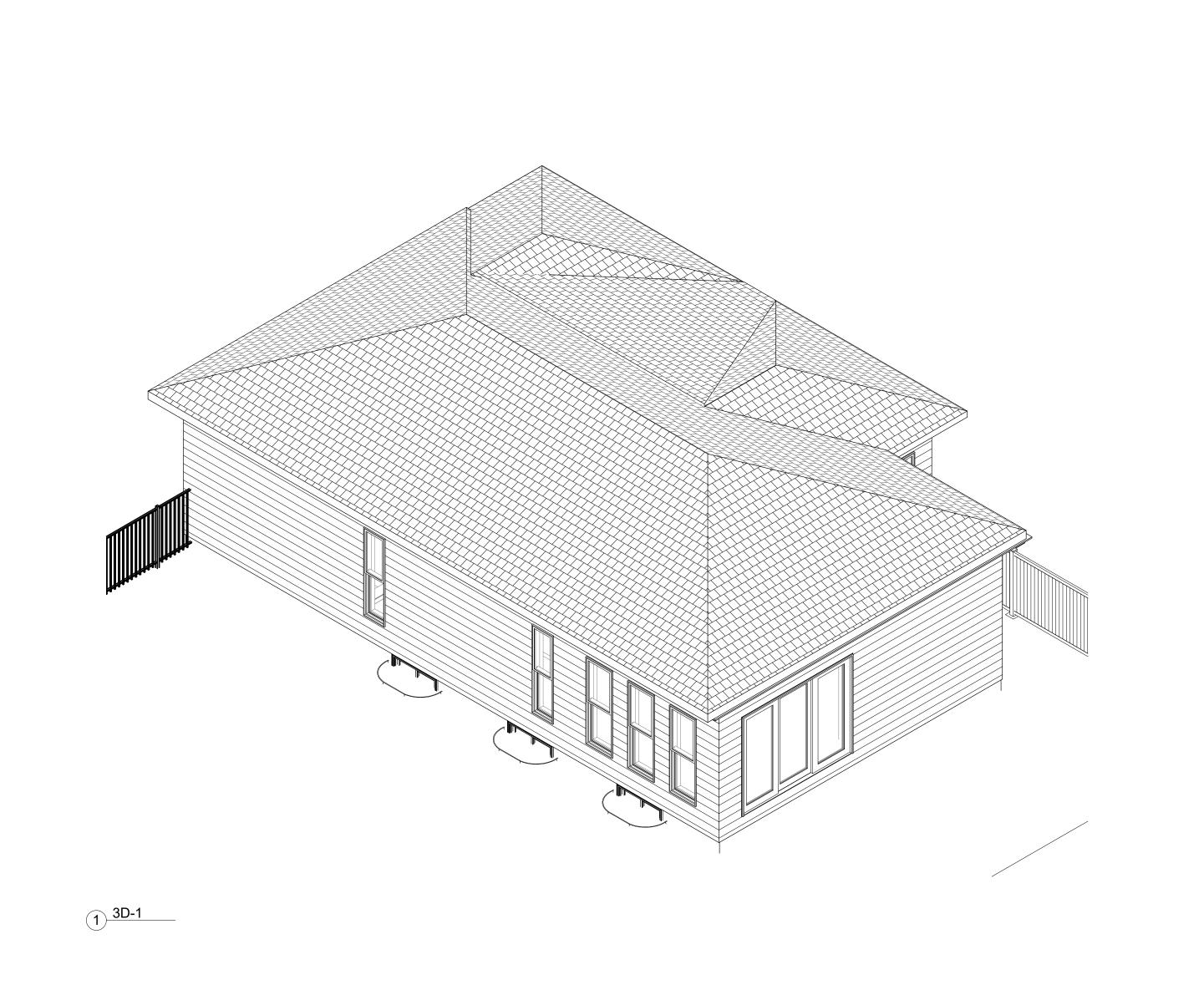
RESPONSIBILITIES: DO NOT SCALE DRAWINGS

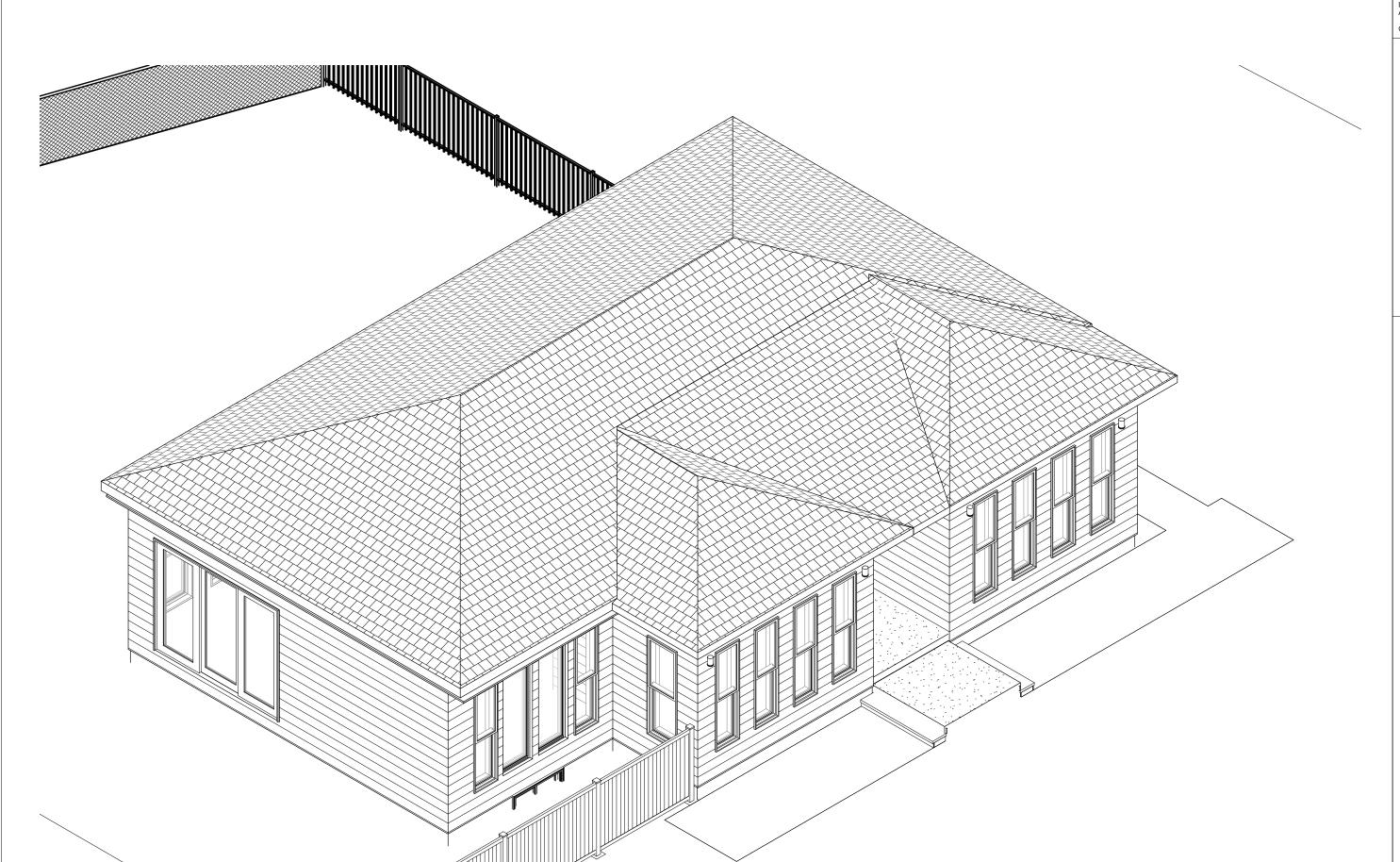
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER COPYRIGHT RESERVED GENERAL NOTES:

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SITE PLAN





2 3D-2

OTTAWA
CARLETON
CONSTRUCTION

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782 337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9 Femando Motos

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2024-06-27

City of Ottawa | Ville d'Ottawa

Comité de dérogation

FERNANDO MATOS - BCIN#: 22431 613-884-4425

QUALIFICATION INFO SMALL BUILDINGS

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

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER COPYRIGHT RESERVED GENERAL NOTES:

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BRAE

NO. REVISION/ISSUE 1 SUNNY BRAE AVENUE 1 SUNNY BRAE AVENUE OTTAWA, ON K2H 8H3

3D VIEWS DRAWN BY:

DATE:FEB 14, 2024

SCALE: AS NOTED

SHEET:

A 10