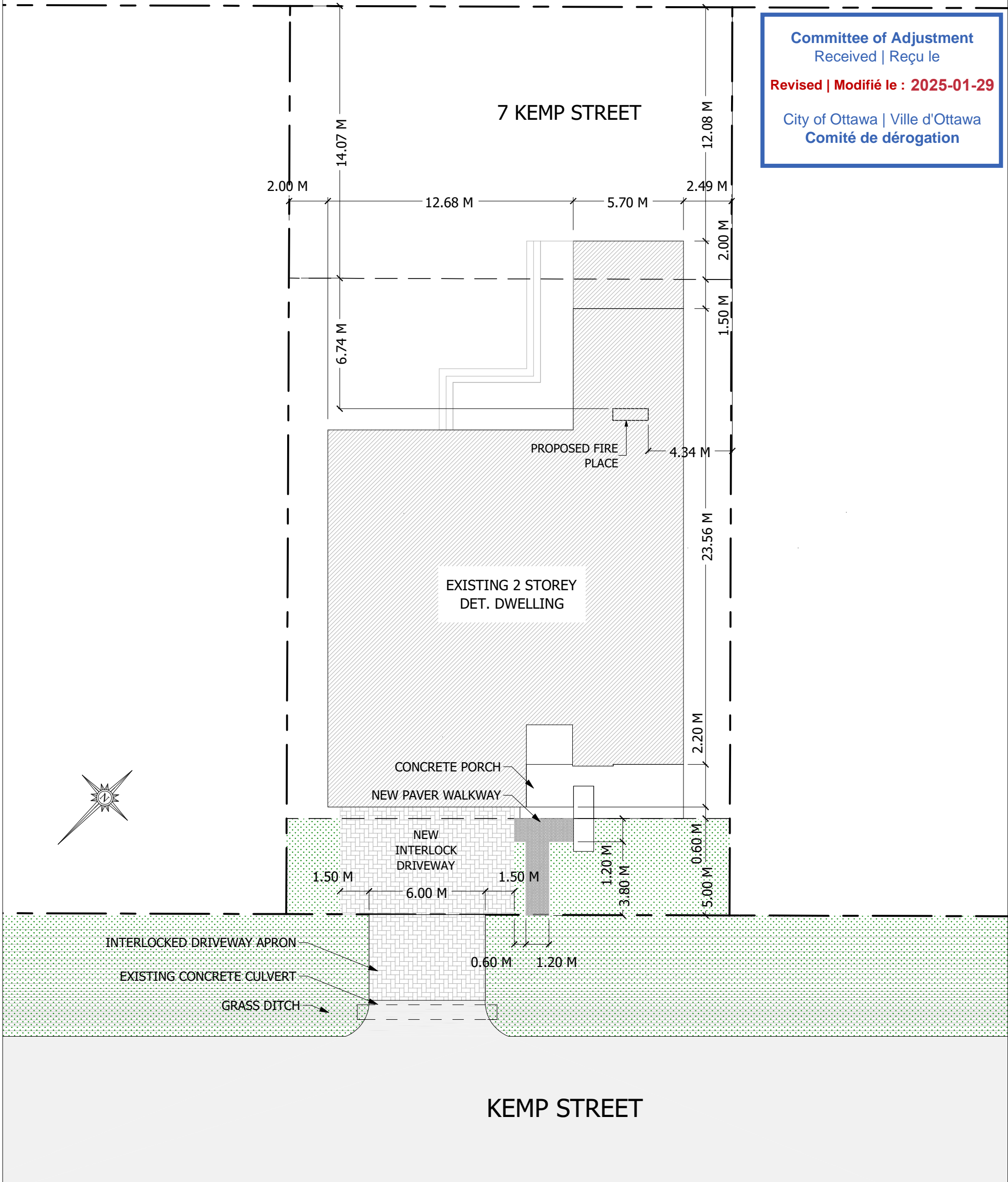
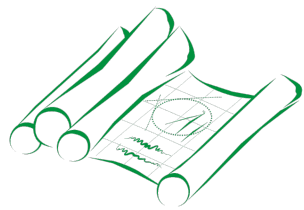


Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2025-01-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1 SITE PLAN
 A1 1 M = 200 M



CLEAR DRAFTING
 ENGINEERING & ARCHITECTURAL DRAFTING & DESIGN SERVICES

211-1390 PRINCE OF WALES DRIVE
 OTTAWA, ONTARIO K2C 3N6
 613-255-3425 | SERVICES@CLEARDRAFTING.COM

PROJECT TITLE:
FARES RESIDENCE
 7 KEMP STREET OTTAWA, ONTARIO

I BASSAM ELSARAJ REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2012 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATAGORIES.

DESIGNER BCIN: 37385
 FIRM BCIN: 40889

SIGNATURE OF MEMBER:

SQUARE FOOTAGE:	EXISTING	NEW
BSMNT/FDN:	--- ft ²	--- ft ²
GRND FLR:	--- ft ²	--- ft ²
2ND FLOOR:	--- ft ²	--- ft ²
3RD FLOOR:	--- ft ²	--- ft ²

GENERAL NOTES:

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SCALE: AS SHOWN

DRAWING TITLE:

SITIE PLAN

REVISION TABLE		
NO.	DESCRIPTION	DATE

DATE: JANUARY 28, 2025

PROJECT NUMBER:

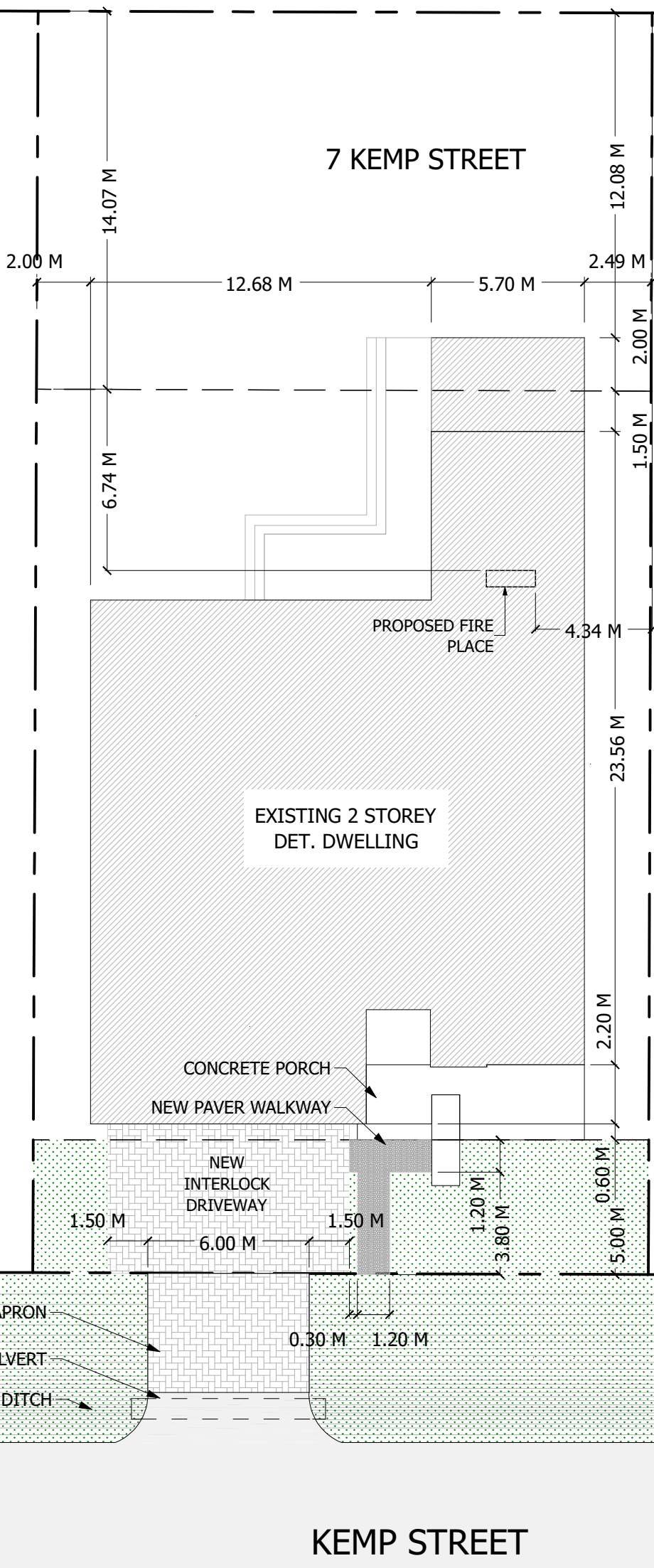
DRAWN BY:
B.E.

DRAWN BY:
B.E.

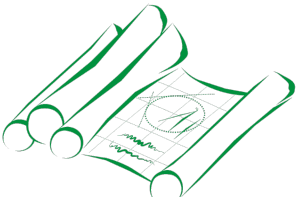
SHEET:

SP

Committee of Adjustment
Received | Reçu le
2025-01-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 SITE PLAN
A1 1 M = 200 M



CLEAR DRAFTING
ENGINEERING & ARCHITECTURAL DRAFTING & DESIGN SERVICES
211-1390 PRINCE OF WALES DRIVE
OTTAWA, ONTARIO K2C 3N6
613-255-3425 | SERVICES@CLEARDRAFTING.COM

I, BASSAM ELSARAJ, REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE 2012 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

DESIGNER BCIN: 37385
FIRM BCIN: 40889

SIGNATURE OF MEMBER:

SQUARE FOOTAGE:	EXISTING	NEW
BSMNT/FDN:	--- ft ²	--- ft ²
GRND FLR:	--- ft ²	--- ft ²
2ND FLOOR:	--- ft ²	--- ft ²
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SCALE: AS SHOWN

DRAWING TITLE: **SITIE PLAN**

REVISION TABLE		
NO.	DESCRIPTION	DATE

DATE: OCTOBER 30, 2024

PROJECT NUMBER: ----

DRAWN BY: **B.E.**

DRAWN BY: **B.E.**

SHEET: **SP**

PROJECT TITLE:
FARES RESIDENCE
7 KEMP STREET OTTAWA, ONTARIO

FARES RESIDENCE

1 KEMP DRIVE
PROPOSED 2 STOREY DET. DWELLING

SCOPE OF WORK:

NEW FOUNDATION	NEW INTERIOR FINISHES	NEW PLUMBING
NEW FRAMING	NEW ROOFING	SITE WORK
NEW EXTERIOR FINISHES	NEW ELECTRICAL	

DRAWING LEGEND:

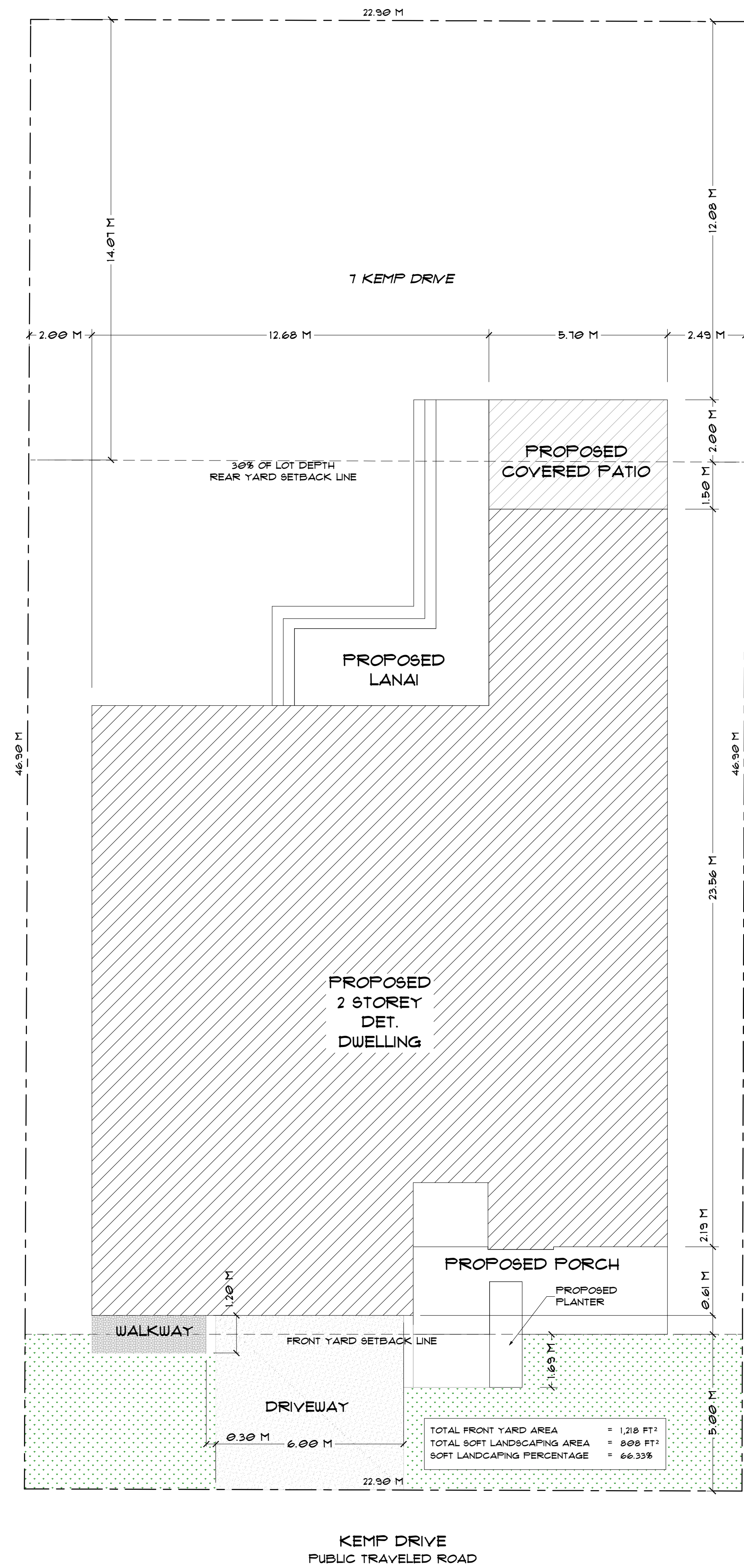
LABEL	TITLE
A1	SITE PLAN & ASSEMBLIES
A2	DOOR SCHEDULE
A3	WINDOW SCHEDULE
A4	BASEMENT/FDN PLAN
A5	GROUND FLOOR PLAN
A6	SECOND FLOOR PLAN
A7	FRONT & REAR ELEV.
A8	LEFT & RIGHT ELEV.
A9	CROSS SECTION & DETAILS
A10	CONSTRUCTION NOTES



Committee of Adjustment
Received | Reçu le
2025-01-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

CONSTRUCTION ASSEMBLIES:

- | | | | |
|---|---|---|---|
| <p>A EXTERIOR MASONRY STONE WALL ASSEMBLY</p> <ul style="list-style-type: none"> - 3 1/2" MASONRY STONE VENEER C/U 1/8"X1/8"X0.03" GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT. UEEP HOLES @ 2" CIU BASE AND THROUGH WALL FLASHING AS REQUIRED - 1" AIR SPACE - 88FOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE - 2X6 STUD WALL @ 16" O/C C/U 6" FIBRE GLASS INSULATION (R19) @ 1" RIGID INSULATION (R5) - 6 MIL POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 - 1/2" GYPSUM BOARD - PAINT FINISH <p>B EXTERIOR WALL ASSEMBLY @ CEMENT BOARD SIDING</p> <ul style="list-style-type: none"> - HARDIE CEMENT BOARD SIDING AS PER MANUFACTURER - 88FOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE - 7/16" OSB SHEATHING - 2X6 STUD WALL @ 16" O/C C/U 6" FIBRE GLASS INSULATION (R22) - 6 MIL POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 - 1/2" GYPSUM BOARD - TAPED & SANDED - PAINT FINISH <p>C EXTERIOR WALL ASSEMBLY @ PREFINISHED METAL PANEL</p> <ul style="list-style-type: none"> - PREFINISHED LIGHT GAUGE METAL PANEL AS PER MANUFACTURER - 88FOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE - 7/16" OSB SHEATHING - 2X6 STUD WALL @ 16" O/C C/U 6" FIBRE GLASS INSULATION (R22) - 6 MIL POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 - 1/2" GYPSUM BOARD - TAPED & SANDED - PAINT FINISH <p>D 6" INTERIOR WALL @ GARAGE (OUTSIDE TO INSIDE)</p> <ul style="list-style-type: none"> - PAINT FINISH - 1/2" GYPSUM BOARD - TAPED & SANDED - 2X6 STUD WALL @ 16" O/C C/U 6" FIBRE GLASS INSULATION (R22) - 6 MIL POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP. - 1/2" GYPSUM BOARD - TAPED & SANDED - PAINT FINISH | <p>E 6" INTERIOR NON-LOAD BEARING WALL ASSEMBLY</p> <ul style="list-style-type: none"> - PAINT FINISH - 1/2" GYPSUM BOARD - TAPED & SANDED - 2X6 STUD WALL @ 16" O/C - 1/2" GYPSUM BOARD - TAPED & SANDED - PAINT FINISH <p>F 4" INTERIOR NON-LOAD BEARING WALL ASSEMBLY</p> <ul style="list-style-type: none"> - PAINT FINISH - 1/2" GYPSUM BOARD - TAPED & SANDED - 2X4 STUD WALL @ 16" O/C - 1/2" GYPSUM BOARD - TAPED & SANDED - PAINT FINISH <p>G 16" FOUNDATION WALL ASSEMBLY @ EXTERIOR FDN WALLS</p> <ul style="list-style-type: none"> - AIR GAP MEMBRANE DRAINAGE LAYER - CEMENT FINISHING ABOVE GRADE TO MIN. 3" BELOW GRADE - BELOW GRADE BITUMINOUS DAMPROOFING - 16" POURED CONCRETE WALL, 2-15M CONTINUOUS REBARS (W/ 16" LAPS) TOP & BOTTOM ON 30"X30" CONTINUOUS STRIP FOOTING - 2-15M L-BARS (24"X24") TEB OF ALL WALL CORNERS/JUNCTIONS - 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2X4 STUD WALL AT BOTTOM) - 4" RIGID INSULATION (R20) - 1/2" GYPSUM BOARD - PAINT FINISH <p>H 6" FOUNDATION WALL ASSEMBLY @ EXTERIOR FDN WALLS</p> <ul style="list-style-type: none"> - AIR GAP MEMBRANE DRAINAGE LAYER - CEMENT FINISHING ABOVE GRADE TO MIN. 3" BELOW GRADE - BELOW GRADE BITUMINOUS DAMPROOFING - 6" POURED CONCRETE WALL, 2-15M CONTINUOUS REBARS (W/ 16" LAPS) TOP & BOTTOM ON 30"X30" CONTINUOUS STRIP FOOTING - 2-15M L-BARS (24"X24") TEB OF ALL WALL CORNERS/JUNCTIONS - 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2X4 STUD WALL AT BOTTOM) - 4" RIGID INSULATION (R20) - 1/2" GYPSUM BOARD - PAINT FINISH | <p>I 16" FOUNDATION WALL ASSEMBLY @ GARAGE FDN WALL</p> <ul style="list-style-type: none"> - 16" POURED CONCRETE WALL, 2-15M CONTINUOUS REBARS (W/ 16" LAPS) TOP & BOTTOM ON 30"X30" CONTINUOUS STRIP FOOTING - 2-15M L-BARS (24"X24") TEB OF ALL WALL CORNERS/JUNCTIONS <p>J 8" FOUNDATION WALL ASSEMBLY @ PORCH & GARAGE</p> <ul style="list-style-type: none"> - 8" POURED CONCRETE WALL, 2-15M CONTINUOUS REBARS (W/ 16" LAPS) TOP & BOTTOM ON 24"X24" CONTINUOUS STRIP FOOTING - 2-15M L-BARS (24"X24") TEB OF ALL WALL CORNERS/JUNCTIONS <p>K BASEMENT/GARAGE CONCRETE SLAB CONSTRUCTION</p> <ul style="list-style-type: none"> - 4" POURED CONCRETE SLAB, SEALED, MINIMUM STRENGTH 20 MPa - BROOM FINISH - 6 MIL POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP. - 2" RIGID INSULATION (R10 R10) - 8" CRUSHED STONE COMPACTED TO 95 MPD - UNDISTURBED SOIL <p>L PORCH CONCRETE SLAB CONSTRUCTION</p> <ul style="list-style-type: none"> - 4" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 20 MPa CURED AFTER 20 DAYS W/ 78 AIR ENTRAINMENT CIU W/RE MESH REINFORCEMENT. FLOOR TO SLOPE 1/8" FOR EVERY FOOT AWAY FROM HOUSE - BROOM FINISH - 10M REBAR @ 16" O/C EACH WAY @ 10M DOVELLS @ 16" O/C FROM WALL TO ALL SIDES - 8" CRUSHED STONE COMPACTED TO 95 MPD - COMPACTED SAND FILL - UNDISTURBED SOIL <p>M PRE-ENGINEERED FLOOR ASSEMBLY (TYP.)</p> <ul style="list-style-type: none"> - FINISH FLOOR (NOT SHOWN) - 5/8" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED - 1/4" PRE-ENGINEERED OPEN WEB FLOOR JOIST @ 16" O.C. AS PER MANUF. - 1X3 STRAPPING @ 16" O.C. - IF INSTALLING GYPSUM BOARD - 1/2" GYPSUM BOARD - TAPED & SANDED (WHEN REQUIRED) - PAINT FINISH (WHEN REQUIRED) | <p>N PRE-ENGINEERED ROOF TRUSS ASSEMBLY @ INSULATED SPACES</p> <ul style="list-style-type: none"> - NEW 30 YR SHINGLES - ICE & WATER SHIELD 60" FROM EDGES - 3/4" ASPHETE SHEATHING - PRE-ENGINEERED ROOF TRUSSES AS PER MANUFACTURER @ 24" O.C. - FIBRE GLASS INSULATION OR EQ. W/ 6ML POLY. V.B. ON WARM SIDE OF INSULATION (R60 MIN) - 1"X3" STRAPPING @ 16" O.C. - 1/2" GYPSUM BOARD - TAPED & SANDED - PAINT FINISH <p>O BUILT-UP FLAT PRE-ENG. ROOF @ GARAGE</p> <ul style="list-style-type: none"> - PREFINISHED GALV. METAL FLASHING - FIRESTONE MODIFIED BITUMINOUS WATERPROOF MEMBRANE AS PER MANUFACTURER - 3/8" OSB SHEATHING - 2"X4" BUILT-UP SLOPING JOISTS @ 16" O/C FOR SLOPE - 2"X16" P.T. ROOF JOISTS @ 16" O/C - FIBRE GLASS INSULATION OR EQ. W/ 6ML POLY. V.B. ON WARM SIDE OF INSULATION (R33 MIN) AT ABOVE GARAGE ONLY - 1"X3" WOOD STRAPPING @ 16" O/C - PREFINISHED METAL SOFFIT <p>P EXTERIOR MASONRY STONE WALL ASSEMBLY @ PATIO PRIVACY WALL</p> <ul style="list-style-type: none"> - 3 1/2" MASONRY STONE VENEER C/U 1/8"X1/8"X0.03" GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT. UEEP HOLES @ 2" CIU BASE AND THROUGH WALL FLASHING AS REQUIRED - 1" AIR SPACE - 2X6 STUD WALL @ 16" O/C - 1" AIR SPACE - 3 1/2" MASONRY STONE VENEER C/U 1/8"X1/8"X0.03" GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT. UEEP HOLES @ 2" CIU BASE AND THROUGH WALL FLASHING AS REQUIRED <p>Q 12" FOUNDATION WALL ASSEMBLY @ GARAGE FDN WALL</p> <ul style="list-style-type: none"> - 12" POURED CONCRETE WALL, 2-15M CONTINUOUS REBARS (W/ 16" LAPS) TOP & BOTTOM ON 30"X30" CONTINUOUS STRIP FOOTING - 2-15M L-BARS (24"X24") TEB OF ALL WALL CORNERS/JUNCTIONS |
|---|---|---|---|



1 SITE PLAN
A1 1 M = 100 M

I HEREBY ELABORATE AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.1.4 OF THE 2012 O.B.C. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
DESIGNER BCN 37385 FIRM BCN 40885
SIGNATURE OF MEMBER:

PROJECT TITLE
FARES RESIDENCE
1 KEMP DRIVE
OTTAWA, ONTARIO

PROJECT NUMBER
2160

SQUARE FOOTAGE
BASEMENT 3911 FT²
GRND FLR 3075 FT²
2ND FLOOR 2531 FT²

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	2022-07-28
2	CLIENT REQUEST REVISIONS	2022-08-05
3	ZONING DEF. RESPONSE	2022-09-01

DRAWING TITLE
SITE PLAN & ASSEMBLIES

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KEYPLAN



SCALE
AS SHOWN

DESIGNED BY
B.E.

DRAWN BY
B.E.

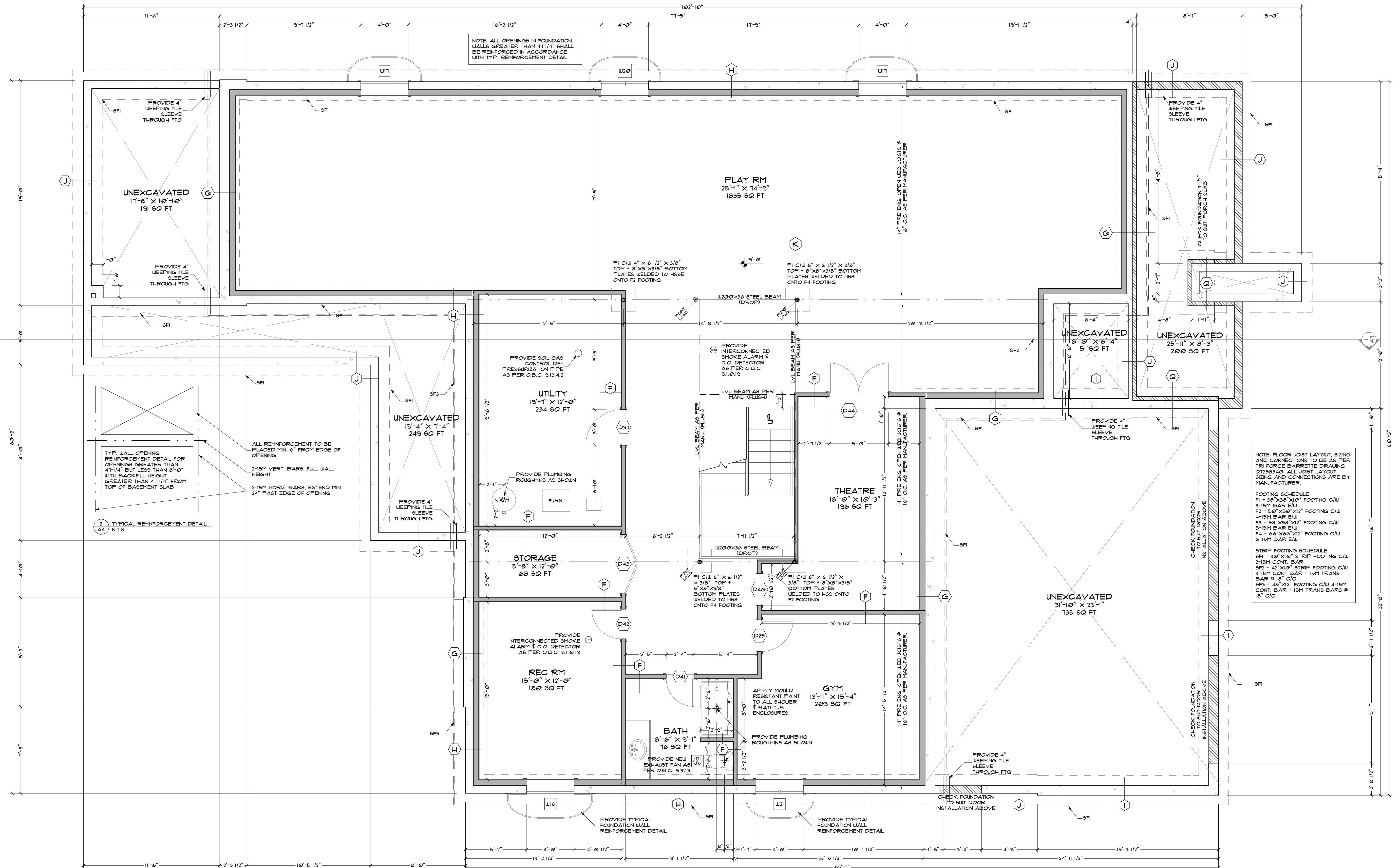
DATE
JUNE 20, 2022

DRAWING NUMBER

A1

NO.	DESCRIPTION	DATE
1	CLIENT REQUEST TO REVISIONS	2022-04-09
2	ZONING DEF. RESPONSE 1	2022-05-02

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NOTE FLOOR JOIST LAYOUT, SIZING AND CONNECTIONS TO BE AS PER TRI FORCE BARRETTE DRAWING Q738348. ALL JOIST LAYOUT, SIZING AND CONNECTIONS ARE BY MANUFACTURER.

FOOTING SCHEDULE
F1 - 38"x38"x6" FOOTING C/W 3-15M BAR E/W
F2 - 50"x50"x12" FOOTING C/W 4-15M BAR E/W
F3 - 58"x58"x12" FOOTING C/W 5-15M BAR E/W
F4 - 60"x66"x12" FOOTING C/W 6-15M BAR E/W

STRIP FOOTING SCHEDULE
SFI - 30"x10" STRIP FOOTING C/W 2-15M CONT. BAR
SFI2 - 47"x10" STRIP FOOTING C/W 3-15M CONT. BAR + 15M TRANS BAR @ 18" O/C
SFI3 - 48"x12" FOOTING C/W 4-15M CONT. BAR + 15M TRANS BAR @ 18" O/C

TYP. WALL OPENING REINFORCEMENT DETAIL FOR OPENINGS GREATER THAN 4 1/4" BUT LESS THAN 8'-0" WITH BACKFILL HEIGHT GREATER THAN 4 1/4" FROM TOP OF BASEMENT SLAB

ALL RE-INFORCEMENT TO BE PLACED MIN. 6" FROM EDGE OF OPENING

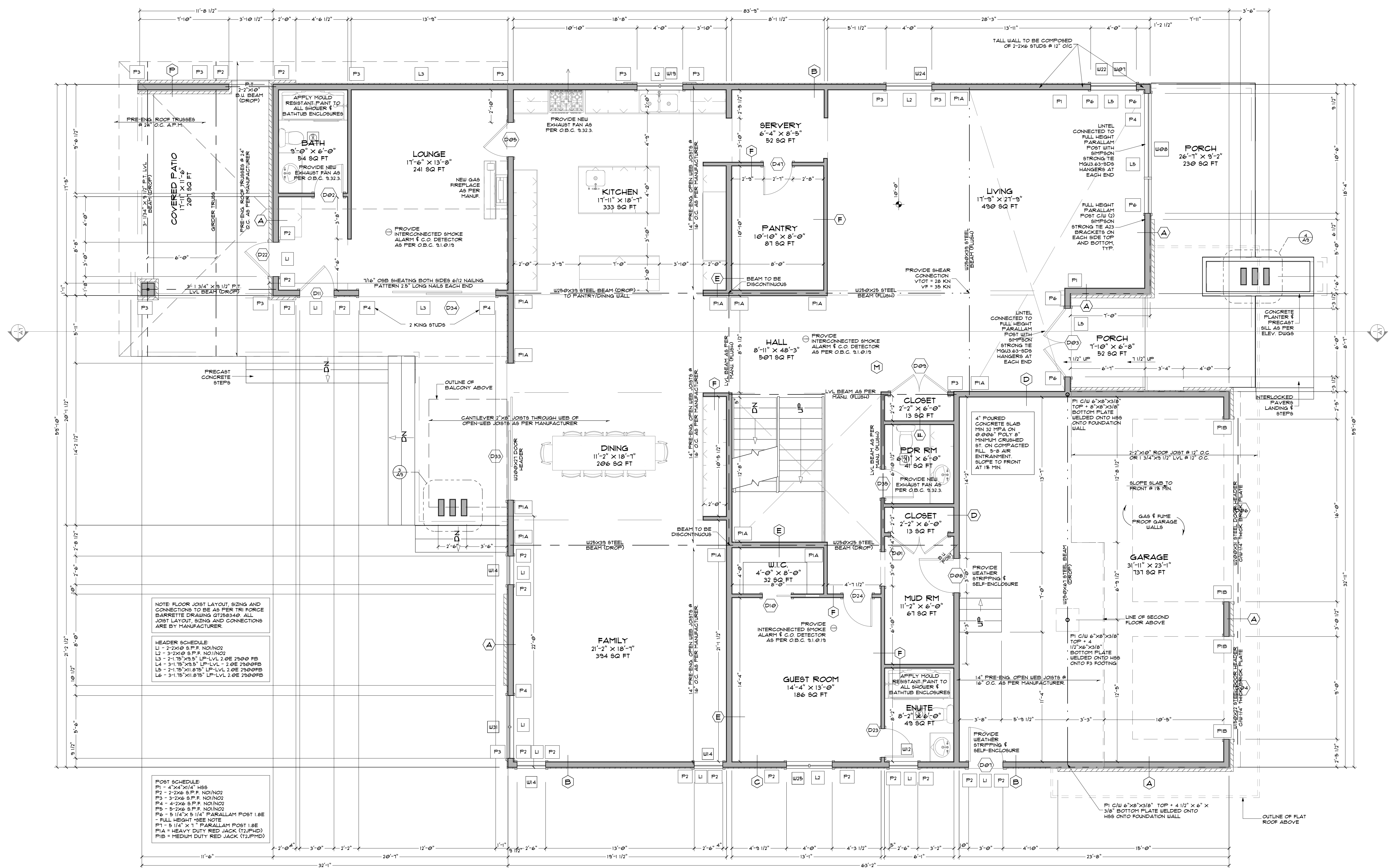
2-15M VERT. BARS, FULL WALL HEIGHT

2-15M HORIZ. BARS, EXTEND MIN. 24" PAST EDGE OF OPENING

2 TYPICAL RE-INFORCEMENT DETAIL N.T.S.

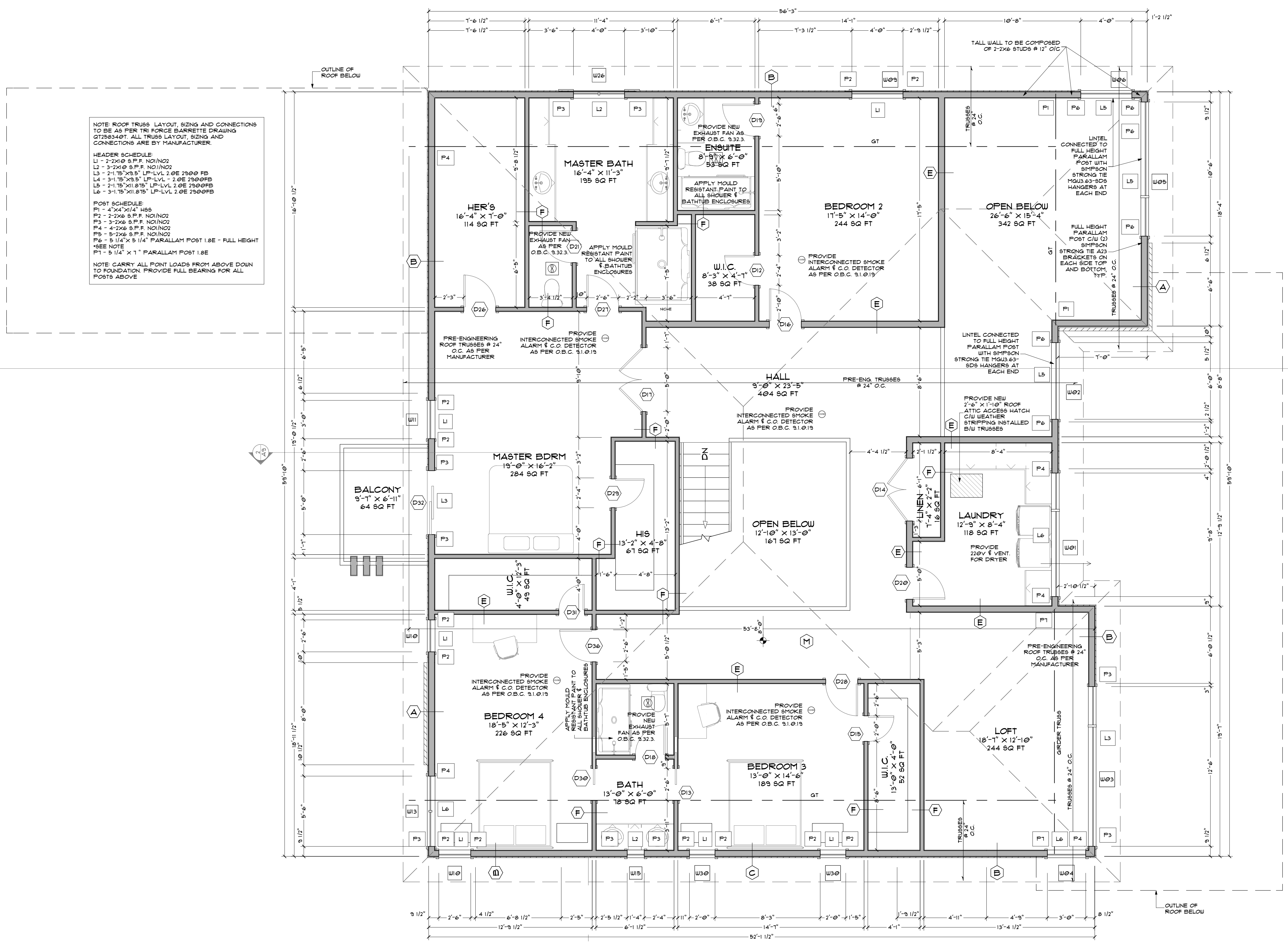
NO.	DESCRIPTION	REVISIONS	DATE
1	CLIENT REQUEST FOR REVISIONS	1922-04-09	
2	ZONING DEF. RESPONSE 1	2022-05-02	

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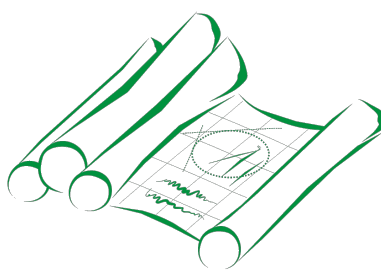


NO.	DESCRIPTION	DATE
1	CLIENT REQUEST REVISIONS	2022-04-05
2	ZONING DEF. RESPONSE 1	2022-05-02

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Committee of Adjustment
 Received | Reçu le
 2025-01-07
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



CLEAR DRAFTING
 ENGINEERING ARCHITECTURAL DRAFTING DESIGN SERVICES
 148 HAZELMAW CRESCENT
 OTTAWA, ONTARIO K2J 0J1
 TEL: 613-255-3425
 EMAIL: SERVICES@CLEARDRAFTING.COM

I, SARAH ELMARAI, REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A PERMITS REGISTERED DIVISION, PART 3, SUBSECTION 3.14 OF THE SOI 20 B.C. I AM QUALIFIED AND THE WORK IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.
 DESIGNER BCIN 37385 PERM BCIN 40885
 SIGNATURE OF MEMBER:

PROJECT TITLE
FARES RESIDENCE
 1 KEMP DRIVE
 OTTAWA, ONTARIO

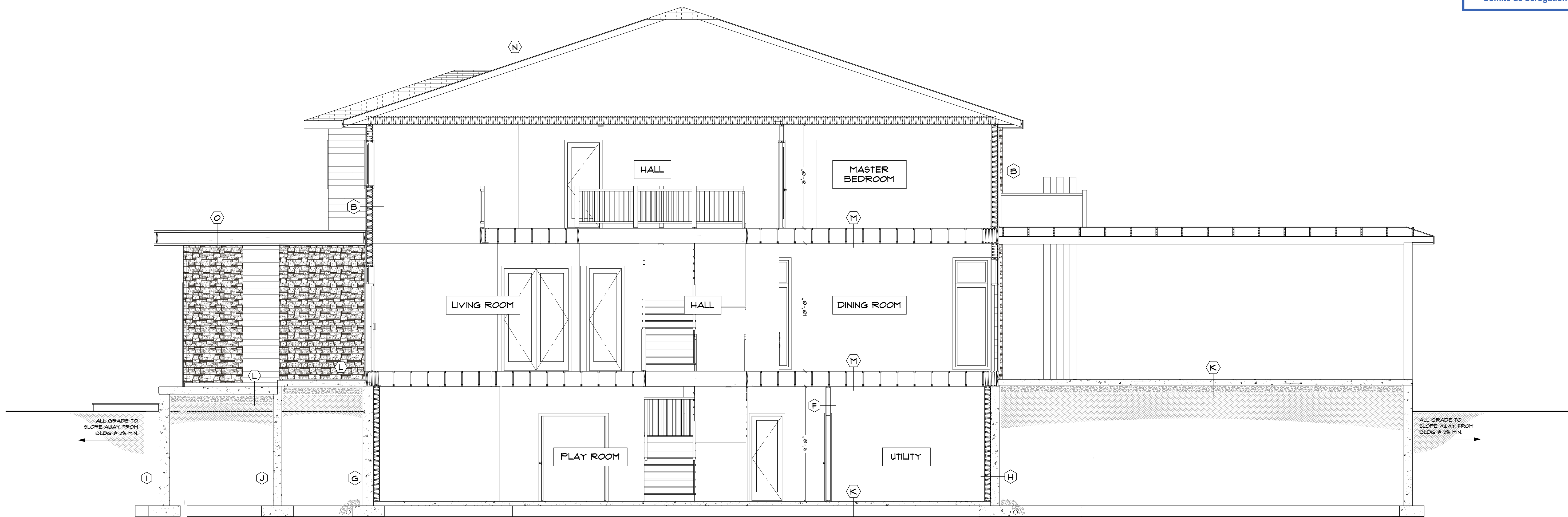
PROJECT NUMBER
2160

SQUARE FOOTAGE
 BASEMENT 3911 FT²
 GRND FLR 3075 FT²
 2ND FLOOR 2531 FT²

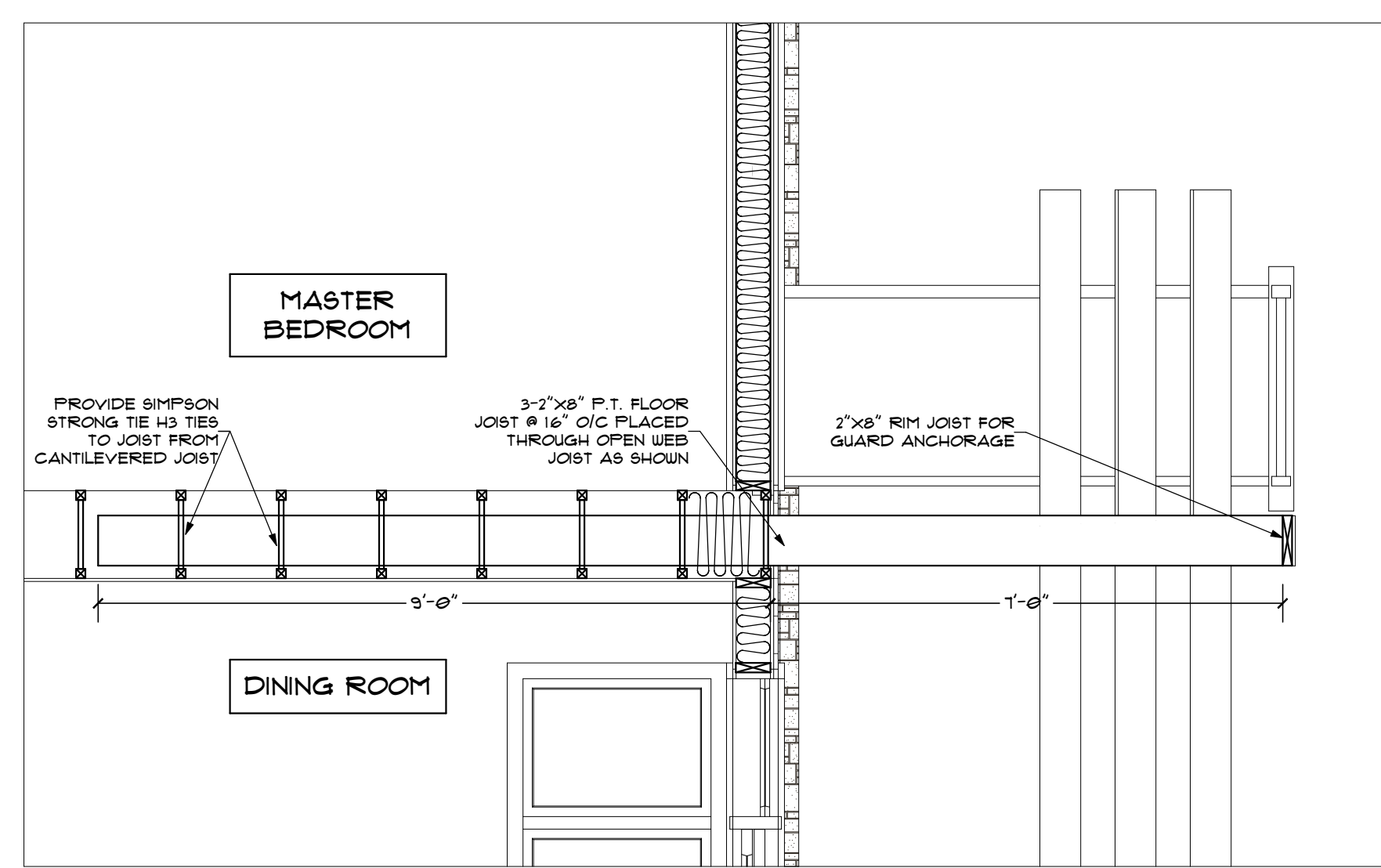
NO.	DESCRIPTION	DATE
1	CLIENT REQUEST REVISIONS	2022-04-05
2	ZONING DEF. RESPONSE 1	2022-05-02

DRAWING TITLE
CROSS SECTION & DETAILS

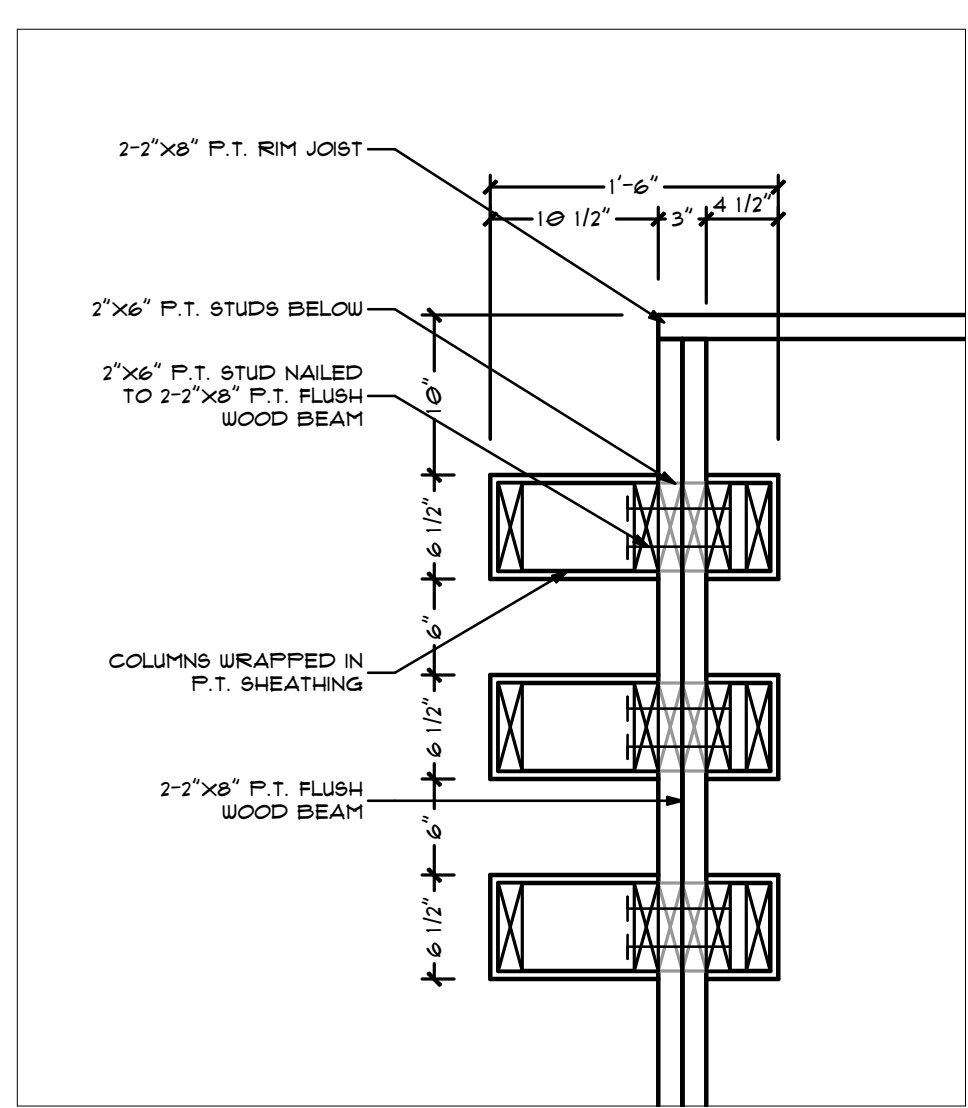
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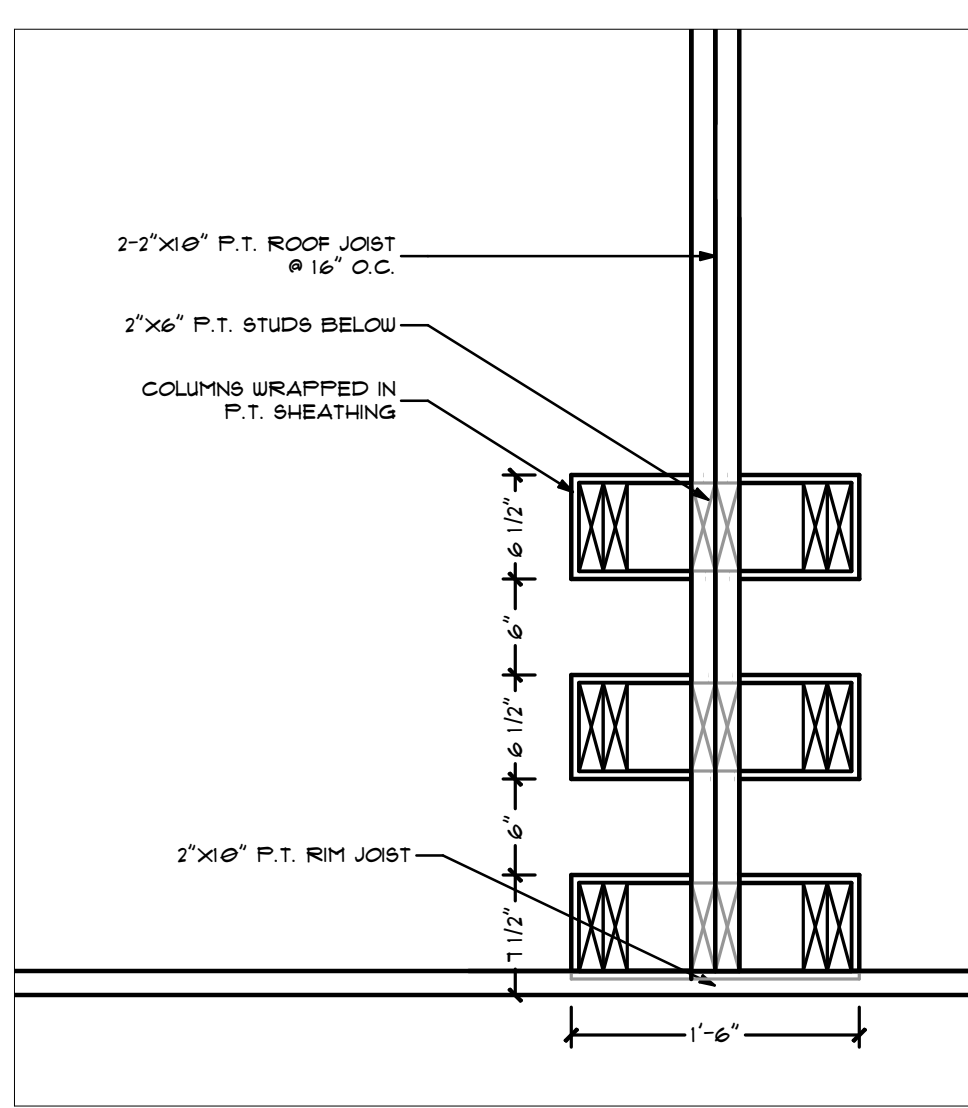
1
A9 CROSS SECTION
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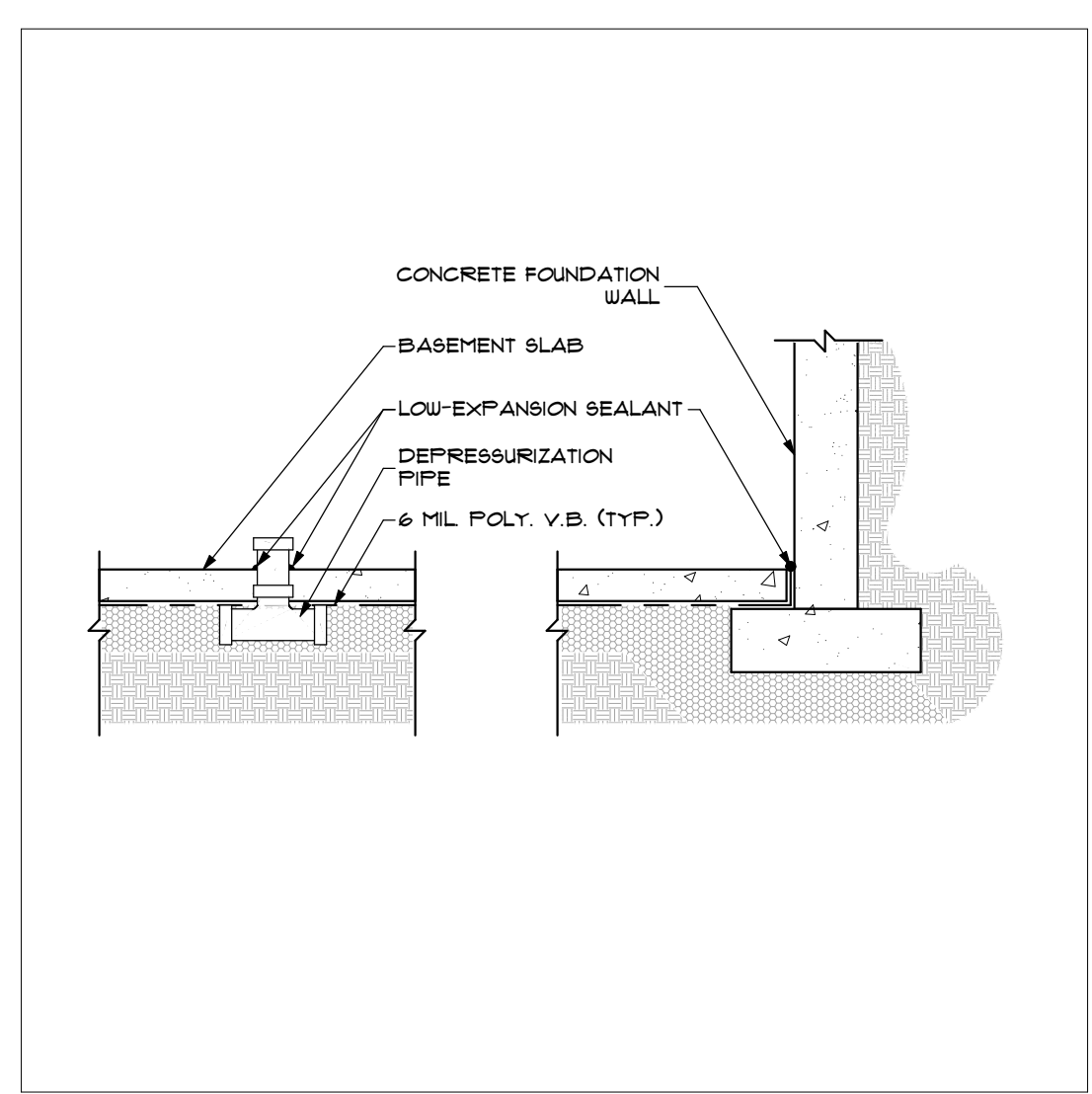
2
A9 CANTILEVER BALCONY FLOOR FRAMING
 1/2 IN = 1 FT



3
A9 TRI-COLUMN FRAMING @ BALCONY BEAM
 1 IN = 1 FT



4
A9 TRI-COLUMN FRAMING @ FRONT PORCH
 1 IN = 1 FT



5
A9 SOIL GAS DEPRESSURIZATION DETAIL
 1/2 IN = 1 FT

SCALE
A9 SHOWN

DESIGNED BY
B.E.

DRAWN BY
B.E.

DATE
JUNE 20, 2022

DRAWING NUMBER

A9

CONSTRUCTION NOTES:

FOOTING & SLABS

1. CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 75 KPA (9'x10') BELOW GRADE.
2. FOOTINGS TO CONFORM TO O.B.C. SECTION 9.19.
3. CONCRETE SLABS ON EARTH LOCATED BELOW GRADE TO BE 150MM (6") THICK.
4. CONCRETE SLABS ON EARTH LOCATED @ GRADE TO BE 150MM (6") THICK.
5. MIN. STRENGTH FOR GARAGE SLABS AND ALL EXTERIOR FLAT WORK TO BE 30MPA (4390 PSI) @ 28 DAYS CURING WITH 5-B AIR ENTRAINMENT.
6. MINIMUM STRENGTH FOR OTHER SLABS 20MPA AT 28 DAYS CURING.
7. PROVIDE AS INDICATED ON THE PLANS A 100MM (4") WEIGHING UNREINFORCED CLOTH (U/CU) 150MM (6") MINIMUM STONE COVER.

CONCRETE FOUNDATION WALLS

1. FOR BASEMENT WINDOWS OVER 1200MM (4'-0") WIDE, REINFORCE WITH 10M REINFORCEMENT RODS EXTENDING 300MM (12") EACH SIDE.
2. SEAL EXTERIOR JOINTS BETWEEN FOUNDATION WALLS AND FOOTINGS, CONCRETE FLOOR SLAB, AND FOUNDATION WITH SEALING COMPOUND.
3. APPLY BUTYLDIOL DAMP PROOFING ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL WITH 100MM (4") FREE DRAINING BACKFILL (GRANULAR 'B') OR EQUIVALENT.
4. CONCRETE WALLS TO BE 254MM (10") THICK UNLESS OTHERWISE NOTED.
5. TOP OF ALL FOUNDATION WALLS TO BE MINIMUM 150MM (6") ABOVE FINAL GRADE.
6. DAMPROOFING COURSE TO BE PLACED BETWEEN CONTACT OF WOOD & CONCRETE.
7. MINIMUM STRENGTH FOR WALLS TO BE MINIMUM 20MPA (2900 PSI) AT 28 DAYS CURING.
8. FOUNDATION WALLS SHOULD NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH & STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY NAILED & ANCHORED.
9. STEEL, TIMBER, & BUILT-UP TIMBER COLUMNS FROM ALL LEVELS SHALL BE CARRIED DOWN TO THE FOUNDATION OR TO SUPPORTING BEAMS. PROVIDE BLOCKING WHERE REQUIRED, STEEL COLUMN PLATES TO BE ANCHORED TO FOOTINGS AND BEAM FLANGES.

WOOD FRAMING

1. ALL FRAMING LUMBER MUST CONFORM TO O.B.C. STANDARDS OF SIZES FOR JOISTS, LINTELS, BEAMS, ETC., AS INDICATED ON PLANS UNLESS OTHERWISE NOTED.
2. ALL WINDOW LINTELS TO BE 2"x6" UNLESS OTHERWISE NOTED.
3. ALL LUMBER TO BE SPF #1 OR BETTER, LUMBER SUPPLIED TO THE EXTERIOR TO BE SPF #2 OR BETTER, PRESSURE TREATED UNLESS OTHERWISE NOTED.
4. BEAMS TO HAVE A COLLECTIVE BEARING SIZE OF 80MM (3 1/2") BEARING SIZE, MINIMUM BEARING SIZE FOR LVL'S (NOBLE LAM OR EQUIVALENT) TO BE 134".
5. LATERAL SUPPORT (WALLS SUPPORTING JOISTS) ANCHOR BOLL PLATE @ 2400MM (8'-0") O.C. WITH 125% (1/2") DIAMETER ANCHOR BOLTS EMBEDDED 180MM (4 3/8") INTO CONCRETE OR ANCHORED EVERY 4TH JOIST NOT RESTING ON A PLATE WITH A 4.8MM X 38MM (3/16" X 1 1/2") STEEL JOIST ANCHORS N/B.
6. LATERAL SUPPORT (WALLS PARALLEL TO JOISTS) BEND 4.8MM X 38MM (3/16" X 1 1/2") STEEL TRAP 15MM (5/8") INTO CONCRETE & FIX TO 2 PARALLEL JOISTS OR FIX TO SILL PLATE (ANCHORED) TO 3 NEARBY CONNECTED FLOOR JOISTS @ A MAXIMUM 2000MM (6'-6") O.C.
7. ALL TRADITIONAL LUMBER & WOOD-JOISTS TO HAVE BLOCKING OVER INTERIOR LOAD BEARING WALLS AND BEAMS.
8. OPEN-UP JOIST (2'-0") AND OVER TO HAVE CONTINUOUS STRONGBACK THROUGH CHASE OPENING IF POSSIBLE.
9. PROVIDE BLOCKING BETWEEN WOOD-JOISTS OR CROSS-BRIDGINGS BETWEEN TRADITIONAL LUMBER FLOOR JOISTS WHEN NECESSARY (AS PER FLOOR JOIST MANUFACTURER LAYOUTS).
10. ALL BEAMS TO BE FLUSH OR DROPPED AS NOTED.
11. HEADER LUMBER JOISTS OVER OPENINGS TO BE DOUBLED IF OPENING IS OVER 4'-0".
12. ALL LVLS OVER WINDOWS, DOORS, AND ALL OTHER OPENINGS INDICATED ARE TO BE PROPERLY SIZED BY FLOOR MANUFACTURER ACCORDING TO LOAD APPLIED.
13. TRIMMER JOISTS TO BE DOUBLED IF OVER 600MM (2'-0").
14. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
15. MIN 1 3/4" END BEARING SUPPORT FOR JOISTS, TRUSSES, & RAFTERS.
16. PROVIDE HANGERS FOR ALL JOISTS TO SUPPORT JOIST FRAMING INTO SIDES OF BEAMS, TRIMMERS, HEADERS, & ALL OTHER JOISTS FLUSH @ LEVEL OF HANGING JOISTS.
17. WOOD STUD PARTITION TO BE MADE OF 38MM X 89MM (2" X 4") SPF # 2 OR # 400MM (6") O.C. 38MM X 89MM (2" X 4") TOP AND BOTTOM PLATES. DOUBLE TOP STUDS AROUND OPENINGS & TRIPLE STUDS IN CORNERS IN BEARING STUD PARTITIONS.
18. PROVIDE SOLID BLOCKING BEHIND TOWEL BARS, RODS, ETC..
19. PROVIDE DOUBLE STUDS ON EACH END OF WALL OPENINGS.

ELECTRICAL SPECIFICATIONS

1. ELECTRICAL INSTALLATIONS INCLUDE THE NUMBER OF DISTRIBUTION PANELS, ELECTRICAL FIXTURES AND OUTLETS SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL CODE AND ONTARIO HYDRO. ALL WIRING SHALL BE COPPER.
2. PROVIDE ELECTRICAL CONNECTIONS FOR DISHWASHER, CLOTHES WASHER, & DRYER.

MECHANICAL SPECIFICATIONS

1. MECHANICAL VENTILATIONS IS REQUIRED TO PROVIDE @ 3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
2. MECHANICAL EXHAUST FANS, VENTED TO EXTERIOR TO PROVIDE AT LEAST 1 AIR CHANGE/HR.
3. MECHANICAL VENTILATION SHALL CONFORM TO O.B.C. 5.32.

PLUMBING SPECIFICATIONS

1. PROVIDE AND INSTALL PLUMBING & FIXTURES AS INDICATED ON PLANS ACCORDING TO LOCAL PLUMBING CODES.
2. PROVIDE CONNECTIONS FOR DISHWASHER, CLOTHES WASHER, AND DRYER.

PRODUCTS OF COMBUSTIBLE DETECTORS

1. A PRODUCT OF COMBUSTION DETECTOR OR DETECTORS OF THE SINGLE STATION ALARM TYPE SHALL BE INSTALLED AT THE CEILING AND BETWEEN BEDROOMS OR THE SLEEPING AREAS AND THE REMAINDER OF THE DWELLING UNIT, SUCH AS IN HALLWAYS OR CORRIDORS SERVING SUCH BEDROOMS OR SLEEPING AREAS AS SHOWN ON PERMIT PLANS.
 2. THE PRODUCT OF COMBUSTION DETECTORS & ALARMS SHALL BE:
 - 2.1 UNDERWRITERS LABORATORIES OF CANADA LISTED AND LABELED
 - 2.2 OR THE SINGLE STATION ALARM TYPE
 - 2.3 AN IONIZATION P.O.C. DETECTOR OR SPOT TYPE PHOTOELECTRIC SMOKE DETECTOR
 - 2.4. EQUIPPED WITH VISUAL INDICATION THAT THERE ARE IN OPERATING CONDITION.
 - 2.5. CONNECTED TO THE BUILDING ELECTRICAL SUPPLY WITHOUT A DISCONNECTING WALL SWITCH.
 - 2.6. PERMANENTLY MOUNTED TO A STANDARD ELECTRICAL OUTLET OR JUNCTION BOX ON THE CEILING.
 - 2.7. SERVED BY A CIRCUIT NOT INTERCONNECTED TO ANY OUTLET.
 - 2.8. AUDIBLE WITHIN BEDROOMS WHEN INTERVENEINGDOORS ARE CLOSED.
3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT THE SMOKE ALARM SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.

ROOF CONSTRUCTION

1. ATTIC ACCESS HATCH TO BE MIN 20" X 20" INSULATED & WEATHER-STRIPPED
2. PROVIDE EAVE PROTECTION TYPE 'M' OR 'S' ROLL ROOFING OR EQUIVALENT, EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM DISTANCE OF 500MM (20") UP THE ROOF SLOPE TO A LINE NOT LESS THAN 300MM (12") INSIDE THE INNER FACE OF THE EXTERIOR WALL.
3. START STRIP NO. 85: 4.3KG/SQ.M. ROLL ROOFING OR ROOFING SHINGLES OF SAME WEIGHT AND QUALITY AS USED ON ROOF, LAD WITH TABS FACING UP.
4. HP & VALLEY RAFTERS TO BE 50MM (2") DEEPER THAN COMMON RAFTERS.
5. ROOF SHEATHING 110MM (4 3/8") ASPENITE G/U CLIPS.
6. ROOF EDGE SUPPORTS TO BE 38MM X 38MM (2" X 2") BLOCKING MINIMUM.
7. PROVIDE TRUSS BRIDGINGS 19MM X 89MM (3/4" X 4") CONTINUOUS @ EACH 2380MM (7'-10") O.C.
8. PROVIDE 38MM X 89MM (2" X 4") WALL TIES AROUND JOINTS ON BOTTOM TRUSS CHORD, MINIMUM 1200MM (4'-0") O.C. FOR ROOF SLOPES 4:12 OR GREATER.
9. PROVIDE ICE & SNOW GUARD IN ALL VALLEY & ROOF INTERSECTION.

STRUCTURAL SPECIFICATIONS

1. STRUCTURAL STEEL SHALL CONFORM TO C.A.N.I.C.S.A.-640-2 GRADE 500W HOLLOW STRUCTURAL SECTION SHALL CONFORM TO C.A.N.I.C.S.A.-640-2 GRADE 300W CLASS 'M'.
2. REINFORCING STEEL SHALL CONFORM TO C.S.A.-650P-18M GRADE 400R.
3. STEEL BEAM POCKET SHALL BE FILLED WITH NON-SHRINK GROUT, MINIMUM 3 1/2" BEARING.
4. PROVIDE A MINIMUM 4" X 4" X 1/4" END BEARING PLATES, TOP & BOTTOM OF STEEL COLUMNS.

STAIRS & BALCONIES

1. MINIMUM WIDTH FOR AT LEAST 1 STAIR IS 840MM (2'-10").
2. VERTICAL HEIGHT BETWEEN LANDINGS SHALL NOT EXCEED 3100MM (10'-2").
3. MAXIMUM RISE 200MM (8 1/8") MINIMUM RISE 125MM (5 1/8").
4. MAXIMUM RUN 300MM (12") MINIMUM RUN 210MM (8 1/4") FOR CURVED STAIRS MINIMUM 150MM (6") MINIMUM AVERAGE RUN 200MM (8").
5. MAXIMUM TREAD 350MM (14") MINIMUM TREAD 230MM (9 1/4").
6. MAXIMUM NOSING 25MM (1").
7. MINIMUM STAIR HEADROOM 1900MM (6'-3") MINIMUM 2050MM (6'-9") EXTERIOR.
8. HANDRAIL HEIGHTS MINIMUM 910MM (2'-11"), MAXIMUM 940MM (3'-1") ABOVE STAIR, MINIMUM 910MM (2'-11") IN MAIN LANDINGS, MINIMUM 1000MM (4'-7") AT BALCONIES.
9. HANDRAILS REQUIRED ON AT LEAST ONE SIDE OF STAIRS LESS THAN 1000MM (3'-11") IN WIDTH, CONTINUOUS OVER THE LENGTH OF THE STAIRWAY EXCEPT WHERE INTERRUPTED BY DOORWAYS, NEEL, POOL, LANDINGS, OR CHANGES IN DIRECTION.
10. EXTERIOR WOOD STAIRS TO BE SUPPORTED ON CONCRETE BASE ON APRON, MINIMUM 25MM (1") ABOVE FINISHED GRADE, MINIMUM EXTERIOR STAIR WIDTH 89MM (3-6") FOUNDATIONS REQUIRED @ EXTERIOR STEPS HAVE MORE THAN 2 TREADS AND 3 RISERS.
11. GUARDS REQUIRED ON PORCH, MEZZANIN, GALLERIES, LANDINGS, RAISED WALKWAYS, AND ROOF DECKS IF OVER 600MM (24") ABOVE FINISHED GRADE.
12. MAXIMUM SPACE BETWEEN VERTICAL GUARD PICKETS TO BE 100MM (4") WITH NO HORIZONTAL PICKETS BETWEEN 100MM (4") AND 910MM (3-6") ABOVE BALCONY FLOOR.

NATURAL VENTILATION

1. INSULATION SHALL BE INSTALLED & OTHER CONSTRUCTION WORK UNDERTAKEN IN A MANNER WHICH WILL NOT REDUCE THE FLOW OF AIR THROUGH VENTS OR THROUGH ANY PORTION OF THE ROOF SPACE OR ATTIC WHERE NECESSARY TO ENSURE EFFECTIVE AIR CIRCULATION. SPECIAL VENTING DEVICES SUCH AS DUCTS OR Baffles SHALL BE INSTALLED.
2. ROOF SPACE ABOVE INSULATED CEILINGS SHALL BE VENTILATED WITH OPENING TO THE EXTERIOR HAVING A TOTAL AREA OF NOT LESS THAN 1/500 OF THE INSULATED CEILING AREA (OF WHICH HALF IS LOCATED SO AS TO PROVIDE MAX. AFFECTED AIR CIRCULATION, AND IN ROOF TYPE ROOFS APPROX. HALF OF THE TOTAL VENT AREA SHALL BE LOCATED AT OR NEAR THE RIDGE).
3. PROVIDE HEAT RECOVERY VENTILATOR.
4. INSTALL SMOKE ALARMS AS PER O.B.C. 5.10.18.

THERMAL INSUL & VAPOUR BARRIERS

1. PROVIDE RIGID PERIMETER INSULATION FOR CONCRETE ON GRADE FOR HABITABLE AREAS.
2. THE UPPER PART OF FOUNDATION WALLS ENCLOSED HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT LESS THAN 80MM (3") BELOW THE ADJACENT FINISHED GROUND LEVEL. COVER THE INSULATION WITH G.O.S.D. APPROVED VAPOUR BARRIER ON GROUND SIDE OF INSULATION. PROVIDE A MOISTURE BARRIER BETWEEN FOUNDATION WALL & WOOD STUD FRAMING, BELOW GRADE ONLY.
3. ACCESS TO HATCHES INTO ATTICS SHALL BE WEATHERSTRIPPED AROUND THE PERIMETER OF THE HATCH & INSULATED.
4. DUCTWORK IN THE ATTIC OR ROOF SPACES SHALL HAVE ALL JOINTS TAPPED OR BE OTHERWISE SEALED TO ENSURE THE DUCTS ARE AIR-TIGHT THROUGHOUT THEIR LENGTH.
5. INSULATION INSTALLED IN CEILING AND EXTERIOR WALLS SHALL BE PROTECTED BY TYPE '1' VAPOUR BARRIERS TO C.A.N.I.C.S.A. 8-15. JAM INSTALLED SO THAT ALL JOINTS OCCUR @ FRAMING MEMBERS FURNING OR BLOCKING & LAPPEED @ LEAST 100MM (4") AT ALL JOINTS. GALVANIZED 1.61 GA. GUARD AND THE FIN IS REGISTERED IN THE APPROPRIATE CLASSES/CATALOGUES.
6. HOLES FOR VAPOUR BARRIERS INSTALLED IN CEILING FOR THE INSTALLATION OF ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING, OR DUCTWORK SHALL BE EFFECTIVELY SEALED WITH CALKING TAPE OR OTHER APPROVED MATERIAL, TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE CEILING.

FLASHING

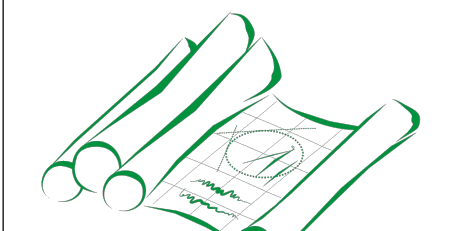
1. FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEAD OF WINDOWS & DOORS IN EXTERIOR WALLS IS DISTANCE BELOW EAVES IS MORE THAN 1/4 OF ROOF OVERHANG.
2. CHIMNEY FLASHING IS REQUIRED @ INTERSECTION WITH ROOF. FLASHING IS REQUIRED OVER CHIMNEY RAISED UPEN WITH OF CHIMNEY EXCEEDS 900MM (3'-0").
3. FLASHING IS REQUIRED @ INTERSECTIONS OF ROOFS & WALLS, VALLEY, & OVER PARAPET WALLS.
4. FLASHING IS REQUIRED BETWEEN ROOF AND SHINGLES AND WALL SINGS @ 80MM (3-1/8") GALVANIZED METAL 100MM (4") UP BEHIND SHEATHING & EXTENDS 300MM (12") HORIZONTALLY.

HEATING

1. HEATING DUCTS & RETURN AIR HAVE BEEN LOCATED AS A SUGGESTED GUIDE ONLY. INSTALLATION IS TO SUIT FILING CONDITIONS & LOCAL BY-LAWS, SUBMIT HEATING LAYOUTS BEFORE COMPLETION OF CONSTRUCTION.
2. AIR DUCTS IN EXTERIOR WALLS TO HAVE A MINIMUM R-8. 1.0R4 THERMAL INSULATION R.8. 1.23 (R-8) IN UNHEATED SPACE. SPACE DUCTS & STUDS, ETC., TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL. @ EACH END. PIPES INSULATION TO BE NON-COMBUSTIBLE TAMPON PLATE SPREAD RATINGS FOR PIPES & DUCTS 75 IN SERVICE SPACE 150 OTHERWISE.

Committee of Adjustment
Received | Reçu le

2025-01-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation



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I, RAARAH ELBAKRAI, REVIEW AND TAKE RESPONSIBILITIES FOR THE DESIGN WORK ON BEHALF OF A PERMITTED UNDER DIVISION C, PART 3, SUBSECTION 3.1.4 OF THE 2022 O.B.C. I AM QUALIFIED AND THE WORK IS REGISTERED IN THE APPROPRIATE CLASSES/CATALOGUES.
DESIGNER BGN 37385 RRM BGN 40885
SIGNATURE OF MEMBER:

PROJECT TITLE:
FARES RESIDENCE
1 KEMP DRIVE
OTTAWA, ONTARIO

PROJECT NUMBER:
2160

SQUARE FOOTAGE:	
BASEMENT	3911 FT ²
GRND FLR	3075 FT ²
2ND FLOOR	2531 FT ²

REVISION TABLE		
NO.	DESCRIPTION	DATE
1.	CLIENT REQUEST TO REVISIONS	2022-04-05
2.	ZONING DEF. REVISIONS	2022-05-02

DRAWING TITLE

CONSTRUCTION NOTES

GENERAL NOTES:

- DO NOT SCALE DIMENSIONS. READ DIMENSIONS ONLY.
- GENERAL CONTRACTORS SHALL CONSTRUCT ALL WORK IN ACCORDANCE WITH THE 2024 ONTARIO BUILDING CODE, MUNICIPAL BY-LAWS, AND ALL OTHER APPLICABLE BUILDING CODES.
- THE OWNER/BUILDER MAY NEED TO PROVIDE AN ENGINEER'S REPORT AT HIS/HER EXPENSE.
- CONSULT YOUR LOCAL BUILDING AUTHORITIES.
- PLEASE NOTIFY DESIGNER FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.
- TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER SUBMISSION ARE MADE AT THE OWNER'S AND/OR CONTRACTOR'S EXPENSE AND RESPONSIBILITY.



SCALE: **AS SHOWN**

DESIGNED BY: **B.E.**

DRAWN BY: **B.E.**

DATE: **JUNE 20, 2022**

