2 June 2021 8:36 AM

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2169049

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

TOPOGRAPHIC PLAN OF SURVEY
PART OF LOT 138, ALL OF LOTS 139 AND 140 REGISTERED PLAN 3459
CITY OF OTTAWA

Scale 1:200
5 0 5 10 METRES

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

ELEVATION NOTE
ELEVATIONS HEREON ARE GEODETIC (CVGD-1928:1978)AND ARE DERIVED FROM THE CAN-NET NETWORK MONUMENT: OTTAWA ELEVATION=95.230

UTILITY NOTE
LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND PER THE CITY OF OTTAWA SHEETS, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND (IF APPLICABLE)

	DENOTES	
■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P	"	REGISTERED PLAN 3459
P1	"	PLAN 4R-32926
P2	"	PLAN BY AOG DATED OCT. 1, 2020
P3	"	PLAN BY AOG DATED SEPT. 13, 2019
P4	"	PLAN BY 734 DATED AUG. 23, 2005
P5	"	PLAN BY 1152 DATED APRIL 20, 1974
P6	"	PLAN 5R-5886
ACU	"	AIR CONDITIONING UNIT
AN	"	ANCHOR
AP	"	AIR PUMP
ANT	"	ANTENNA
BH	"	BOREHOLE
BIB	"	HOSE BIB
BKR	"	BIKE RACK
BENCH	"	BENCH
BOL	"	BOLLARD
BOUL	"	BOULDER
CB	"	CATCH BASIN
DCB	"	DOUBLE CB

	DENOTES	
CBMH	DENOTES	CB MANHOLE
DCBMH	"	DOUBLE CB MANHOLE
SICB	"	SIDE INLET CB
CHM	"	CHIMNEY
CO	"	CLEAN OUT
CSV	"	CURB STOP VALVE
DRN	"	DRAIN
EPOST	"	ELECTRICAL OUTLET
FP	"	FLAG POLE
FL	"	FLOOD LIGHT
FTF	"	FUEL TANK FILLER CAP
GC	"	GARBAGE CAN
GFL	"	PIPE FLANGE (GAS)
GFP	"	GAS FUEL PUMP
GP	"	POLE GUYWIRE
GSR	"	GAS SERVICE REGULATOR
GV	"	GAS VALVE
HIC	"	HICKENBOTTOM
HDS	"	HEADSTONE
HLS	"	HYDRO LIGHT STANDARD
HM	"	HYDRO METER
HTN	"	HYDRO TRANSFORMER
HW	"	HAND WELL
HYD	"	FIRE HYDRANT
JBX	"	JUNCTION BOX
LS	"	LIGHT STANDARD
MB	"	MAILBOX
MP	"	MONITORING PIN
MH	"	MAINTENANCE HOLE UNIDENTIFIED
MHB	"	MAINTENANCE HOLE BELL
MHF	"	MAINTENANCE HOLE FIBRE OPTIC
MHH	"	MAINTENANCE HOLE HYDRO

	DENOTES	
MHSA	DENOTES	MAINTENANCE HOLE SANITARY
MHST	"	MAINTENANCE HOLE STORM
MHT	"	MAINTENANCE HOLE TRAFFIC
MW	"	MONITORING WELL
OLS	"	LIGHT STANDARD ORNAMENTAL
OW	"	OBSERVATION WELL
PKM	"	PARKING METER
PLBX	"	PULL BOX
PLQ	"	PLAQUE
PLR	"	PILLAR
SCV	"	SPRINKLER CONTROL VALVE
SH	"	SPRINKLER HEAD
SIA	"	SIAMESE CONNECTION
SN	"	SIGN
TB BELL	"	TERMINAL BOX - BELL
TB CATV	"	TERMINAL BOX - CABLE
TCB	"	TRAFFIC CONTROL BOX
TSL	"	TRAFFIC SIGNAL LIGHT
UMB	"	MARKER BELL UNDERGROUND
UMC	"	MARKER CABLE UNDERGROUND
UMG	"	MARKER GAS UNDERGROUND
UMO	"	MARKER OIL UNDERGROUND
UP	"	UTILITY POLE
VB	"	VALVE BOX
VC	"	VALVE CHAMBER
WV	"	WATER VALVE
	"	TREE STUMP
	"	TREE CONIFEROUS
	"	TREE DECIDUOUS

T T T — TRAFFIC
P P P — UNDERGROUND HYDRO
WTM WTM WTM — WATERMAIN
G G G — GASMAIN
STM STM STM — STORM SEWER
SAN SAN SAN — SANITARY SEWER
SL SL SL SL SL — STREET LIGTHING
C C C C C — COMBINED SEWER
B B B B B — BELL
OHW OHW OHW — OVERHEAD WIRE

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF JUNE, 2021.

June 2, 2021
DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

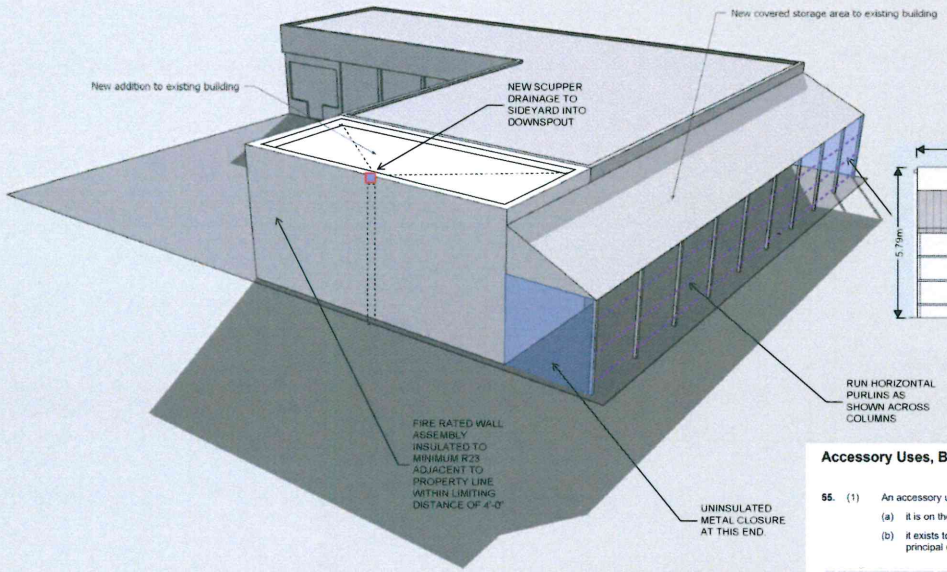
SRO MAP COORD.= 367100.84, 5030100.06

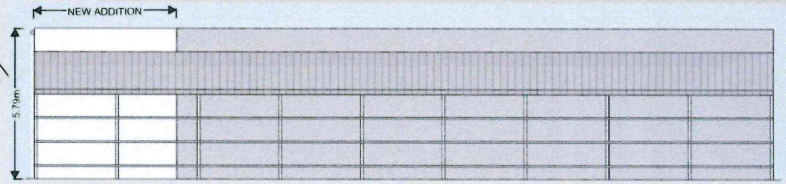
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: NJ	CHECKED: AB	PM: BW	FIELD: CA/SS	PROJECT No.: 161614372-110

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.

W:\active\161614372\topographical\drawing\161614372-111-d3-c3d.dwg





REAR ELEVATION AT EXTERIOR ENCLOSURE

Accessory Uses, Buildings and Structures (Section 55)

55. (1) An accessory use is permitted in any zone if:

(a) it is on the same lot as the principal use to which it is accessory; and

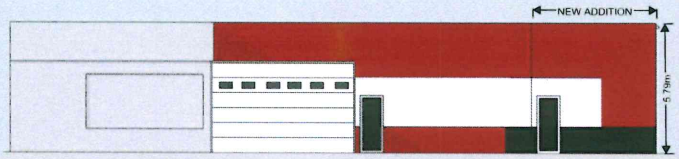
(b) it exists to aid and contribute to the principal use to carry out the function of that principal use.

(e)	Other accessory buildings or structures, or situations not otherwise specified above (By-law 2013-389)	(i)	In a front or interior side yard or corner side yard - same as principal building (By-law 2018-155)	(i)	In a front, interior side or corner side yard - same as principal building	(i)	Abutting a residential zone: 0.6 m

(4) Outdoor storage is permitted subject to:

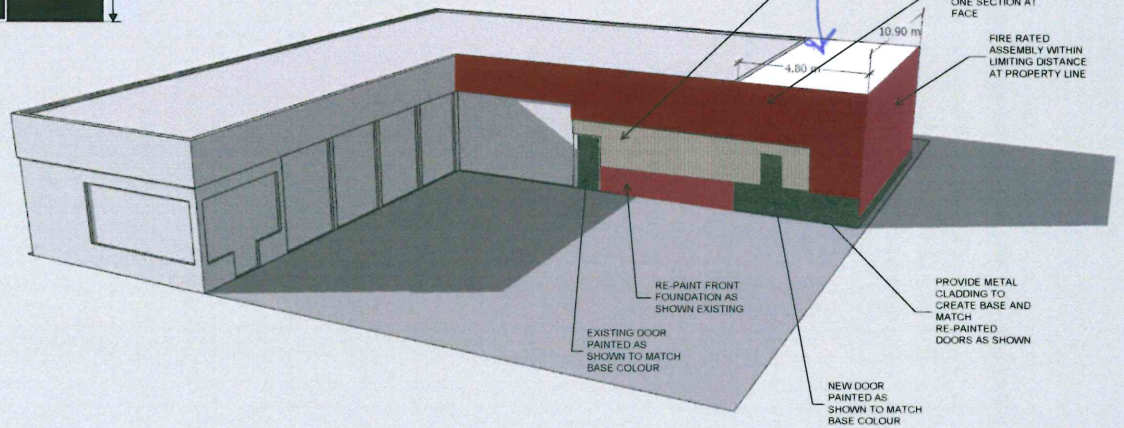
(a) being located in an interior side yard or rear yard;

(b) being completely enclosed and screened from a public street, and from residential or institutional zone; and



FRONT ELEVATION AT INTERIOR ADDITION

49.39m² ADDITION



Committee of Adjustment
SEP 23 2024
City of Ottawa

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

TRUE NORTH PROJECT NORTH

PROJECT KEY PLAN

REVISIONS:	DATE:
C of A SUBMISSION	08/08/2024

DRAWN BY:
DEXTOR EDWARDS
DATE:
AUG 2024
SCALE:
AS SHOWN ON DETAIL

PROJECT:
448-450 BRONSON - ADDITION

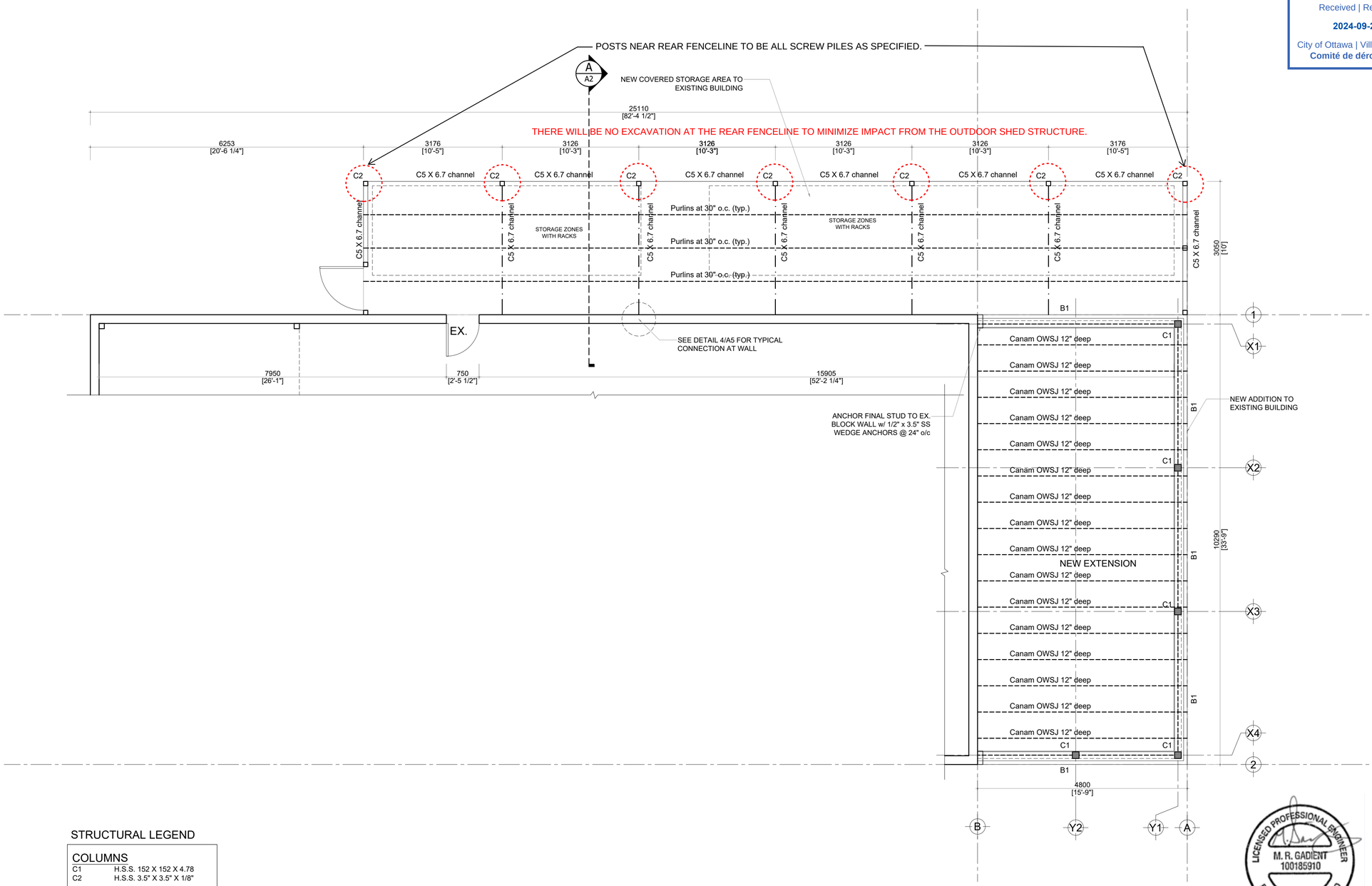
CLIENT:
M. KANG

JOB NO: 2401-09

ONTARIO ASSOCIATION OF ARCHITECTS
DEXTOR A. EDWARDS
LICENCE
5130

DEXTOR A. EDWARDS
88 CENTREPOINTE DRIVE, SUITE 100
OTTAWA, ONTARIO
CANADA
K2G - 6B1
PHONE:
(613) 726 - 4188
FAX:
(613) 158 - 5953

DESIGN & EXPERTISE



STRUCTURAL LEGEND

COLUMNS

C1	H.S.S. 152 X 152 X 4.78
C2	H.S.S. 3.5" X 3.5" X 1/8"

BEAMS

B1	W200 X 31

1/A2 PLAN FOR STRUCTURAL FRAMING
SCALE: 1:50

TRUE NORTH PROJECT NORTH

PROJECT KEY PLAN

REVISIONS:	DATE:
DESIGN DEV.	01/03/24
ISSUE FOR PERMIT	01/05/24

DRAWN BY:
DEXTOR EDWARDS
DATE:
JAN 2024
SCALE:
AS SHOWN ON DETAIL

PROJECT:
448–450 BRONSON ADDITION

CLIENT:
M.KANG

A2

JOB NO: 2401-09

LICENSED PROFESSIONAL ENGINEER
M. R. GADIENT
100185910
PROVINCE OF ONTARIO

ONTARIO ASSOCIATION OF ARCHITECTS
DEXTOR A. EDWARDS
LICENCE
5130

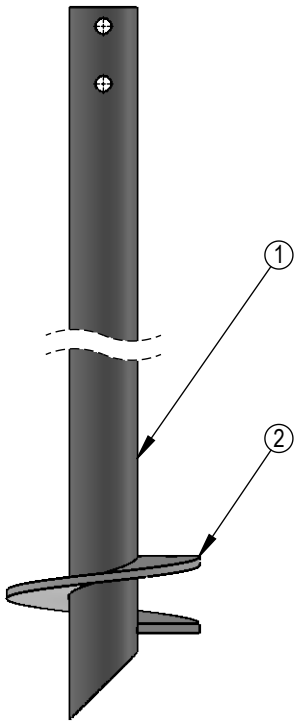
DEXTOR A. EDWARDS
88 CENTREPOINTE DRIVE, SUITE 100
OTTAWA, ONTARIO
CANADA
K2G – 6B1
PHONE:
(613) 726 – 4159
FAX:
(613) 456 – 9853

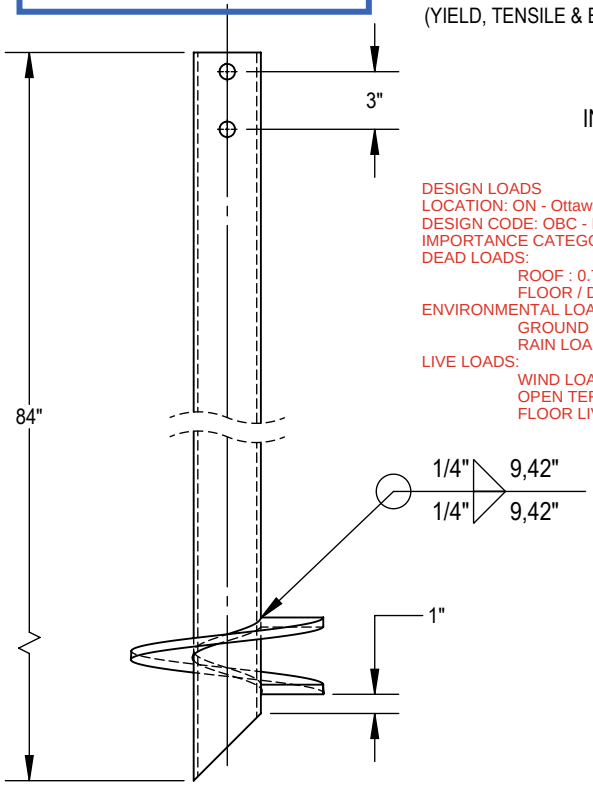
DESIGN & EXPERTISE

MATERIALS & PROCESSES STANDARDS	
WELDING	CSA W59-18
HOT DIP GALVANIZING	ASTM A123M

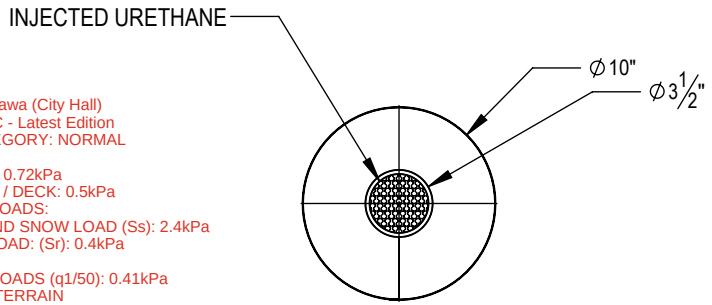
NO.	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT LB
1	1	T 312L7	TUBE T 312L7	ASTM A500 GRADE C	51.86
2	1	A312D10P	FOLDED HELIX 3 1/2" X 1/2" X 10"	ASTM A500 GRADE C	8.16

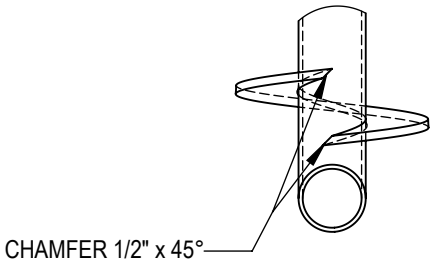
MECHANICAL VALUES OF PRODUCT MATERIAL MUST EITHER MEET OR EXCEED THE STANDARD SPECIFICATION (YIELD, TENSILE & ELONGATION)





DESIGN LOADS
LOCATION: ON - Ottawa (City Hall)
DESIGN CODE: OBC - Latest Edition
IMPORTANCE CATEGORY: NORMAL
DEAD LOADS:
ROOF : 0.72kPa
FLOOR / DECK: 0.5kPa
ENVIRONMENTAL LOADS:
GROUND SNOW LOAD (Ss): 2.4kPa
RAIN LOAD: (Sr): 0.4kPa
LIVE LOADS:
WIND LOADS (q1/50): 0.41kPa
OPEN TERRAIN
FLOOR LIVE LOAD: 1.91kPa





DETAIL VIEW 1:8

Location: 450 Bronson Ave, Ottawa, ON
All pile locations and required loading as per project drawing sheet A2 'Plan for Structural Framing' by Dextor, sealed by M.R. Gadient on 2024-05-01.(ref:attached)
Pile Count: 7 supporting columns 'C2'
MIN INSTALL TORQUE : 2000 ft-lbs
MIN PILE DESIGN LOAD CAPACITY: 5600 LBS (SLS) , 6900 LBS (ULS) U
INSTALL HELIX TO BELOW LOCAL FROST DEPTH AND AT LEAST 5' BELOW GRADE
TOP OF PILE SHALL BE MAX 12" ABOVE FINISHED GRADE
PILE CAPS SHALL BE TYPE AS WITH TAU ADJUSTABLE U-BRACKETS BY POSTECH OR APPROVED EQUAL

FOR PRODUCTION

REV.	DESCRIPTION	DATE
3	FOR PRODUCTION	2022-05-26
1	FOR APPROBATION	2021-11-25

SEAL:

GENERAL TOLERANCES
(UNLESS OTHERWISE NOTED)
FRACTIONS: ±1/16" X.XXX: ±0.005"
X.X: ±0.02 ANGLE: ±1°
X.XX: ±0.01 FINISH: 125µ inch

POSTECH Piles Inc.
10260, boulevard Bourque
Sherbrooke, QC J1N 0G2
Tel : (819) 843-3003
(866) 277-4389
Fax : (819) 868-0793
Courriel : info@pieuvistech.com

PRODUCT TYPE: STD

TITLE: Pile 3½" x 7', helix 10" x ⅜"

DRAWN BY:	M.S. ROUIS	CUSTOMER:	HEAD OFFICE
VÉRIFIED BY:	R.BA.	ORDER NO.:	N/A

SCALE: 1:10

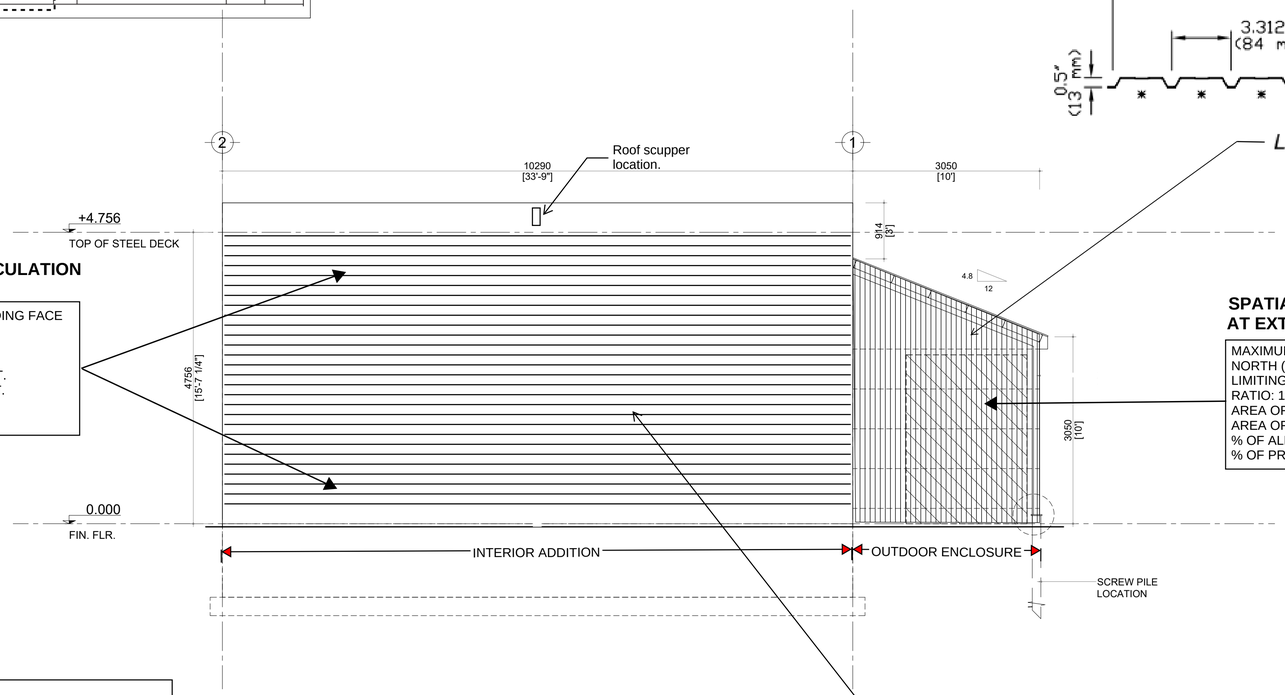
UNITS: IMPERIAL ☒ METRIC ☐

FORMAT	DRAWING:	SHEET	REV.
A	P312L7-10	1/1	3

STD: STANDARD MTO: MADE TO ORDER CUS: CUSTOM

2 Hour Fire-rated Construction						
wt. 11 150 mm (6")	• 15.9 mm (5/8") SHEETROCK FIRECODE Core Gypsum Panels or FIBEROCK Panels – 89 mm (3-1/2") 0.8 mm (20 gauge) steel structural studs 610 mm (24") o.c. – face layer joints finished • Alternate based on three layers 12.7 mm (1/2") SHEETROCK FIRECODE C Core Gypsum Panels, each side	**UL Des U423** or **U425**	48	**USG-811006** Based on 50 mm (2") SAFB in cavity		**A-49**
			49	**USG-810937** Based on 50 mm (2") SAFB and 150 mm (6") 0.8 mm (20 gauge) structural studs		
wt. 12 158 mm (6 ¼")	• 15.9 mm (5/8") SHEETROCK FIRECODE C Core Gypsum Panels – 92 mm (3-5/8") zoga steel structural studs 610 mm (24") o.c. – face layer joints finished • Alternate design three layers 12.7 mm (1/2") SHEETROCK FIRECODE C Core Gypsum Panels	**ULC Des W424**				**A-50**

BASIS OF WALL ASSEMBLY W3 UNDER ULC STANDARDS.



3/A5 NORTH ELEVATION
SCALE: 1:50

SPATIAL SEPARATION CALCULATION AT INTERIOR ADDITION

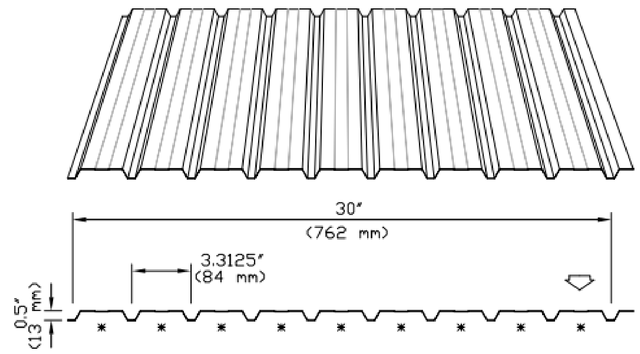
MAXIMUM AREA OF EXPOSING BUILDING FACE
NORTH (GROUP F1): 59.5 m2
LIMITING DISTANCE: .43m
RATIO: 2;1
AREA OF ALLOWABLE U.P.O.: 0 SQ.FT.
AREA OF PROPOSED U.P.O. : 0 SQ.FT.
% OF ALLOWABLE U.P.O.: 0%
% OF PROPOSED U.P.O. : 0%

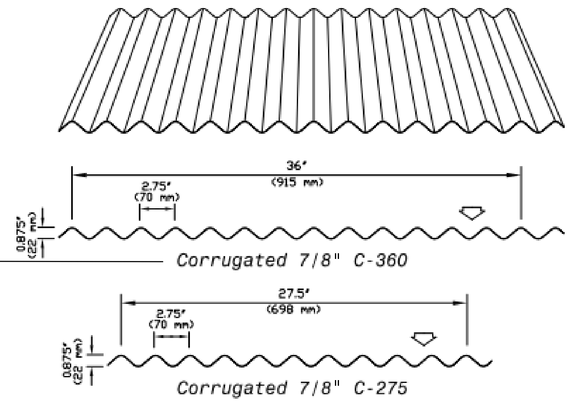
SPATIAL SEPARATION CALCULATION AT EXTERIOR ENCLOSURE

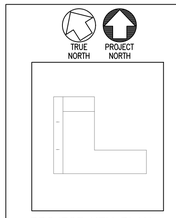
MAXIMUM AREA OF EXPOSING BUILDING FACE
NORTH (GROUP F1): 13.02 m2
LIMITING DISTANCE: .43m
RATIO: 1;1
AREA OF ALLOWABLE U.P.O.: 0 SQ.FT.
AREA OF PROPOSED U.P.O. : 0 SQ.FT.
% OF ALLOWABLE U.P.O.: 0%
% OF PROPOSED U.P.O. : 0%

New Wall assembly W3 based on ULC 424:

Outside air film	.17
Ideal corrugated metal panels	.08
1" cavity rock insulation	5.00
1 1/2" Z-bar strapping	negl.
Blueskin air barrier or equiv.	negl.
5/8" dens-glas gold x 2 layers	.90
R22.5 Comfort batt insulation	22.50
Bailey Steel Studs: 600S162-43 @ 16" o.c.	
Provide bridging @ 5' o.c. (~1/3 span)	negl.
6 mil poly, V.B.	negl.
5/8" gypsum board x 2 (type x)	.90
Inside air film	.68
Total R value	**30.23**







PROJECT KEY PLAN

REVISIONS:	DATE:
DESIGN DEV.	01/03/24
ISSUE FOR PERMIT	19/08/24
REVISED FOR PERMIT	15/09/24

DRAWN BY:
DEXTOR EDWARDS
DATE:
JAN 2024
SCALE:
AS SHOWN ON DETAIL

PROJECT:
448–450 BRONSON ADDITION

CLIENT:
M.KANG

A6

JOB NO: 1006 – 09

ONTARIO ASSOCIATION OF ARCHITECTS
DEXTOR A. EDWARDS
LICENCE
5130

DEXTOR A. EDWARDS
88 CENTREPOINTE DRIVE, SUITE 100
OTTAWA, ONTARIO
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(613) 728 – 4159
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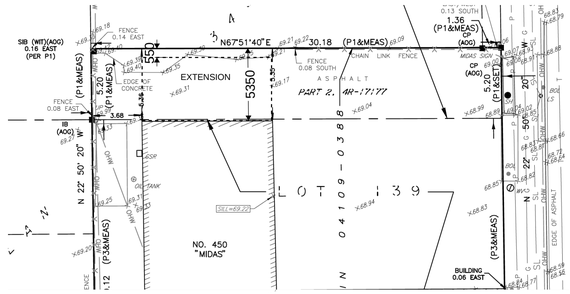
DESIGN & EXPERTISE



GRADING EXCERPT AT NORTH PROPERTY LINE

OBC MATRIX

Item	Ontario Building Code Data Matrix Parts 3 & 9					OBC Reference
1	Project Description: **New extensions at 450 Bronson Ave. Ottawa, Ontario,,**		☐ New ☑ Addition ☐ Alteration	❑ Part 11	☑ Part 3	☐ Part 9 2.1.1 9.10.1.3
		❑ Change of Use				
2	Major Occupancy(s) **Personal services - D**				3.1.2.1.(1)	9.10.2
3	Building Area (m²)	Existing __418m2____	New __49.4m2__	Total __467.4m2__	1.1.3.2	1.1.3.2
4	Gross Area (m²)	Existing __418m2____	New __49.4m2__	Total __467.4m2__	1.1.3.2	1.1.3.2
5	Number of Storeys	Above grade ___1____	Below grade ___0_____		3.2.1.1 & 1.1.3.2	2.1.1.3
6	Height of Building (m): **5.79 m**					2.1.1.3
7	Number of Streets/Access Routes : **1 street access**				3.2.2.10 & 3.2.5.5	
8	Building Classification : **Commercial – Personal services – 3.2.2.55**				3.2.2.20-83	9.10.4
9	Sprinkler System Proposed		☐ entire building ☐ basement only (dry pipe) ❑ in lieu of roof rating ☑ not required		3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8
10	Standpipe required		❑ Yes	☑ No	3.2.9	
11	Fire Alarm required		❑ Yes	☑ No	3.2.4	9.10.17.2
12	Water Service/Supply is Adequate		☑ Yes	☐ No		
13	High Building		❑ Yes	☑ No	3.2.6	
14	Permitted Construction Actual Construction	☐ Combustible ☐ Combustible	❑ Non-combustible ☑ Non-combustible	☑ Both ☐ Both	3.2.2.20-83	9.10.6
15	Mezzanine(s) Area m² : **Not applicable**				3.2.1.1.(3)-(8)	9.10.4.1
16	Occupant load based on 1st Floor		❑ m²/person Occupancy _ **Low Hazard**	☑ design of building Load __9_____ persons	3.1.1.6	9.9.1.3
17	Barrier-free Design	❑ Yes ☑ No			3.8	9.5.2
18	Hazardous Substances	❑ Yes ☑ No			3.1.3.2.(1) & 3.3.1.19(1)	9.10.1.3
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) Floors __3/4____ Hours Roof ___0_____ Hours Mezzanine ___0____ Hours FRR of Supporting Members Walls __3/4____ Hours Columns ___3/4____ Hours		Listed Design No. or Description (SG-2) Listed Design No. or Description (SG-2)	3.2.2.20-83 & 3.2.1.4	9.10.8 9.10.9

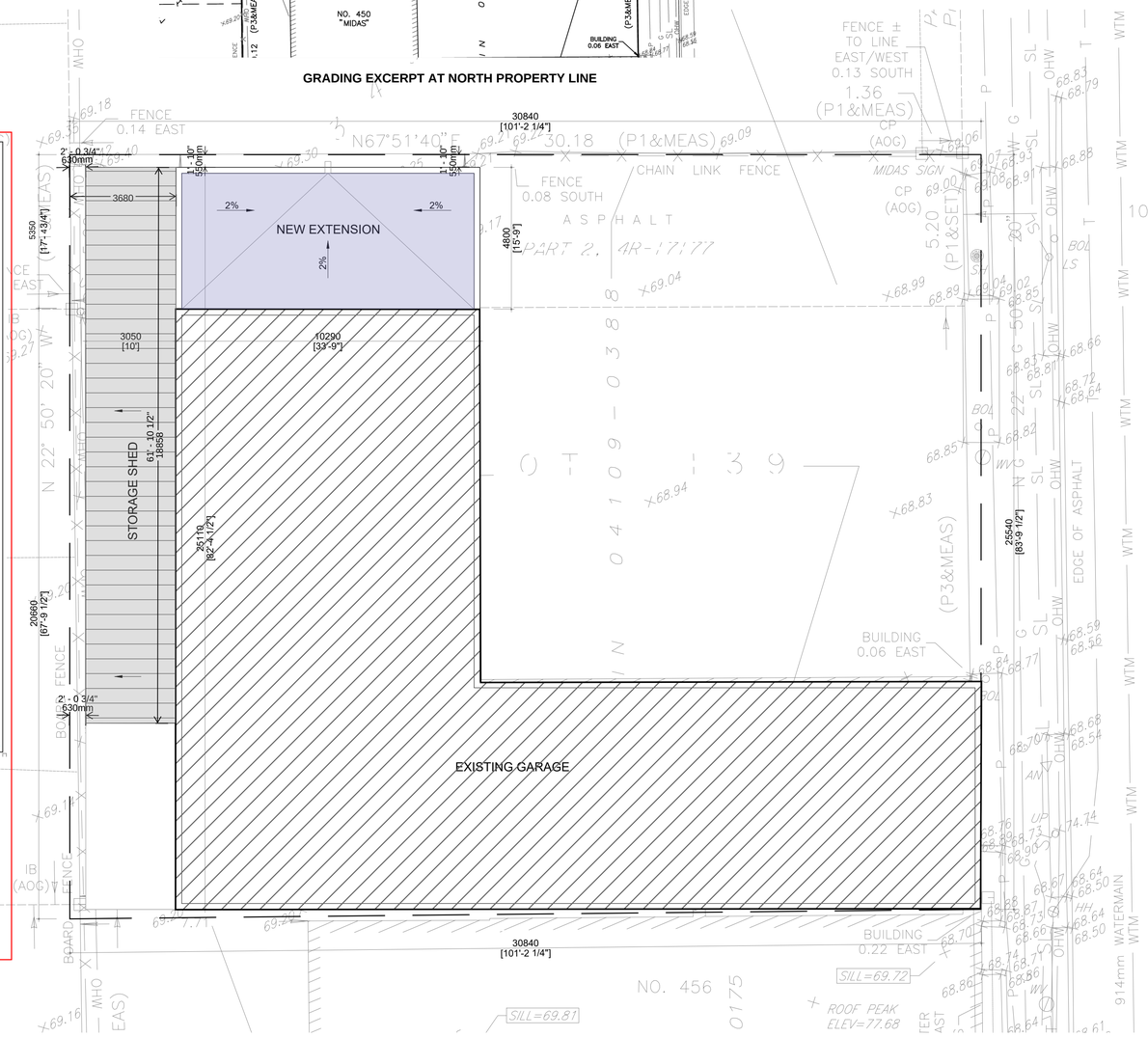
20 Spatial Separation – Construction of Exterior Walls: 3.2.3 9.10.14

Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb.Constr. Nonc. Cladding	Non-comb. Constr.
North	**59.5 m2**	**0.43m**	**2:1**	0%	0%	**2hr**	**ULC - W424**			
South	**157 m2**	**0.28m**	**4:1**	0%	0%	**2hr**				
East	**100 m2**	**16.9 m**	**3:1**	100%	24.3%	**1hr**				
West	**145 m2**	**3.59m**	**4.1**	8%	1.03%	**2hr**				

21 Other – The Sanitary Health provisions under OBC 3.7.4.7 allows for the minimum 1 water closet due to occupant load being less than 9 persons.

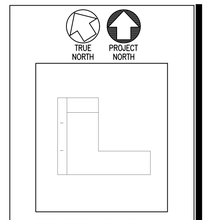
SITE DATA

Property area assumed =8,659.85 sq.ft. 804.5m2)
Gross Building area assumed =5,037.67 sq.ft. (468 m2)
(A single storey structure)
Building Footprint = 5,037.67 sq.ft. (468 m2)
Lot coverage assumed = 58%
Floor Space Index = .6:1.0
Current zoning = Traditional Mainstreet
Max building height = 11m



1 / A0 SITE PLAN
SCALE: 1:100

Committee of Adjustment
Received | Reçu le
2024-09-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation



PROJECT KEY PLAN

REVISIONS:	DATE:
DESIGN DEV.	01/03/24
ISSUE FOR PERMIT	01/05/24
REVISED FOR PERMIT	17/09/24

DRAWN BY:
DEXTOR EDWARDS
DATE:
JAN 2024
SCALE:
AS SHOWN ON DETAIL

PROJECT:
448–450 BRONSON ADDITION
CLIENT:
M.KANG

A0

JOB NO: 2401-09

ONTARIO ASSOCIATION OF ARCHITECTS
DEXTOR A. EDWARDS
LICENCE
5130

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