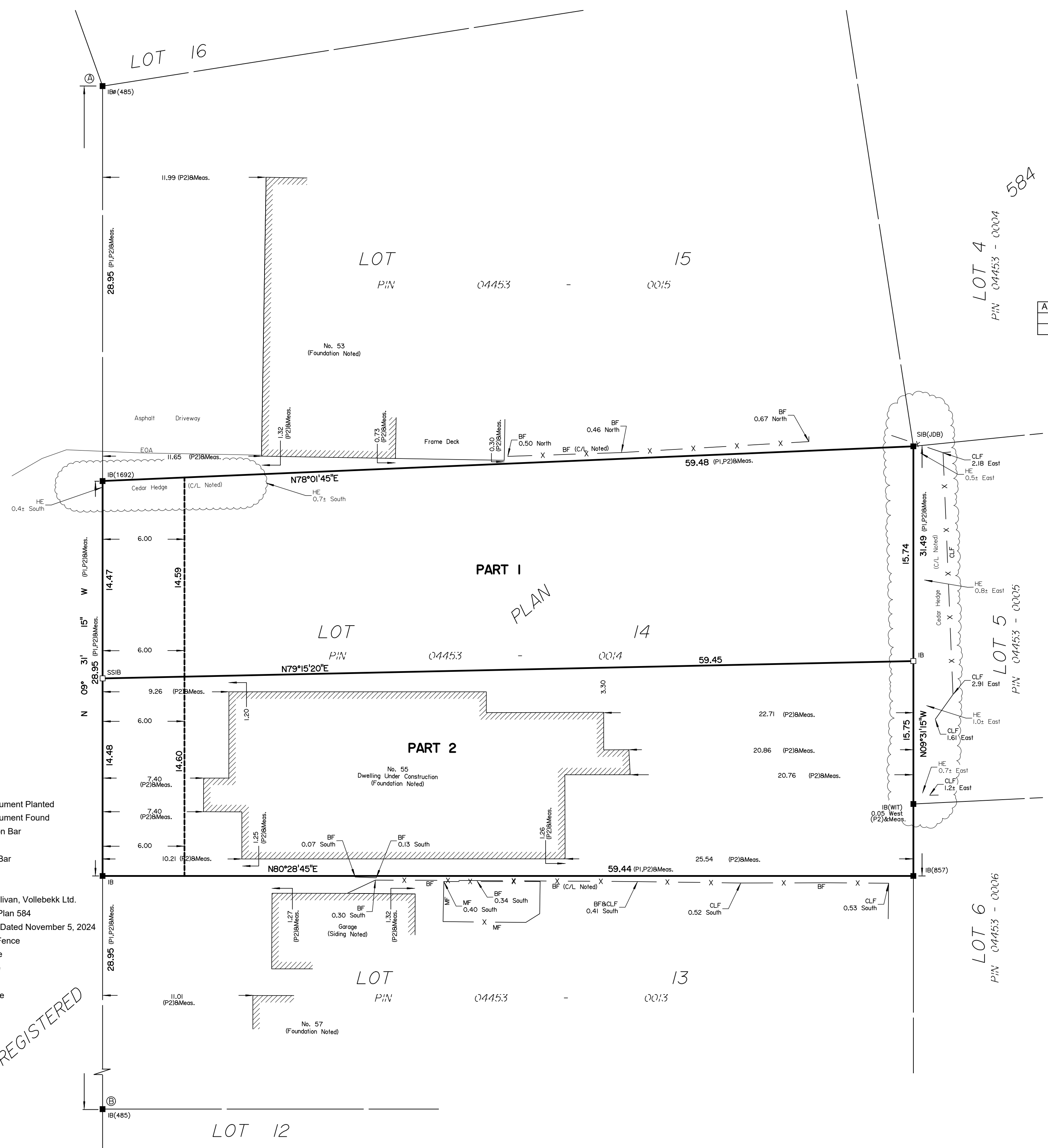


NORWAY SPRUCE STREET (Formerly SPRUCE STREET)
P/N 04453 - 0124

REGISTERED



Notes & Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - IB Iron Bar
 - IBØ Round Iron Bar
 - (WIT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebekk Ltd.
 - (P1) Registered Plan 584
 - (P2) (AOG) Plan Dated November 5, 2024
 - CLF Chain Link Fence
 - BF Board Fence
 - MF Metal Fence
 - C/L Centreline
 - HE Cedar Hedge

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

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
897.7	1	PART OF	584	ALL OF 04453-0014
898.5	2			

PLAN OF SURVEY OF
LOT 14
REGISTERED PLAN 584
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200
8.0 6.0 4.0 2.0 0 4 8 Metres

The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:200.

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

Surveyor's Certificate
I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 1st day of November, 2024.

MMM DD YYYY
Date
Mirel Aradau
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99991.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N09°31'15"W and are referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°22'45" counter-clockwise was applied to bearings on plan P1.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919750705	Northing	5016816.93	Easting	360806.84
. 01919770923	Northing	5013536.21	Easting	346275.92
. Point A	Northing	5012474.71	Easting	350797.40
. Point B	Northing	5012389.08	Easting	350811.76

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors
Job No. 23631-24 M.Becirovic L114 RP584 R D2

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of Survey of

LOT 14
REGISTERED PLAN 584
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200



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

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 November, 2024.

Nov. 5, 2024
 Date

Mirel Aradau
 Mirel Aradau
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED: November 5, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
 M. Becirovic, ("The Client"), their solicitors,
 mortgagees, and other related parties, permission to use original, signed, sealed
 copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

Symbol	Denotes
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
IB	Iron Bar
IB#	Round Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Registered Plan 584
(P2)	(1692) Plan Dated June 4, 2024
CLF	Chain Link Fence
BF	Board Fence
MF	Metal Fence
EOA	Edge of Asphalt
C/L	Centreline
HE	Cedar Hedge

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°22'45" counter-clockwise was applied to bearings on plan P1.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM

V-90480

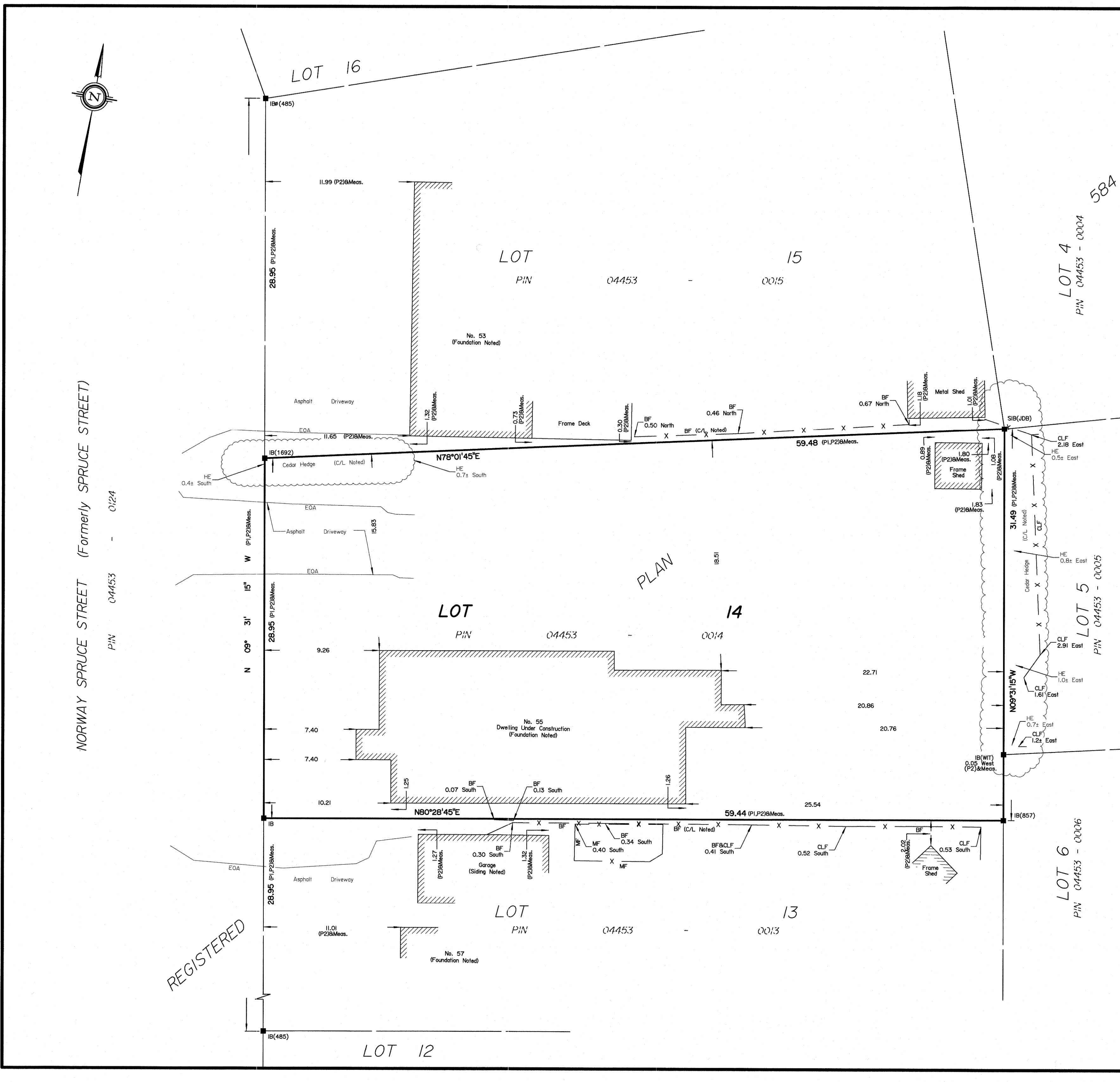


THIS PLAN IS NOT VALID UNLESS
 IT IS AN EMBOSSED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 in accordance with
 Regulation 1026, Section 29 (3).

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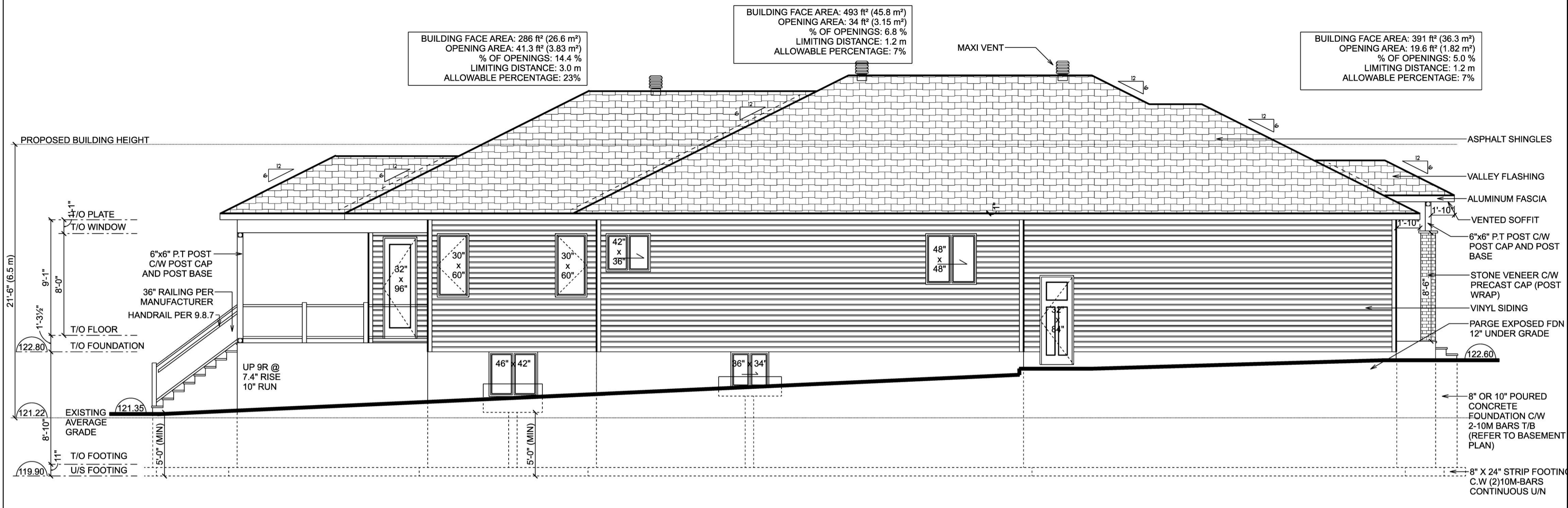
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aovltd.com

Ontario
 Land Surveyors Job No. 23630-24 M.Becirovic LH4 RP584 D-C D2



NORWAY SPRUCE STREET (Formerly SPRUCE STREET)
 P1N 04453 - 0124

REGISTERED



BUILDING FACE AREA: 286 ft² (26.6 m²)
 OPENING AREA: 41.3 ft² (3.83 m²)
 % OF OPENINGS: 14.4 %
 LIMITING DISTANCE: 3.0 m
 ALLOWABLE PERCENTAGE: 23%

BUILDING FACE AREA: 493 ft² (45.8 m²)
 OPENING AREA: 34 ft² (3.15 m²)
 % OF OPENINGS: 6.8 %
 LIMITING DISTANCE: 1.2 m
 ALLOWABLE PERCENTAGE: 7%

BUILDING FACE AREA: 391 ft² (36.3 m²)
 OPENING AREA: 19.6 ft² (1.82 m²)
 % OF OPENINGS: 5.0 %
 LIMITING DISTANCE: 1.2 m
 ALLOWABLE PERCENTAGE: 7%

PROPOSED BUILDING HEIGHT

21'-6" (6.5 m)

1/4" PLATE
T/O WINDOW

9'-1"
8'-0"

1'-3/4"
T/O FLOOR
T/O FOUNDATION

122.80

121.22

8'-10"
EXISTING AVERAGE GRADE

11"
T/O FOOTING
U/S FOOTING

119.90

6"x6" P.T POST C/W POST CAP AND POST BASE

36" RAILING PER MANUFACTURER HANDRAIL PER 9.8.7

UP 9R @ 7.4" RISE 10" RUN

32" x 96"

30" x 60"

30" x 60"

42" x 36"

48" x 48"

46" x 42"

36" x 34"

5'-0" (MIN)

5'-0" (MIN)

ASPHALT SHINGLES

VALLEY FLASHING

ALUMINUM FASCIA

VENTED SOFFIT

6"x6" P.T POST C/W POST CAP AND POST BASE

STONE VENEER C/W PRECAST CAP (POST WRAP)

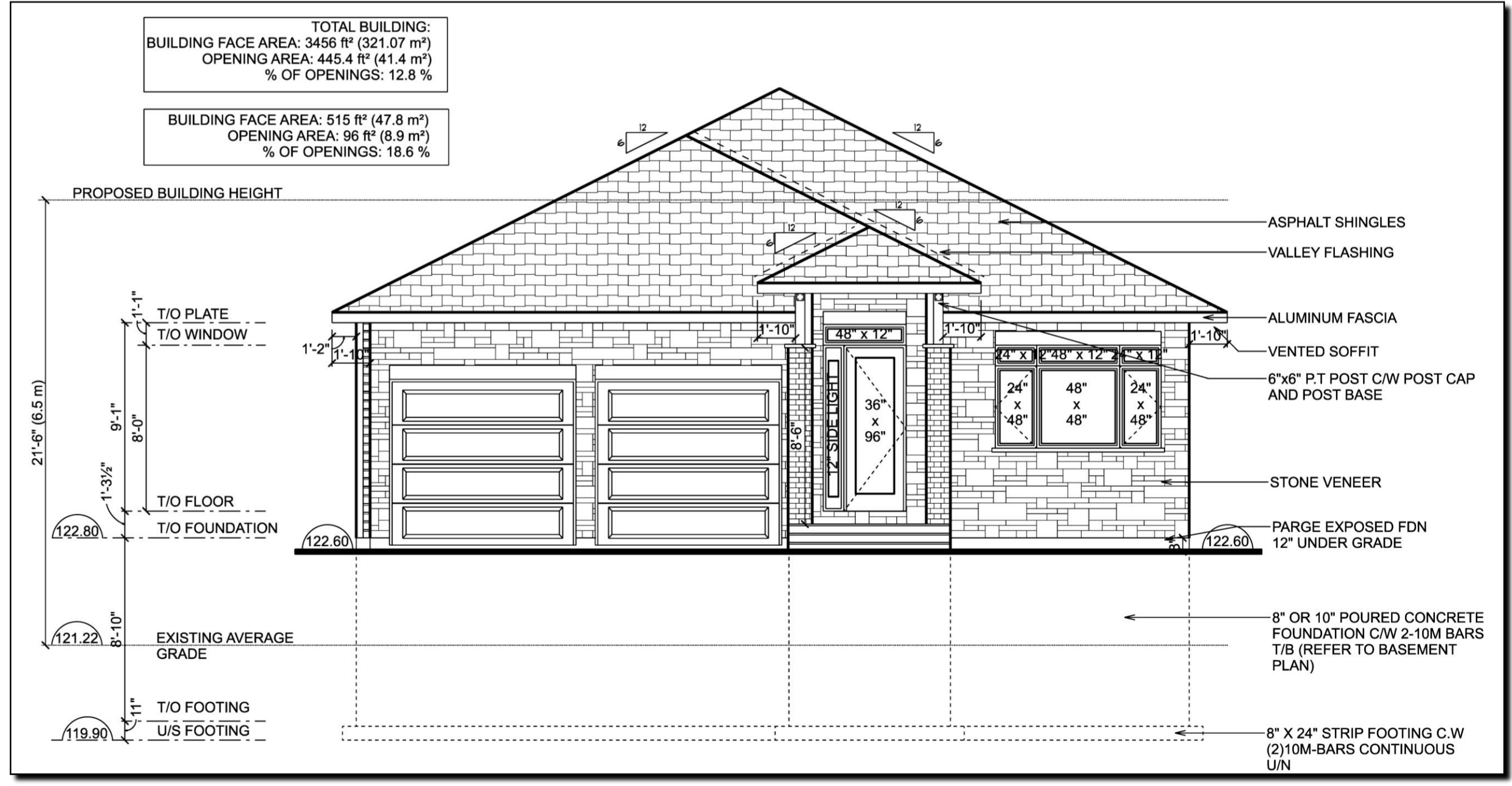
VINYL SIDING

PARGE EXPOSED FDN 12" UNDER GRADE

122.60

8" OR 10" POURED CONCRETE FOUNDATION C/W 2-10M BARS T/B (REFER TO BASEMENT PLAN)

8" X 24" STRIP FOOTING C.W (2)10M-BARS CONTINUOUS U/N



TOTAL BUILDING:
 BUILDING FACE AREA: 3456 ft² (321.07 m²)
 OPENING AREA: 445.4 ft² (41.4 m²)
 % OF OPENINGS: 12.8 %

BUILDING FACE AREA: 515 ft² (47.8 m²)
 OPENING AREA: 96 ft² (8.9 m²)
 % OF OPENINGS: 18.6 %

PROPOSED BUILDING HEIGHT

21'-6" (6.5 m)

1/4" PLATE
T/O WINDOW

9'-1"
8'-0"

1'-3/4"
T/O FLOOR
T/O FOUNDATION

122.80

121.22

8'-10"
EXISTING AVERAGE GRADE

11"
T/O FOOTING
U/S FOOTING

119.90

ASPHALT SHINGLES

VALLEY FLASHING

ALUMINUM FASCIA

VENTED SOFFIT

6"x6" P.T POST C/W POST CAP AND POST BASE

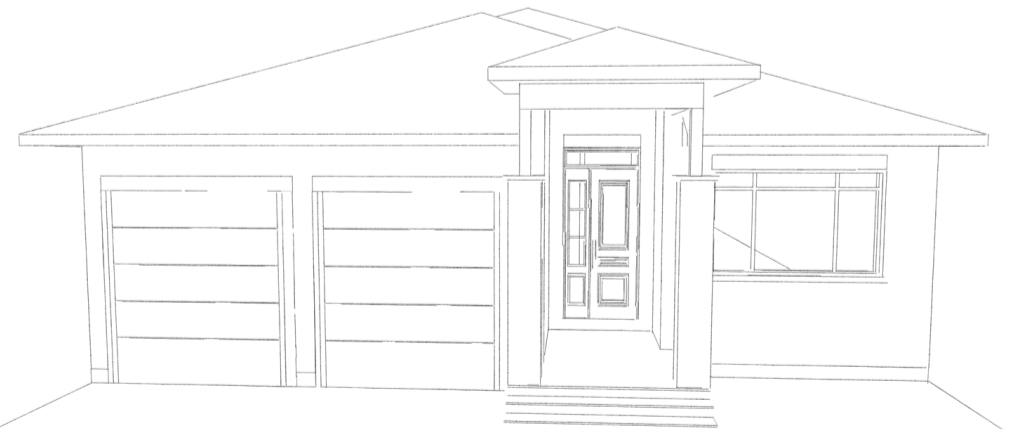
STONE VENEER

PARGE EXPOSED FDN 12" UNDER GRADE

8" OR 10" POURED CONCRETE FOUNDATION C/W 2-10M BARS T/B (REFER TO BASEMENT PLAN)

8" X 24" STRIP FOOTING C.W (2)10M-BARS CONTINUOUS U/N

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



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724

724 DESIGN
 3-108 BRIDGE ST
 PICTON, ON K0K 2T0
 613-890-0781
 AMANDA@724DESIGN.CA

I, AMANDA SANFORD, HEREBY DECLARE THAT I AM THE OWNER OF THE REGISTERED FIRM, AND THAT I RESPONSIBLE FOR DESIGN ACTIVITIES.

SIGNATURE: *[Signature]*

DATE: 20-SEP-2024

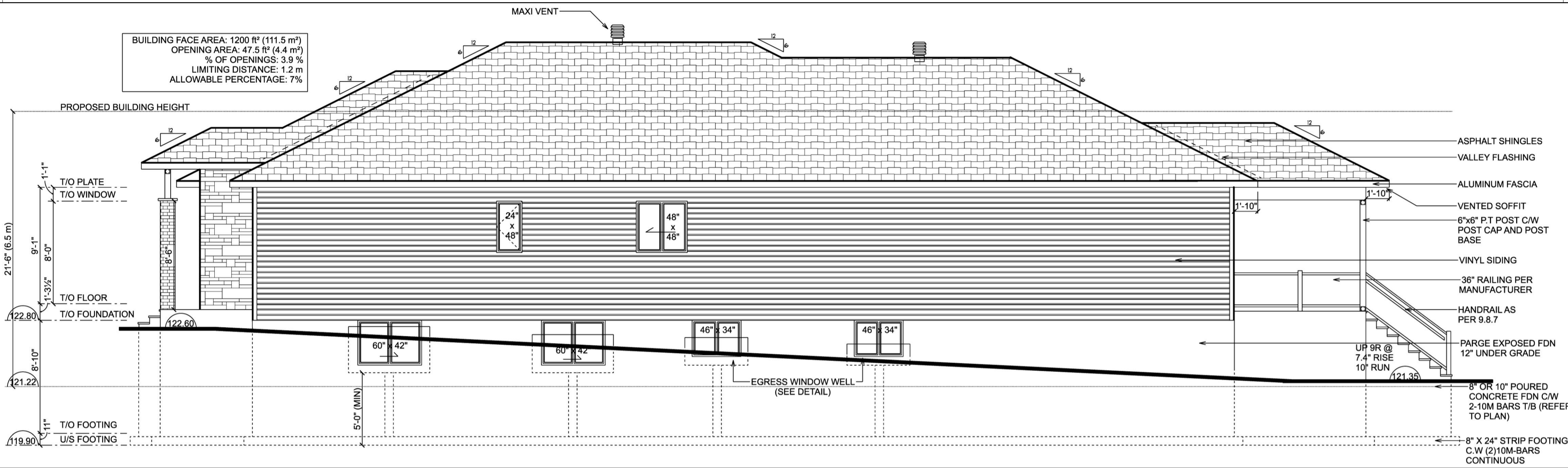
INDIVIDUAL BCIN: 108075
 FIRM BCIN: 118785

55 NORWAY SPRUCE ST

FILE #: BEC002
 ADDRESS: 55 NORWAY SPRUCE ST
 STITTSVILLE, ON K2S 1P8
 HOME OWNER: BELISA BECIROVIC

DRAWING REVISION:
 NO: 7
 DATE: 20-SEP-2024

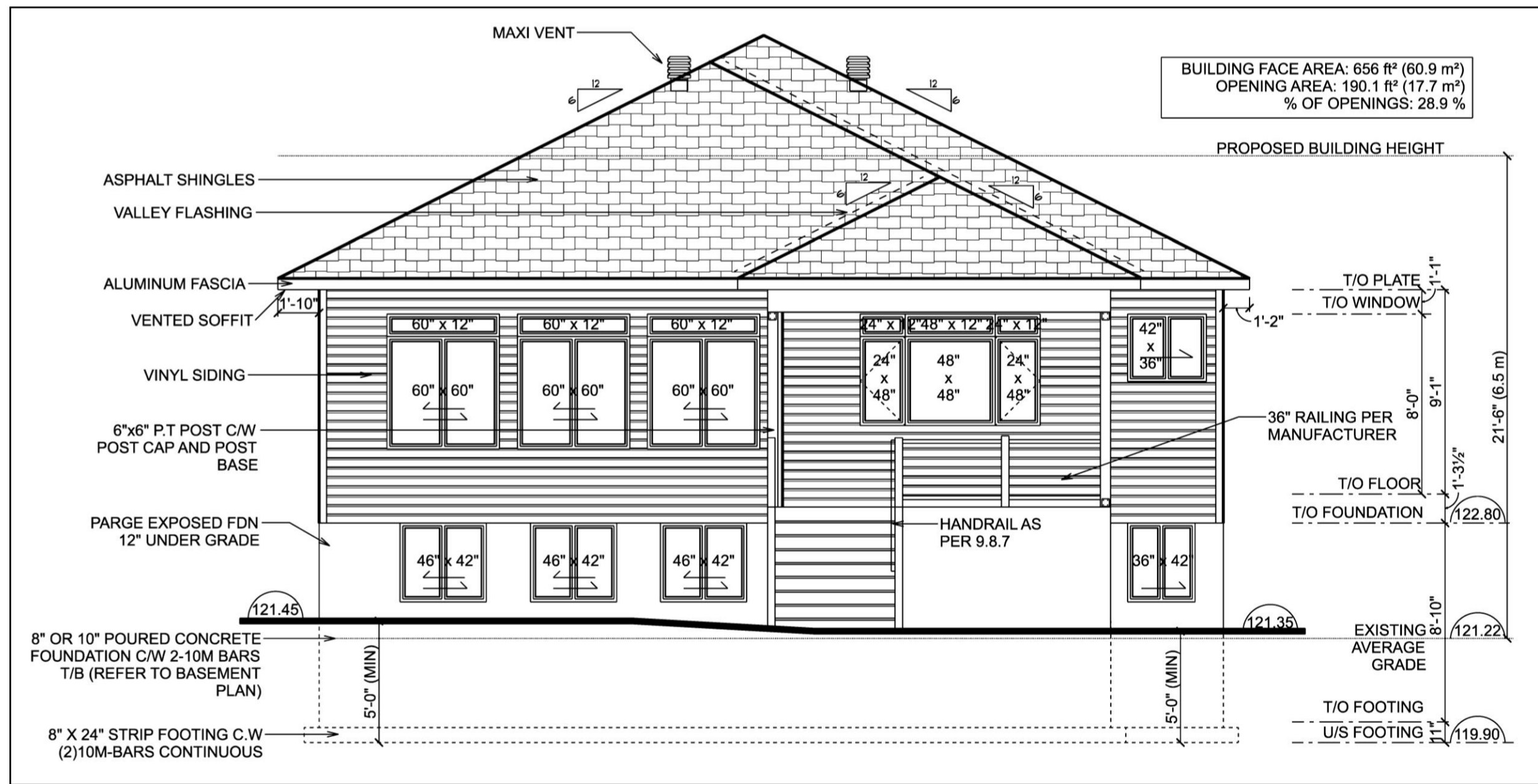
WEST ELEVATION
 SCALE: 3/16" = 1'-0"



BUILDING FACE AREA: 1200 ft² (111.5 m²)
 OPENING AREA: 47.5 ft² (4.4 m²)
 % OF OPENINGS: 3.9 %
 LIMITING DISTANCE: 1.2 m
 ALLOWABLE PERCENTAGE: 7%

SOUTH ELEVATION

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



BUILDING FACE AREA: 656 ft² (60.9 m²)
 OPENING AREA: 190.1 ft² (17.7 m²)
 % OF OPENINGS: 28.9 %

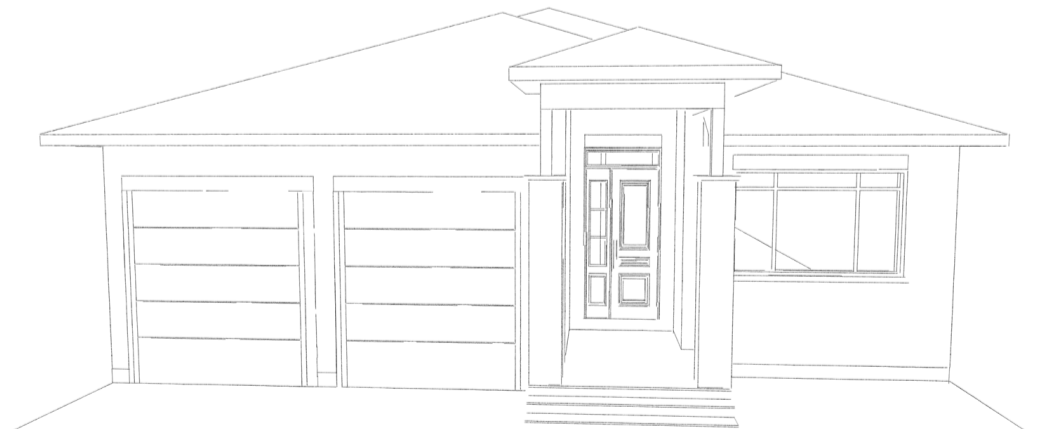
EAST ELEVATION

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

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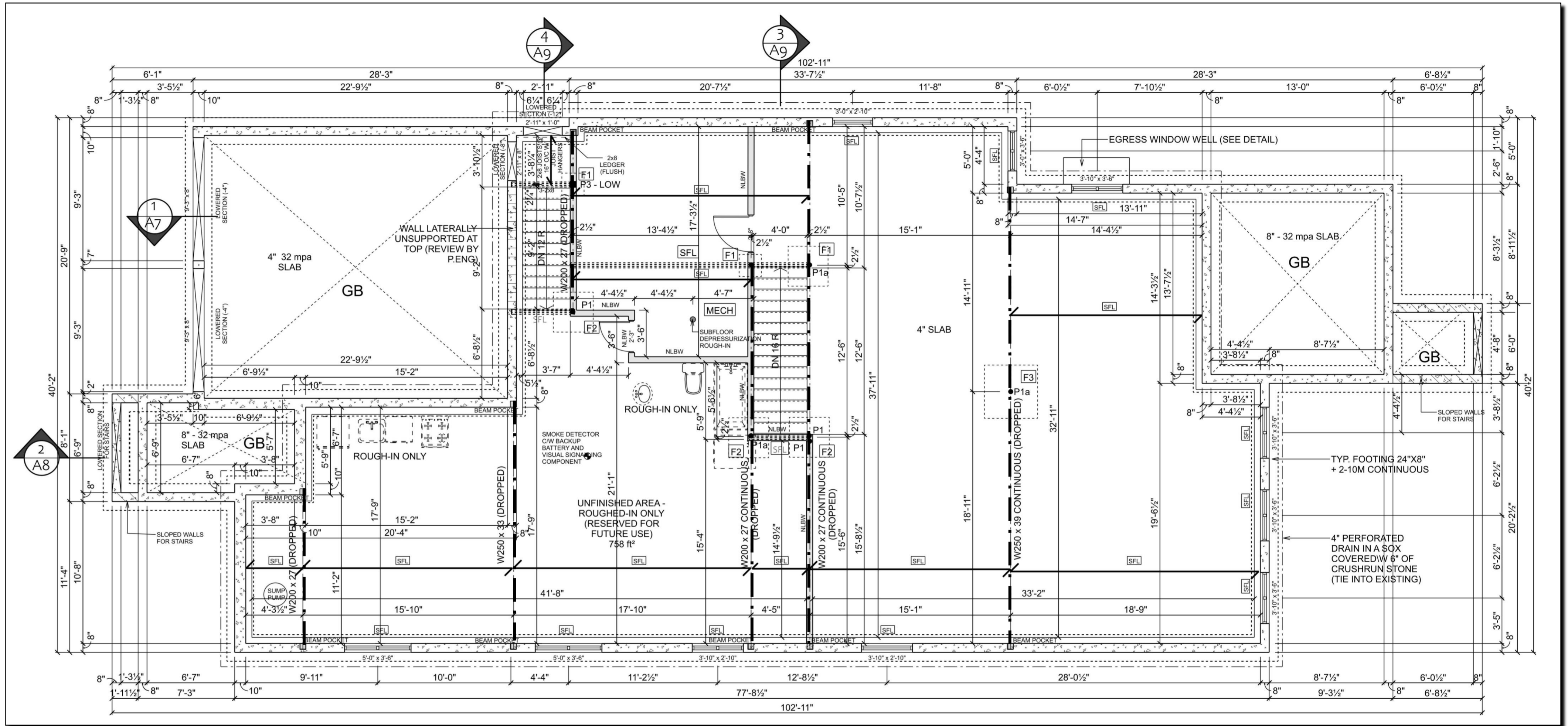
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 DATE: 20-SEP-2024
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55 NORWAY SPRUCE ST

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 STITTSVILLE, ON K2S 1P8
 HOME OWNER: BELISA BECIROVIC

DRAWING REVISION:
 NO: 7
 DATE: 20-SEP-2024

A2/9



BASEMENT PLAN

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

LEGEND

PRE-ENGINEERED FLOOR JOISTS OR TRUSSES PER MANUFACTURER

POST TABLE:

P1 = 3" DIA. TELEPOST
 P1a = HSS 3 1/2" X 3 1/2" X 3/16"
 P2 = 2-2X6
 P3 = 3-2X6
 P4 = 4-2X6
 PROVIDE A MIN. OF 4" X 4" X 1/4" END BEARING PLATES TOP AND BOTTOM OF ALL STEEL COLUMNS

FOOTING TABLE:

F1 = 20"x20"x8" CONCRETE PAD
 F2 = 36"x36"x8" CONCRETE PAD C/W 4-15M BARS E/W
 F3 = 48"x48"x8" CONCRETE PAD C/W 5-15M BARS (8) E/W

SLOPED WALL FOR STAIRS (CONCRETE)
 R- REINFORCED FOUNDATION
 LBW - LOAD BEARING WALL

GB = GRANULAR BACKFILLED
 SFL = SEE FLOOR LAYOUT
 SRL = SEE ROOF LAYOUT
 (G) = PRE-ENGINEERED GIRDER TRUSS
 # = PRE-ENGINEERED ROOF TRUSSES
 NLBW = NON LOAD-BEARING WALL
 SA = L5x 3 1/2" x 3/8" STEEL ANGLE MINIMUM 6" BEARING

LINTEL TABLE:

L1 = 2-2X10
 L2 = 3-2X10

LVL TABLE:

LVL1 = 2 - 1 3/4" x 9 1/2"
 LVL (1.8E)
 LVL 2 = 3 - 1 3/4" x 11 7/8"
 LVL (1.8E)

REFER TO TRUSS MANUFACTURER LAYOUT

CARRY ALL POINTLOADS DOWN TO FOOTINGS/FOUNDATION

ALL LVL SHALL BE 1.8E 2900FB OR BETTER

UNDISTURBED NATIVE MATERIAL 75 KPA MIN. GEOTECHNICAL ENGINEER TO CONFIRM PRIOR TO CONCRETE PLACEMENT

MINIMUM SOIL BEARING CAPACITY ASSUMED AT 75 KPA FOR SERVICEABILITY LOADS

REINFORCEMENT NOTES (P.ENG)

R- REINFORCED FOUNDATION

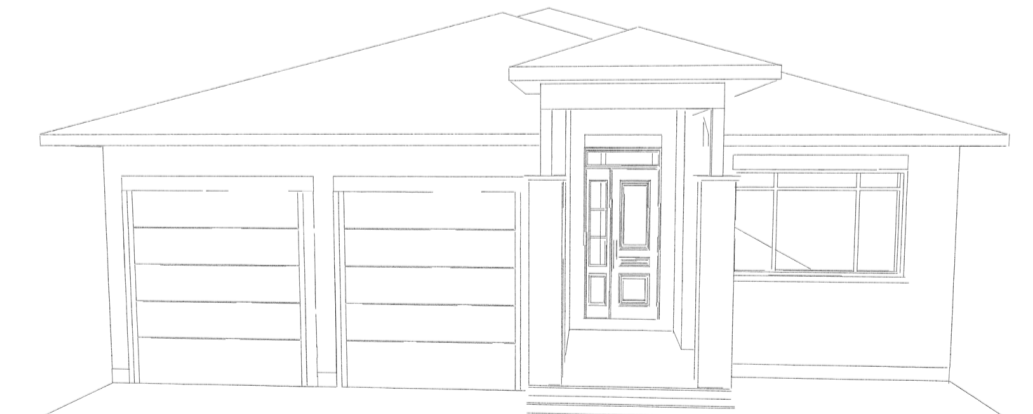
15M VERTICAL BARS @ 12" O/C C/W 10M HORIZONTAL BARS @ 24" O/C VERTICAL BARS FROM TOP OF FOOTING TO 3" OF TOP OF FOUNDATION WALL

REINFORCED WINDOWS: SEE DETAILS R_01; RR_01 AND RR_02 PROVIDED BY P.ENG

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55 NORWAY SPRUCE ST

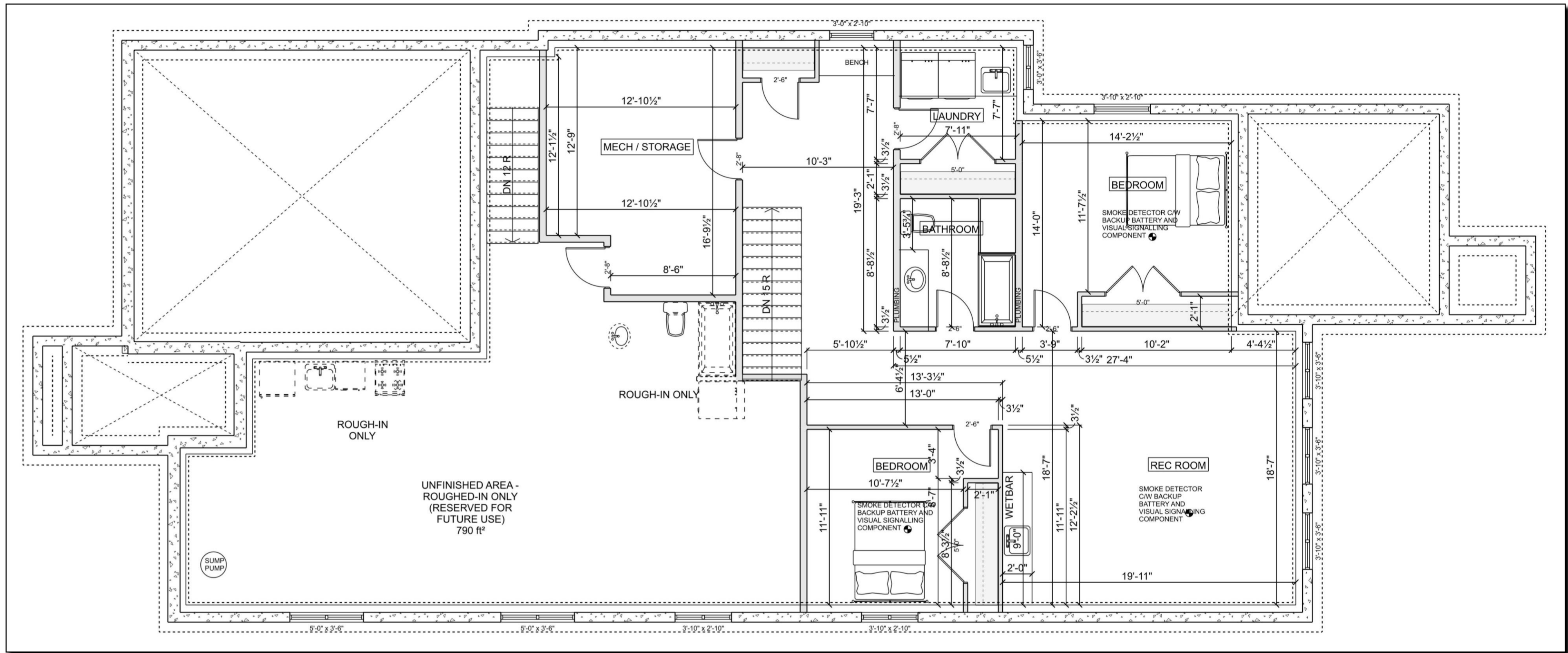
I, AMANDA SANFORD, HEREBY DECLARE THAT I AM THE OWNER OF THE REGISTERED FIRM, AND THAT I AM RESPONSIBLE FOR DESIGN ACTIVITIES.

SIGNATURE: *[Signature]*
 DATE: 20-SEP-2024
 INDIVIDUAL BCIN: 108075
 FIRM BCIN: 118785

FILE # BEC002
 ADDRESS: 55 NORWAY SPRUCE ST STITTSVILLE, ON K2S 1P8
 HOME OWNER: BELISA BECIROVIC

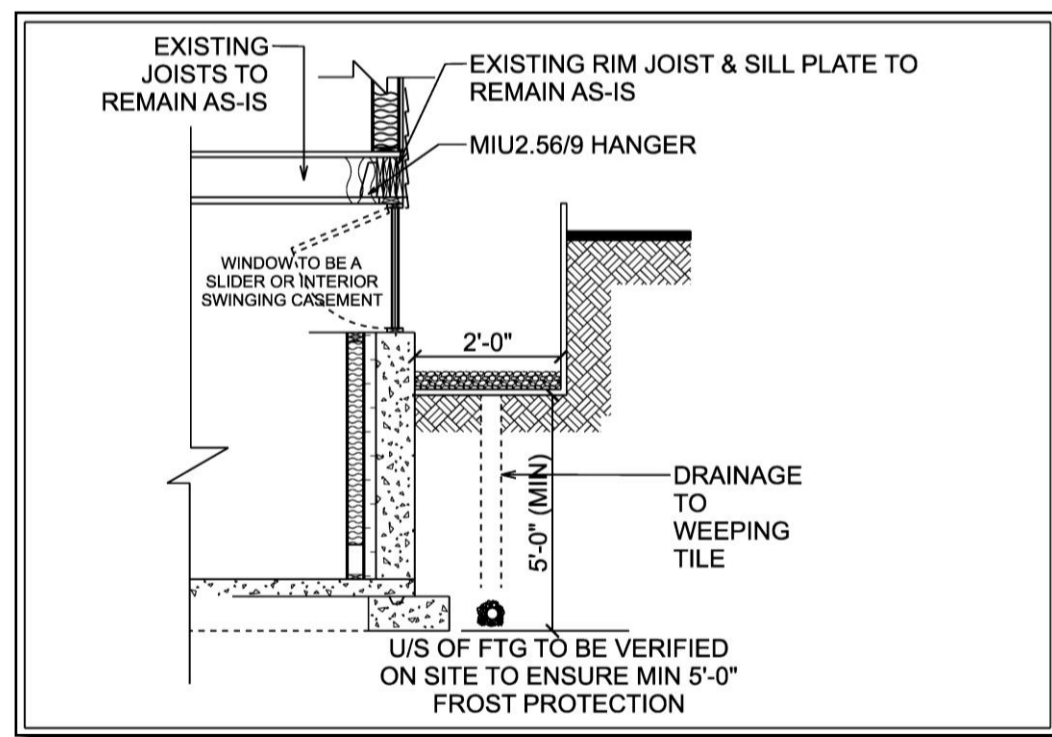
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 NO: 7
 DATE: 20-SEP-2024

A3/9

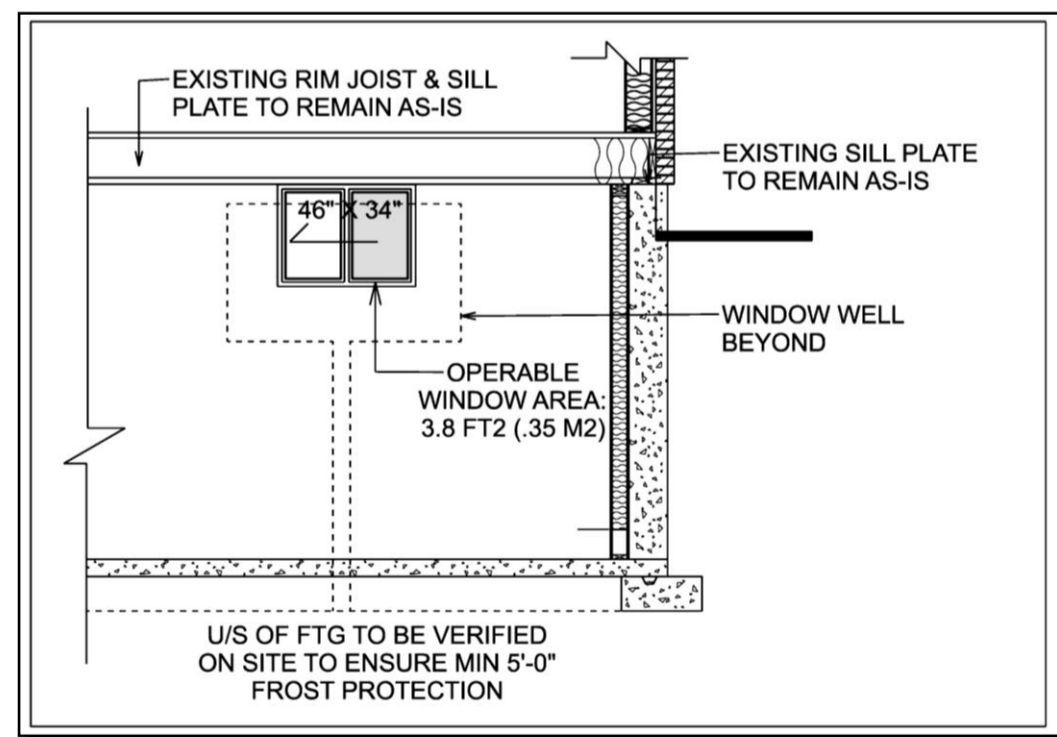


FINISHED BASEMENT PLAN

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



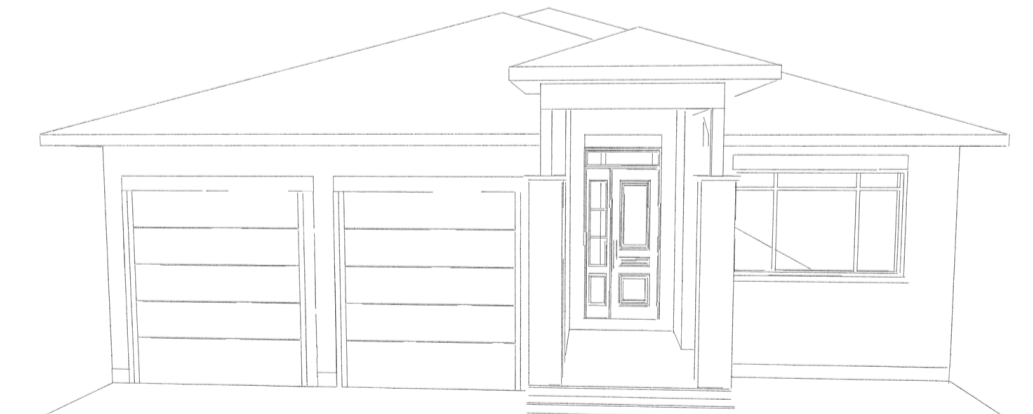
EGRESS WINDOW WELL



EGRESS WINDOW SPECIFICATION

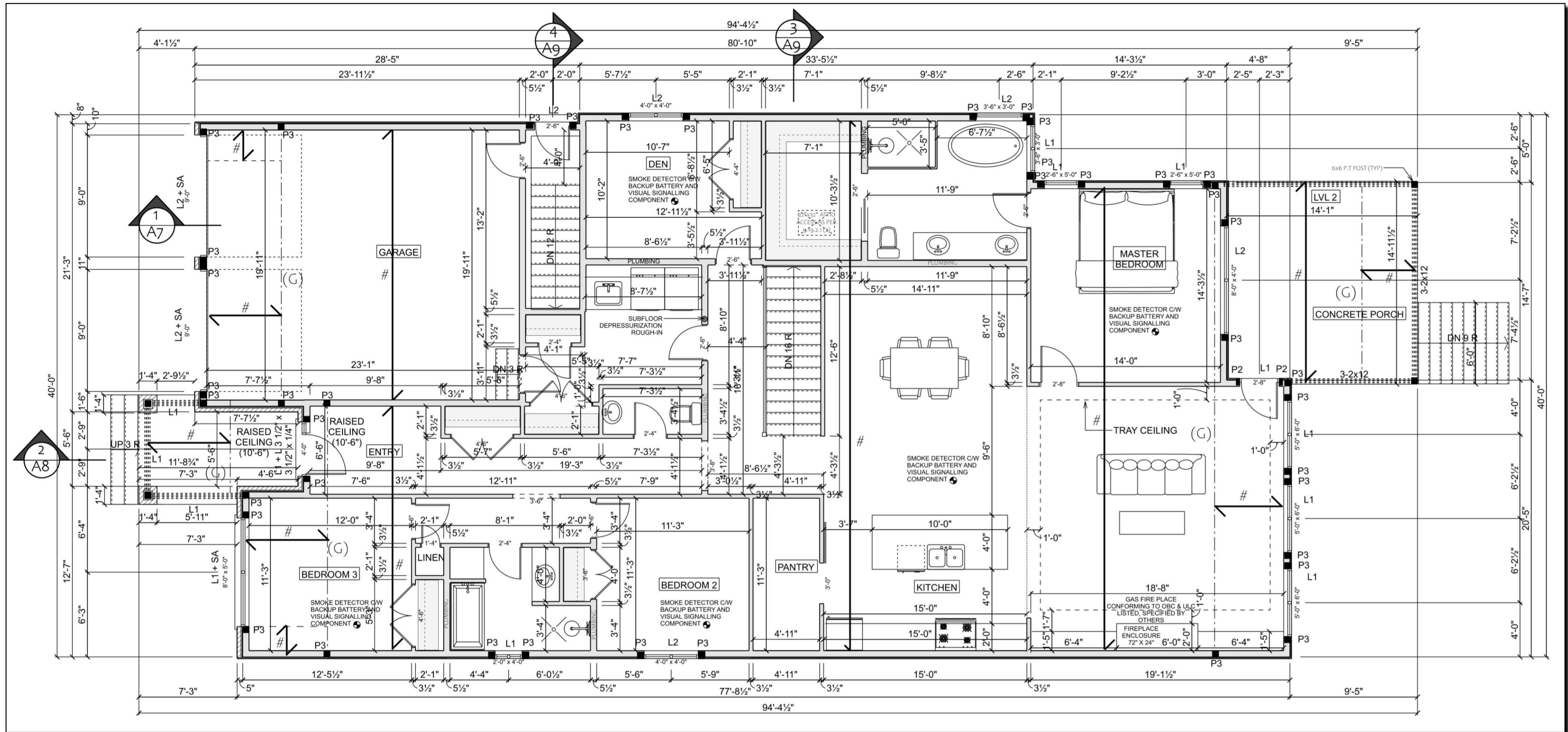
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 FIRM BCIN: 118785

55 NORWAY SPRUCE ST
 FILE #: BEC002
 ADDRESS: 55 NORWAY SPRUCE ST
 STITTSVILLE, ON K2S 1P8
 HOME OWNER: BELISA BECIROVIC
 DRAWING REVISION:
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 DATE: 20-SEP-2024



MAIN FLOOR

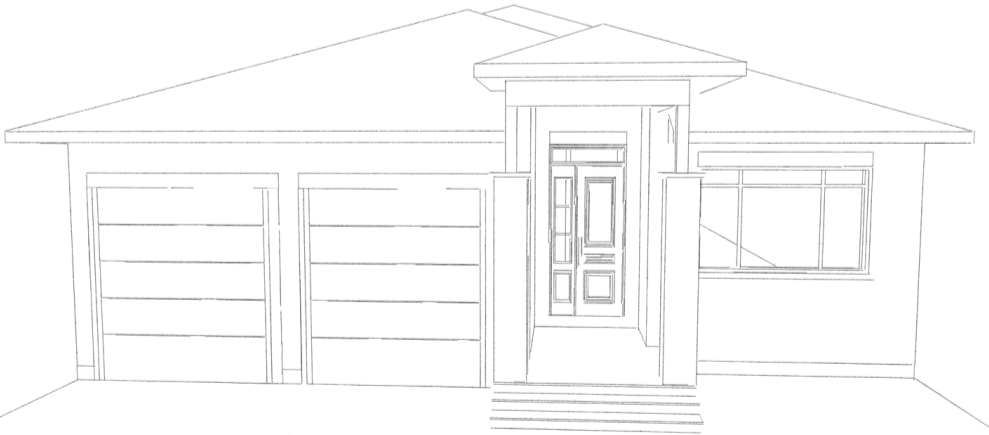
SCALE: 3/16" = 1'-0"

LEGEND	
<p>PRE-ENGINEERED FLOOR JOISTS OR TRUSSES PER MANUFACTURER</p>	
<p>POST TABLE:</p> <p>P1 = 3" DIA. TELEPOST P1a = HSS 3 1/2" X 3 1/2" X 3/16" P2 = 2-2X6 P3 = 3-2X6 P4 = 4-2X6 <small>PROVIDE A MIN. OF 4" X 4" X 1/4" END BEARING PLATES TOP AND BOTTOM OF ALL STEEL COLUMNS</small></p>	<p>LINTEL TABLE:</p> <p>L1 = 2-2X10 L2 = 3-2X10</p>
<p>FOOTING TABLE:</p> <p>F1 = 20"x20"x8" CONCRETE PAD F2 = 36"x36"x8" CONCRETE PAD C/W 4-15M BARS E/W F3 = 48"x48"x8" CONCRETE PAD C/W 5-15M BARS (8) E/W</p>	<p>LVL TABLE:</p> <p>LVL1 = 2 - 1 3/4" x 9 1/2" LVL (1.8E) LVL 2 = 3 - 1 3/4" x 11 7/8" LVL (1.8E)</p>
<p> SLOPED WALL FOR STAIRS (CONCRETE) R- REINFORCED FOUNDATION LBW - LOAD BEARING WALL </p>	<p> GB = GRANULAR BACKFILLED SFL = SEE FLOOR LAYOUT SRL = SEE ROOF LAYOUT (G) = PRE-ENGINEERED GIRDER TRUSS # = PRE-ENGINEERED ROOF TRUSSES NLBW = NON LOAD-BEARING WALL SA = L5x 3 1/2" x 3/8" STEEL ANGLE MINIMUM 6" BEARING </p>

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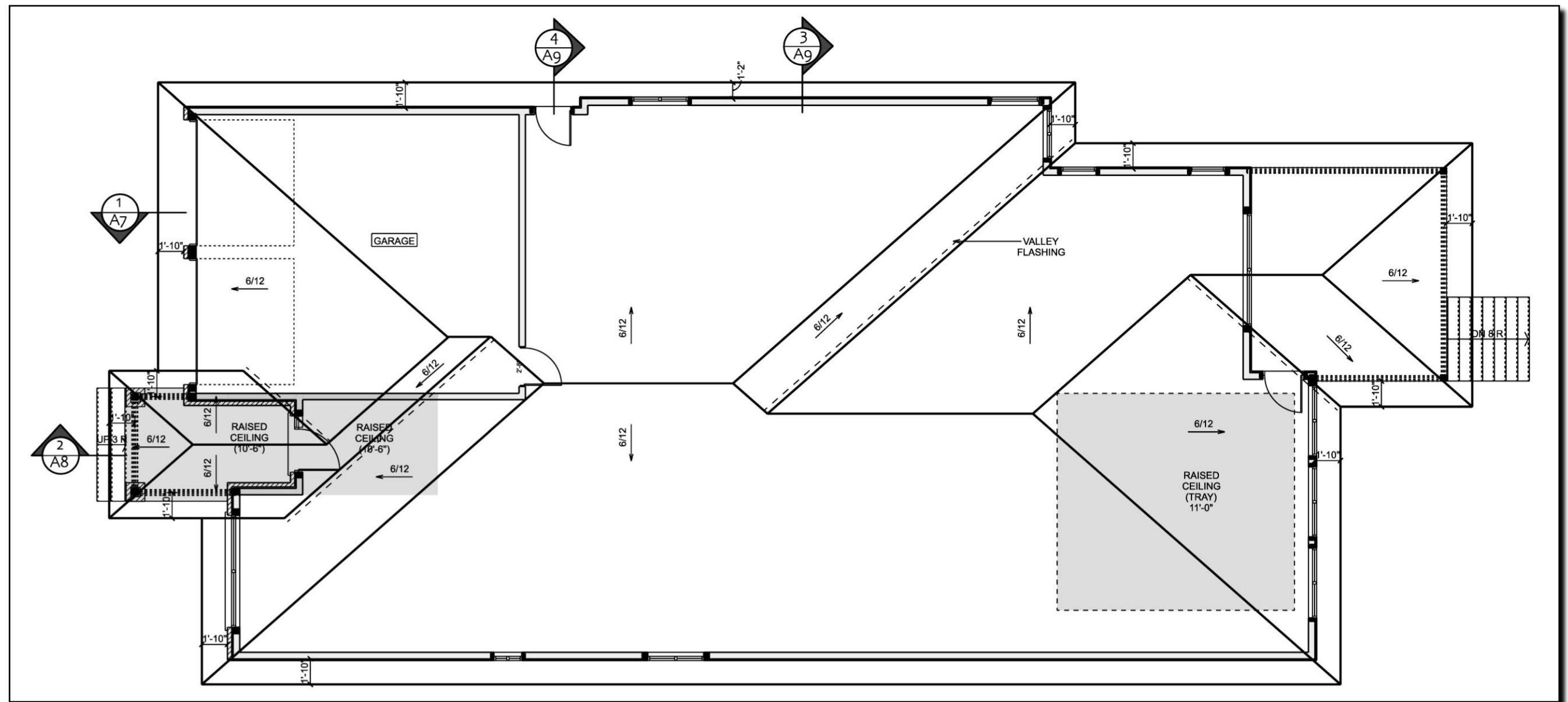
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 INDIVIDUAL BCIN: 108075
 FIRM BCIN: 118785

55 NORWAY SPRUCE ST

FILE # BEC002
 ADDRESS: 55 NORWAY SPRUCE ST
 STITTSVILLE, ON K2S 1P8
 HOME OWNER: BELISA BECIROVIC

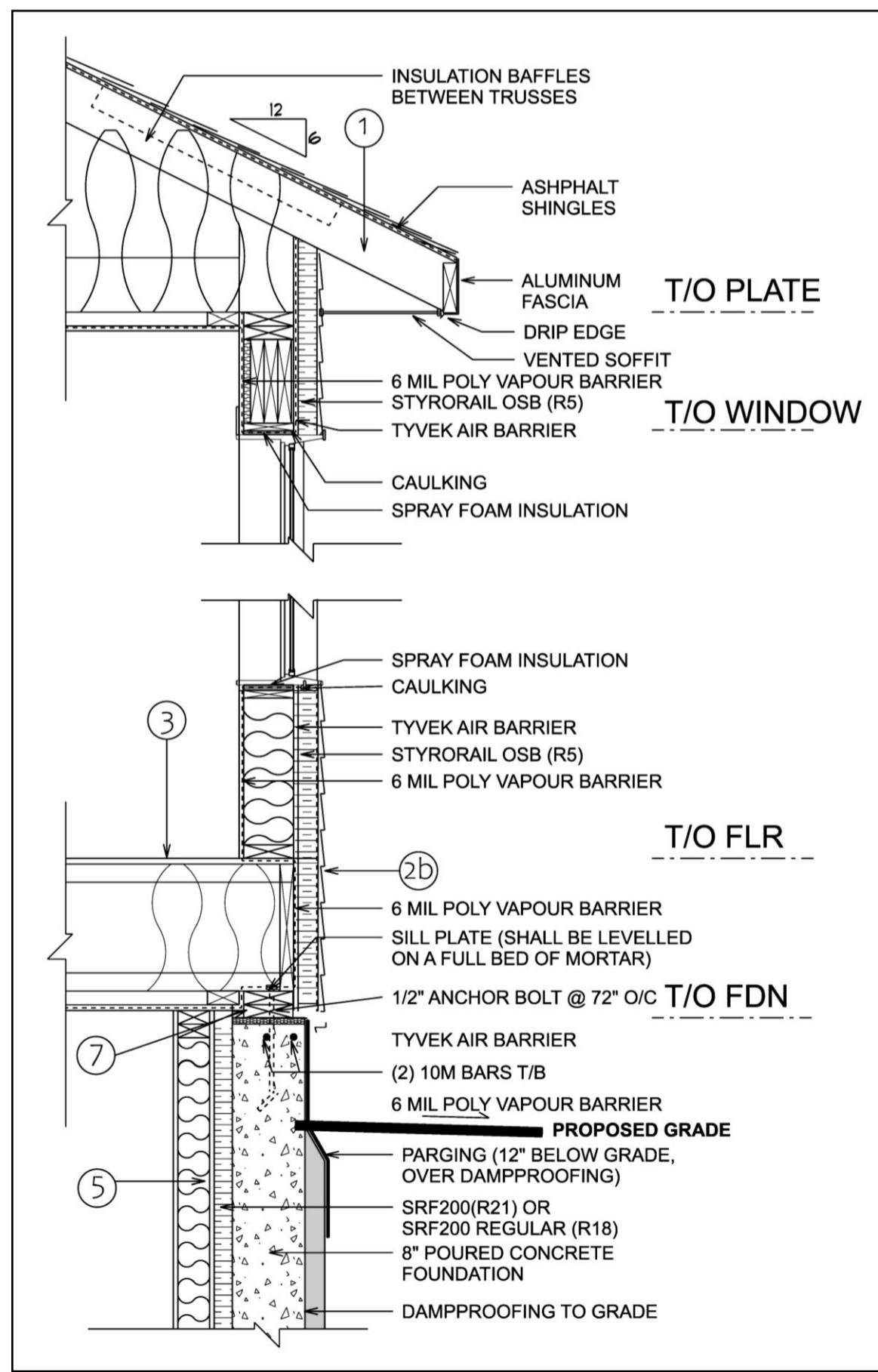
DRAWING REVISION:
 NO: 7
 DATE: 20-SEP-2024

A5/9



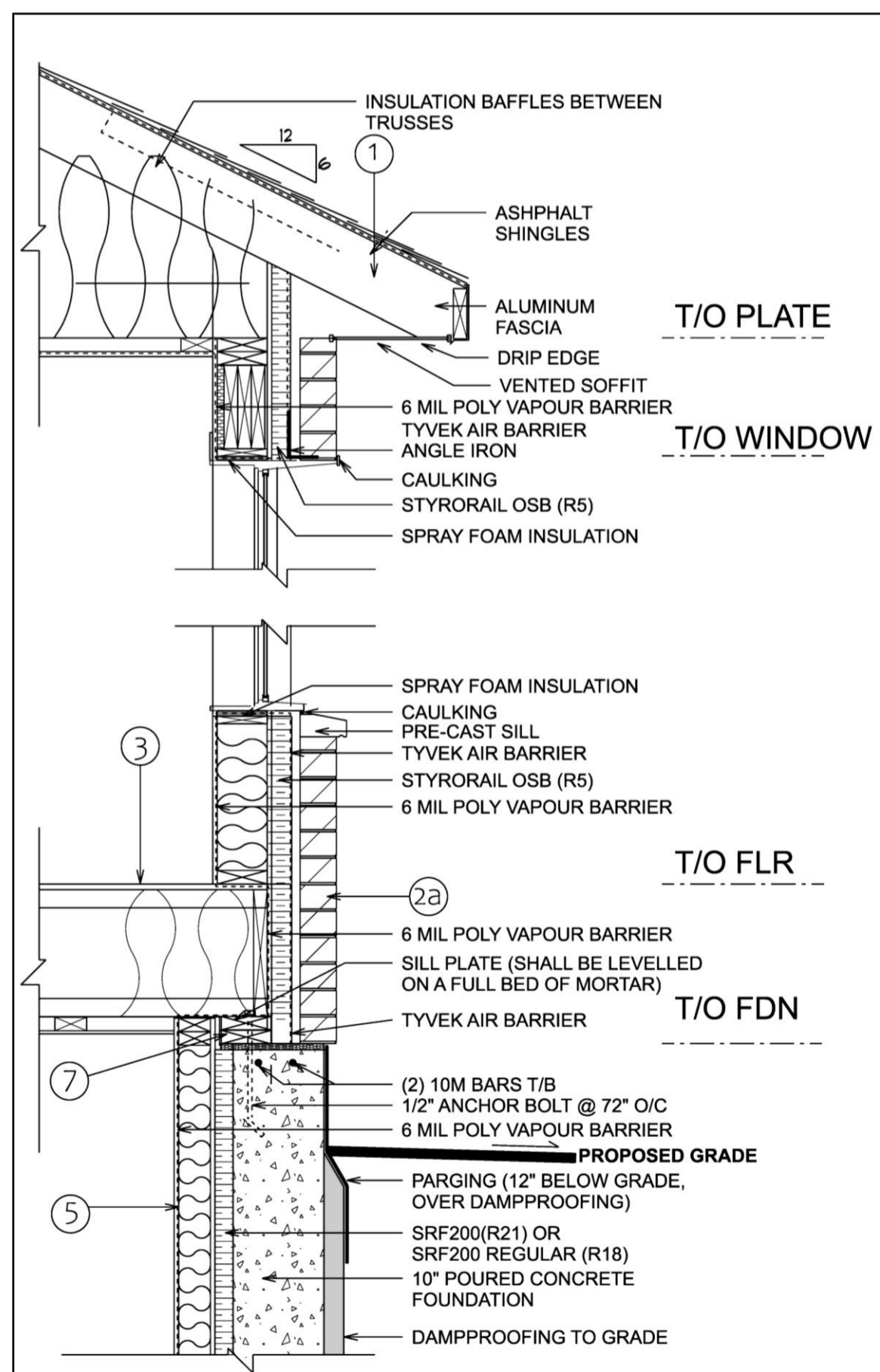
ROOF PLAN

SCALE: 1/8" = 1'-0"



WALL SECTION 1

SCALE: 3/4" = 1'-0"



WALL SECTION 2

SCALE: 3/4" = 1'-0"

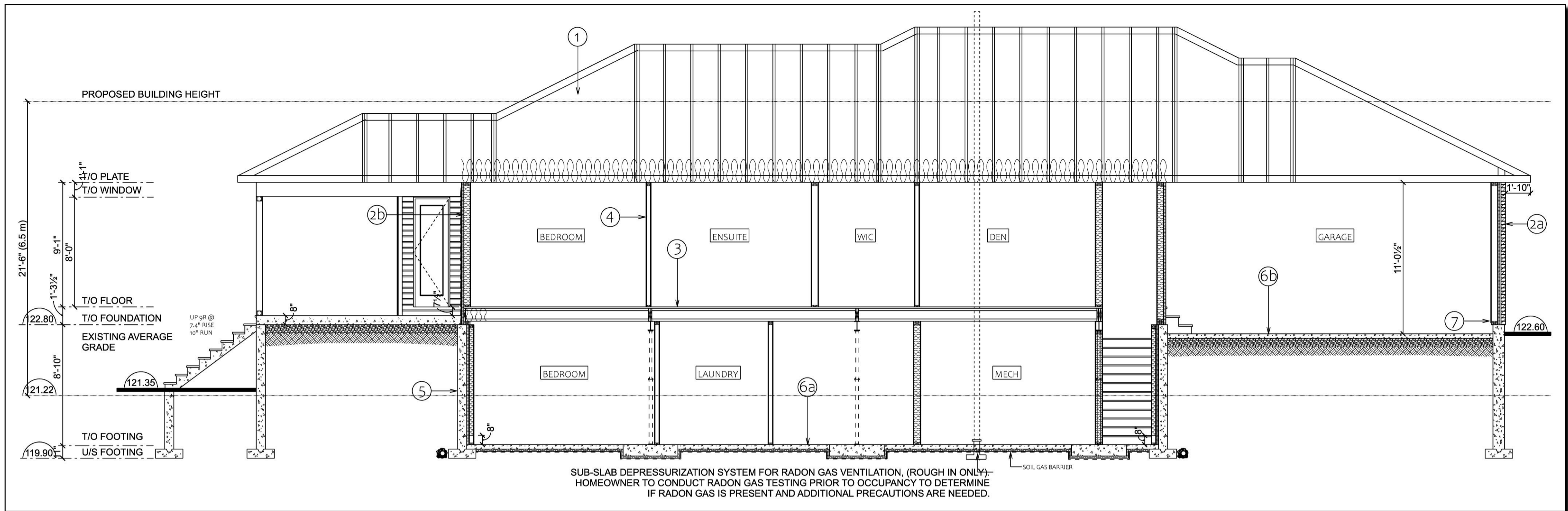
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55 NORWAY SPRUCE ST
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 DRAWING REVISION:
 NO: 7
 DATE: 20-SEP-2024



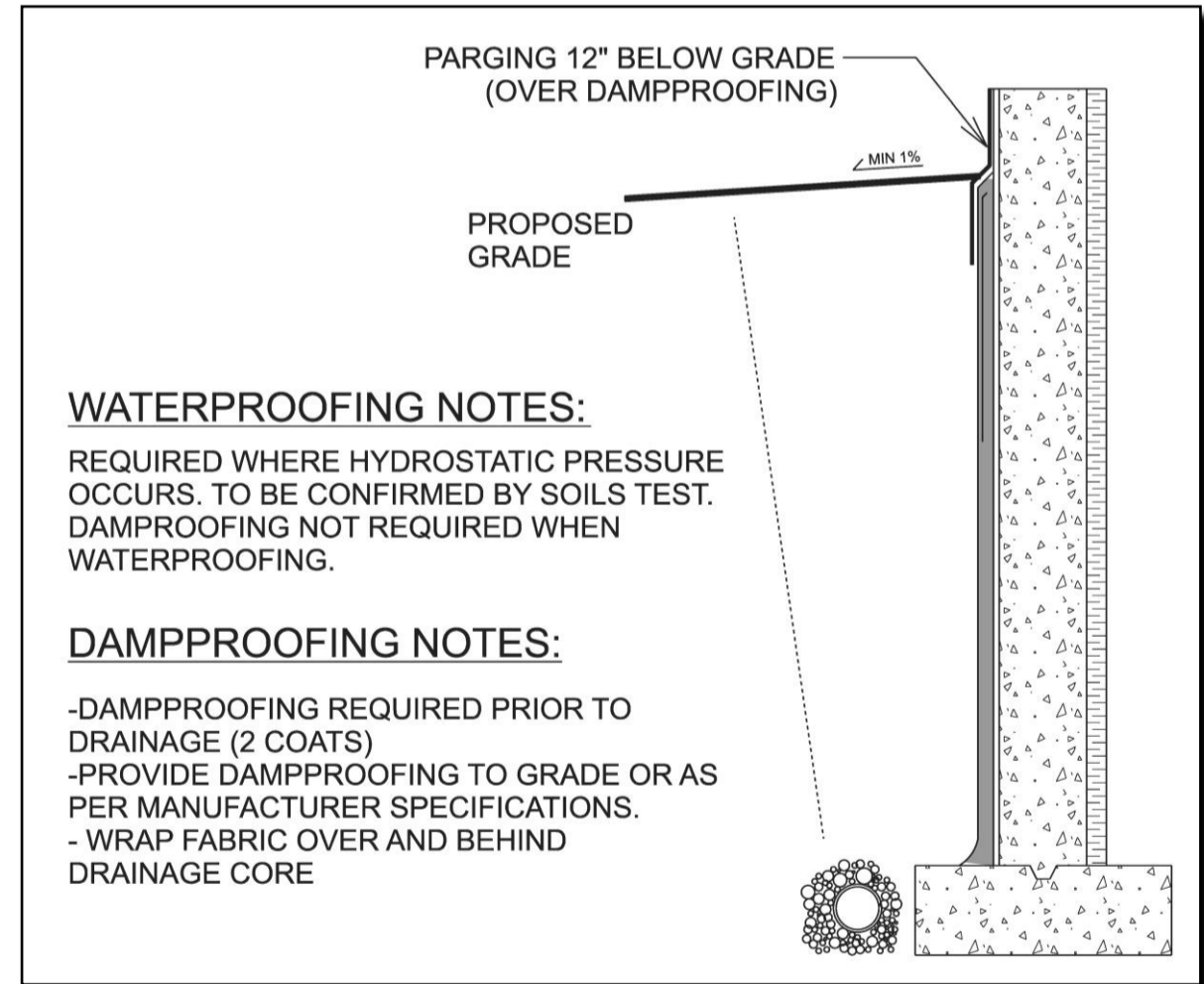
SECTION 1

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

CONSTRUCTION ASSEMBLIES

- 1. ROOFING**
- 1 - ROOF ASSEMBLY**
- > ASPHALT SHINGLES
 - > #15 FELT PAPER (EAVE PROTECTION)
 - > 7/16" EXT. SHEATHING C/W "H" CLIPS (ASPENITE)
 - > PRE-ENG TRUSSES @ 24" O/C
 - > R60 BATT OR BLOWN INSULATION C/W STYROVNET
 - > 6 MIL VAPOUR BARRIER
 - > 1x4 STRAPPING @ 16" O/C
 - > 1/2" DRYWALL
- 2. EXTERIOR WALLS**
- 2a - EXTERIOR WALL ASSEMBLY (MASONRY VENEER)**
- > MASONRY VENEER C/W GALVANIZED VENEER TIES, FLASHING WEEP HOLES & STEEL ANGLES PER 9.20.5B
 - > 1" AIR SPACE
 - > WEATHER PROTECTION SYSTEM (TYPAR OR TYVEK) FROM TOP PLATE TO INSIDE BASEMENT
 - > 7/16" OSB EXTERIOR SHEATHING
 - > 2X6 STUDS @ 16" O/C
 - > R22 BATT INSULATION
 - > 6 MIL POLY VAPOUR BARRIER
 - > 1/2" DRYWALL
- 2b - EXTERIOR WALL ASSEMBLY**
- > VINYL SIDING OR ACCEPTABLE EQUIVALENT (FIBRE CEMENT, WOOD, ALUMINIUM ETC.)
 - > WEATHER PROTECTION SYSTEM (TYPAR OR TYVEK) FROM TOP PLATE TO INSIDE BASEMENT
 - > R10 RIGID INSULATION
 - > 7/16" OSB EXTERIOR SHEATHING
 - > 2X6 STUDS @ 16" O/C
 - > R22 BATT INSULATION
 - > 6 MIL POLY VAPOUR BARRIER
 - > 1/2" DRYWALL
- 3 INTERIOR FLOORS**
- 3 - INTERIOR FINISHED FLOOR**
- > 5/8" UNDERLAYMENT FOR CERAMIC FLOORING
 - > 5/8" TONGUE & GROOVE OSB
 - > FLOOR JOISTS AS PER CONSTRUCTION PLAN
 - > 1x4 STRAPPING @ 16" O/C
 - > 1/2" DRYWALL

- 4. INTERIOR WALLS**
- 4 - INTERIOR FINISHED WALLS**
- > 1/2" DRYWALL
 - > 2x4 STUDS @ 16" O/C (USE 2x6 FOR MECH. WALLS. REFER TO PLAN FOR LOAD BEARING WALLS)
 - > 1/2" DRYWALL
- 5. FOUNDATION WALLS**
- 5 - FOUNDATION WALL**
- > PARING TO 12" BELOW GRADE, OVER DAMPPROOFING
 - > 2 COATS OF DAMPPROOFING (SEE DETAIL)
 - > SOIL GAS BARRIER
 - > 8" or 10" POURED CONCRETE WALL c/w 2-10M BARS T/B, PER BASEMENT PLAN,
 - > 15# BLDG PAPER BELOW GRADE
 - > 2" RIGID INSULATION (R10)
 - > 2x4 STUDS @ 24" O/C
 - > R12 BATT INSULATION
 - > 6 MIL VAPOUR BARRIER
 - > 1/2" DRYWALL
- 6. CONCRETE SLABS**
- 6a - BASEMENT SLAB**
- > 3" CONCRETE SLAB (MIN 20 MPa)
 - > R10 - RIGID INSULATION
 - > SOIL GAS BARRIER
 - > 8" OF 5/8" CLEAR CRUSHED STONE COMPACTED TO 95% STANDARD PROCTOR
- 6b - GARAGE SLAB**
- > 4" CONCRETE SLAB (MIN 32 MPa c/w 5/8" air entrainment)
 - > 6 MIL POLY VAPOUR BARRIER
 - > 8" OF 5/8" CLEAR CRUSHED STONE COMPACTED TO 95% STANDARD PROCTOR
- 7. STRUCTURAL ELEMENTS**
- 7 - SILL PLATE**
- > 2-2x6 SILL PLATE (TO BE LEVELLED ON A FULL BED OF MORTAR
 - > 1/2" D ANCHOR BOLTS @ 72" O/C MAX



WATERPROOFING NOTES:
 REQUIRED WHERE HYDROSTATIC PRESSURE OCCURS. TO BE CONFIRMED BY SOILS TEST. DAMPPROOFING NOT REQUIRED WHEN WATERPROOFING.

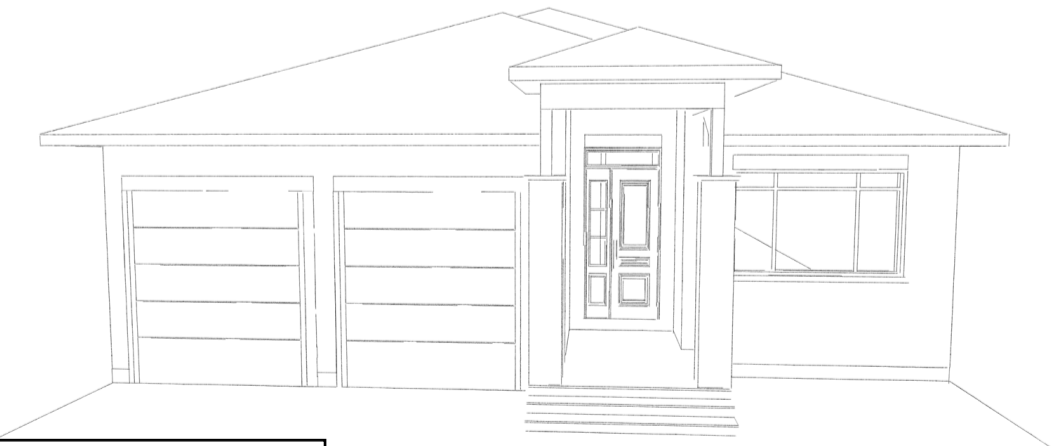
DAMPPROOFING NOTES:
 -DAMPPROOFING REQUIRED PRIOR TO DRAINAGE (2 COATS)
 -PROVIDE DAMPPROOFING TO GRADE OR AS PER MANUFACTURER SPECIFICATIONS.
 - WRAP FABRIC OVER AND BEHIND DRAINAGE CORE

DAMPPROOFING

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 PICTON, ON K0K 2T0
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55 NORWAY SPRUCE ST

I, AMANDA SANFORD, HEREBY DECLARE THAT I AM THE OWNER OF THE REGISTERED FIRM, AND THAT I AM RESPONSIBLE FOR DESIGN ACTIVITIES.

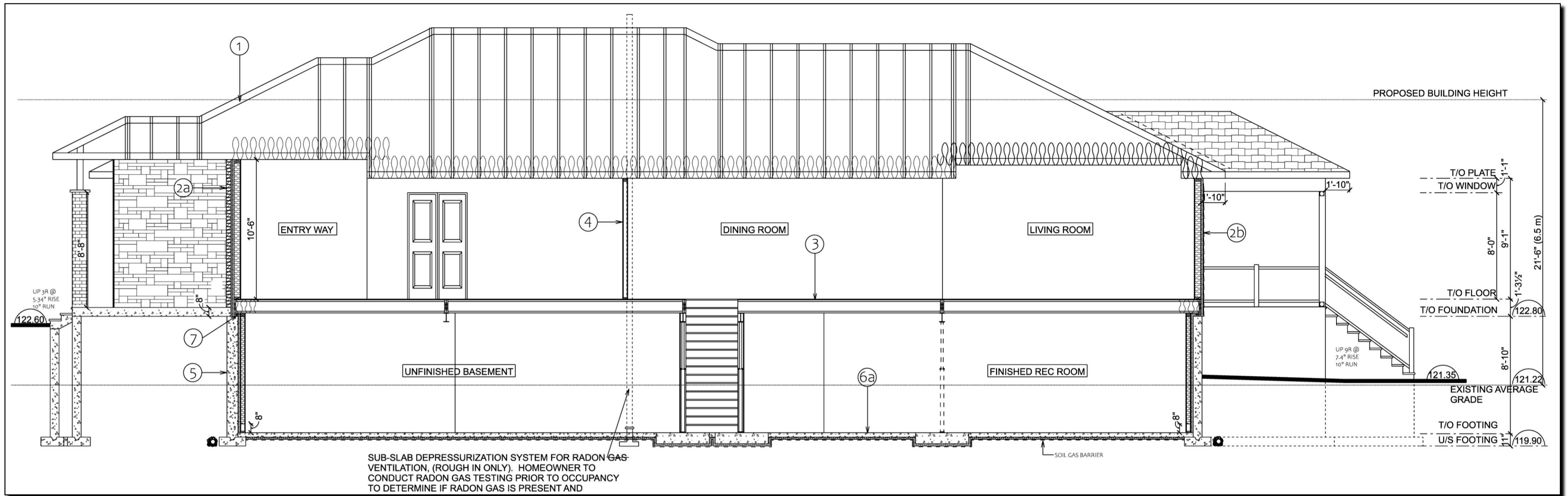
SIGNATURE: *[Signature]*
 DATE: 20-SEP-2024

FILE #: BEC002
 ADDRESS: 55 NORWAY SPRUCE ST
 STITTSVILLE, ON K2S 1P8
 HOME OWNER: BELISA BECIROVIC

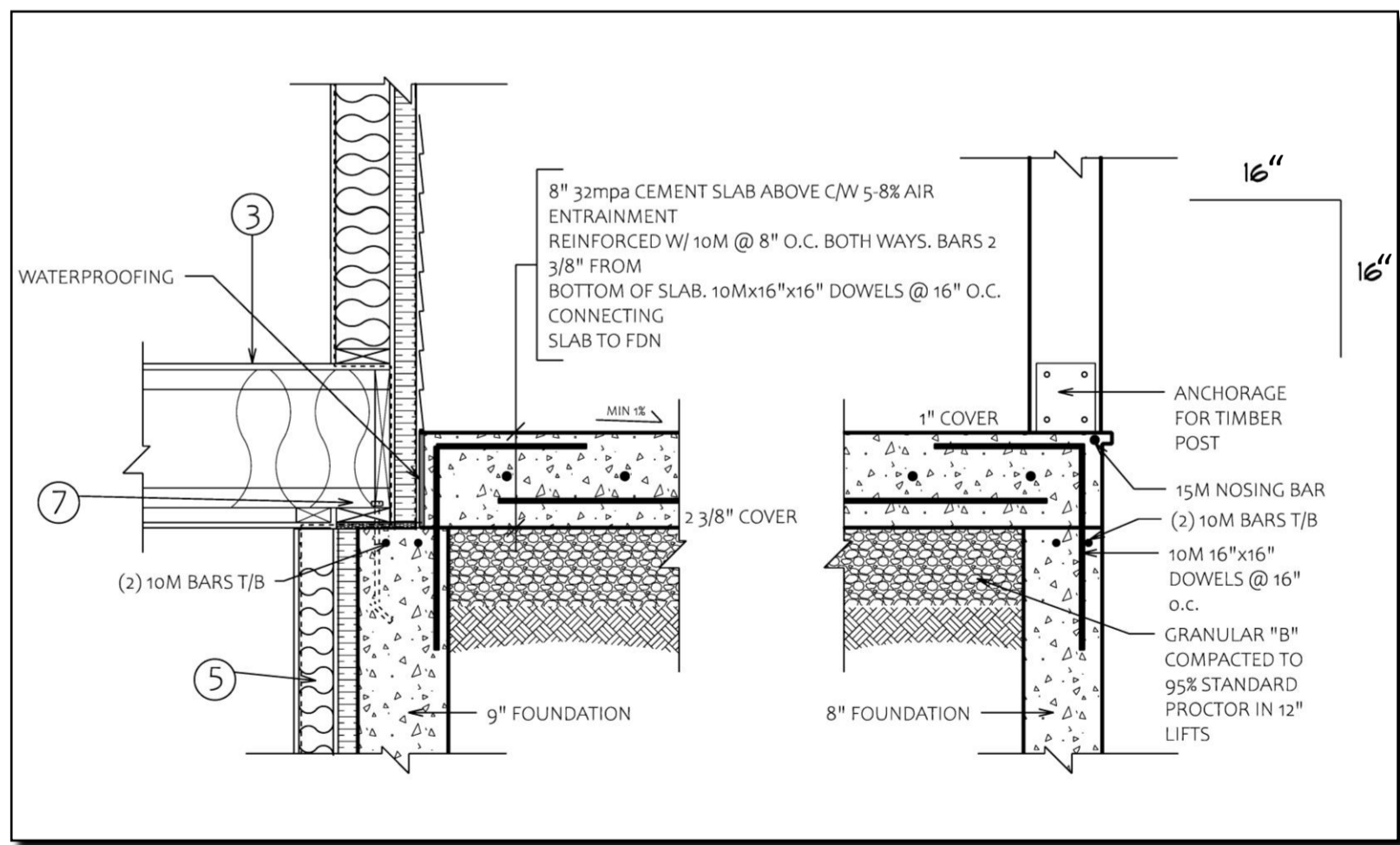
INDIVIDUAL BCIN: 108075
 FIRM BCIN: 118785

DRAWING REVISION:
 NO: 7
 DATE: 20-SEP-2024

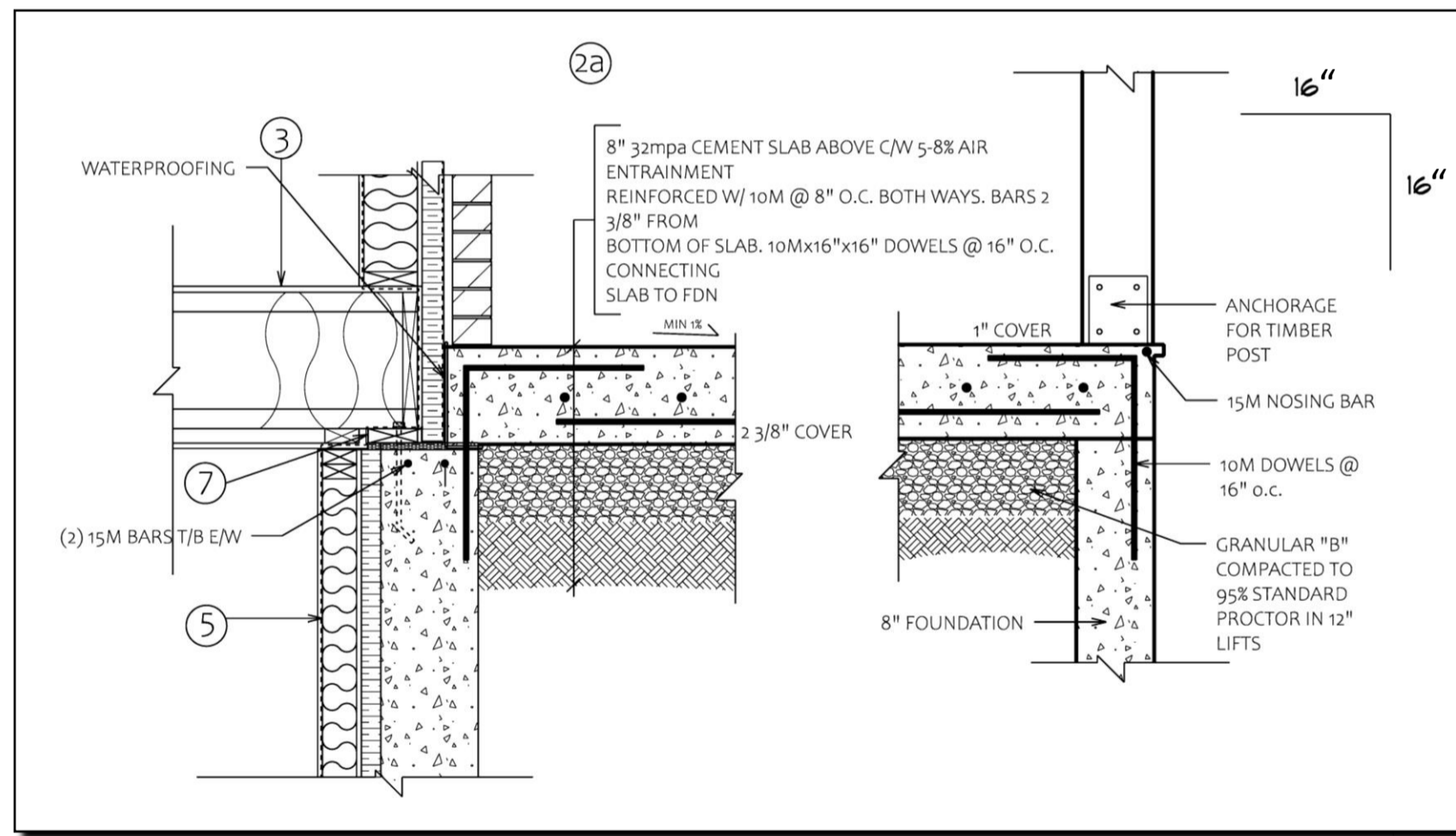
A7/9



SECTION 2
SCALE: 3/16" = 1'-0"



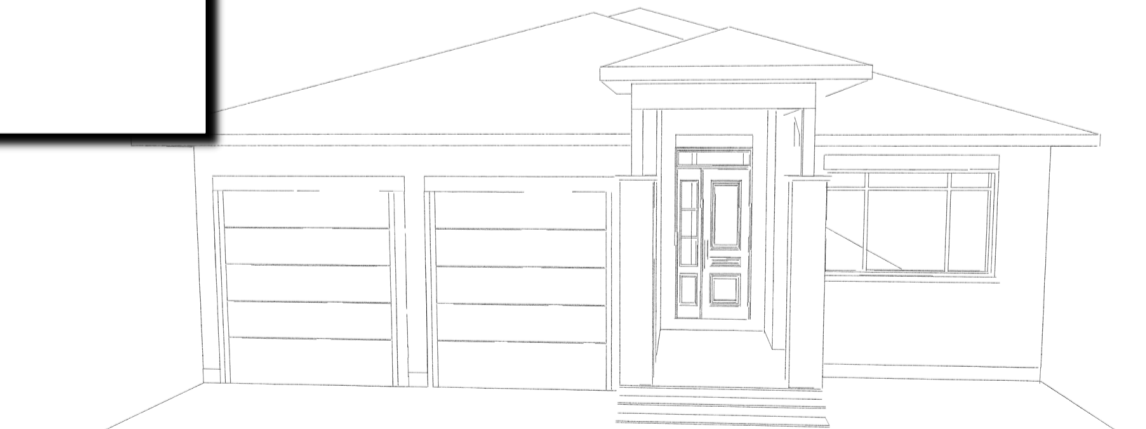
REAR PORCH DETAIL



FRONT PORCH DETAIL

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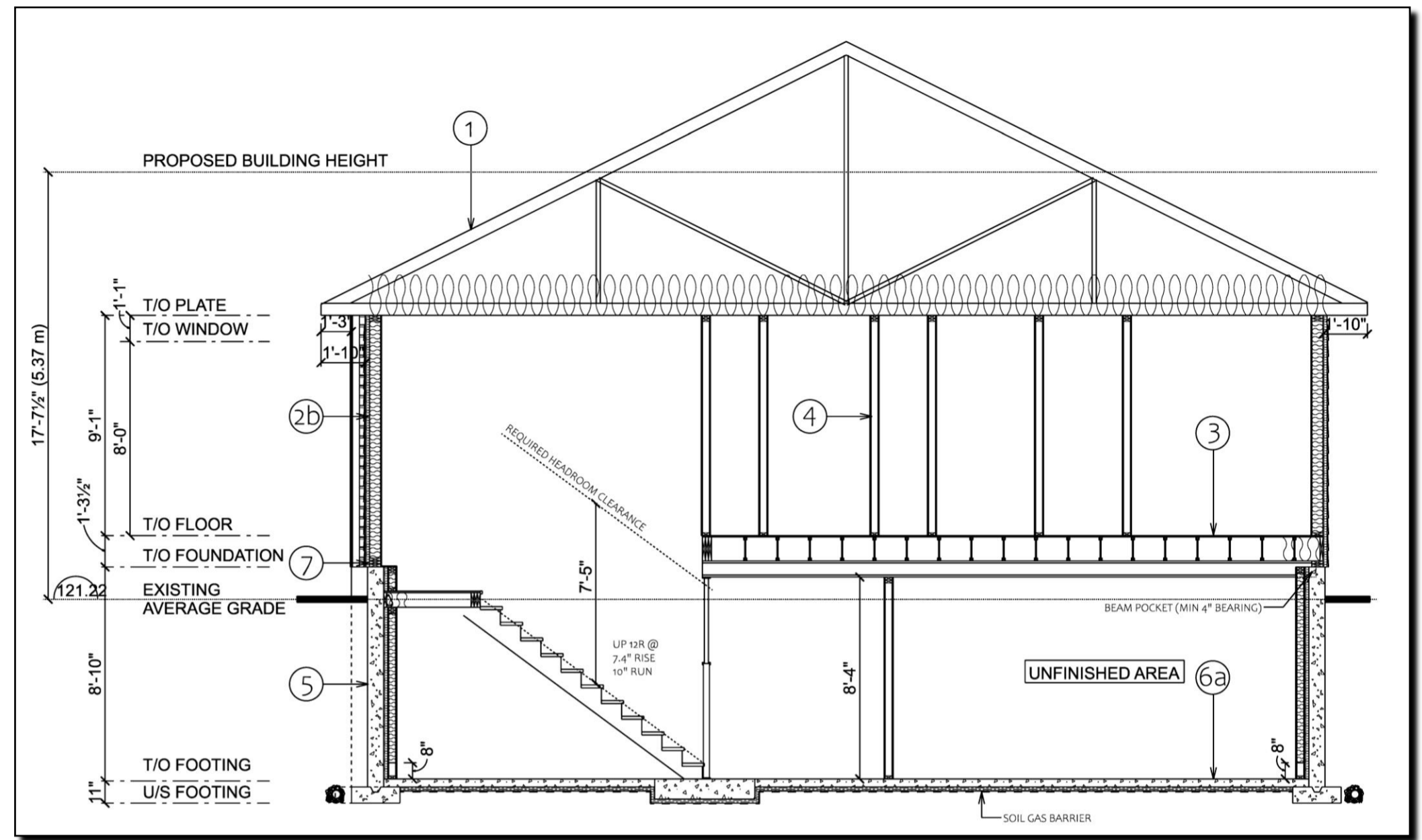
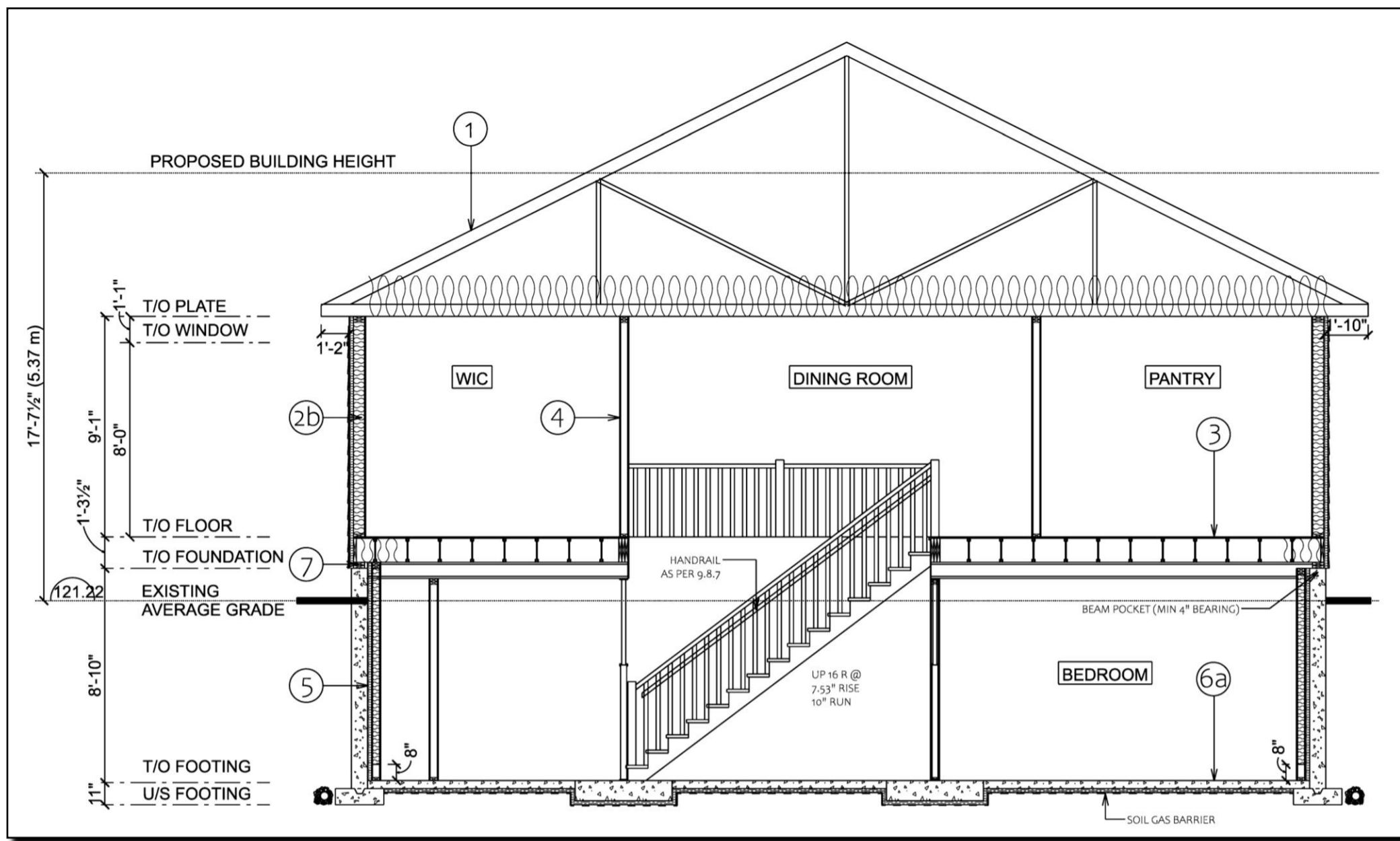
SIGNATURE: *[Signature]*
DATE: 20-SEP-2024

INDIVIDUAL BCIN: 108075
FIRM BCIN: 118785

FILE #: BEC002
ADDRESS: 55 NORWAY SPRUCE ST
STITTSVILLE, ON K2S 1P8
HOME OWNER: BELISA BECIROVIC

DRAWING REVISION:
NO: 7
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A8/9



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

SECTION 4
SCALE: 3/16" = 1'-0"

GENERAL NOTES

CODES AND STANDARDS

As of the date of the approved building permit, this plan was drawn in accordance with the edition of the 2012 Ontario Building Code in publication at the time of approval. The plans provided are only approved for construction when agreed upon by the municipality. Changes may be required to receive approval for construction. Final drawings must be signed by the designer, the engineer and the municipality. It is the responsibility of the owner, builder, contractor, or project manager to ensure that all individuals performing construction work have the approved set of drawings.

It is the responsibility of the owner, builder, contractor or project manager to ensure that the proposed project is built in adherence to the plans specified. Any changes made during construction must adhere to the Ontario Building Code, municipal by-laws or other governing body. Changes made during construction made without prior consultation with the designer and/or engineer are deemed outside the scope of design work.

EXISTING CONDITIONS

Existing conditions and measurements will take precedence over scaled drawings. Any discrepancy between plan and actual conditions will require adherence to the Ontario Building Code, municipal by-law, or any other governing body/ the owner, builder, contractor, or project manager is responsible for verifying all measurements and information prior to proceeding with construction. Where new roof lines are proposed to match existing conditions roof lines and configurations, all existing roof configurations, slopes, dimensions and trusses must be verified prior to ordering materials and beginning construction.

SITE PLAN

Site plans are generated as an estimated site line, and actual site lines may vary unless established by a survey. Grade lines not accompanied by a site grading plan are estimates only. Adherence to actual lot lines and grading conditions in relation to the Ontario Building Code, municipal regulations or other governing body will take precedence over proposed site plans and building drawings. The owner, builder, contractor or project manager is responsible for verifying all measurements and information prior to proceeding with construction.

SITE CONDITIONS

All plans are generated based on assumed site conditions. The owner, builder, contractor or project manager is responsible for verifying all site conditions prior to commencing construction. Including bearing capacity, soil types, water tables, frost protection, etc. The owner, builder, contractor or project manager is responsible for verifying all site conditions with a Geotechnical Engineer or local official prior to commencing construction.

FOUNDATIONS AND CONCRETE

Unless otherwise specified, compressive strength of unreinforced concrete after 28 days shall be not less than:

- 32 MPa (4650 psi) for garage floors, and exterior flatwork C/W 5-8% air entrainment.
- 25MPa (3630 psi) for basement slabs
- 20 MPa for all other applications.

When the air temperature is below 5 °C, concrete shall be kept at a temperature of not less than 10 °C or more than 25 °C while being placed and maintained at a temperature of not less than 10 °C for 72 hrs after placing.

Concrete footings to be placed on undisturbed or compacted soil as directed by a geotechnical engineer, to an elevation below frost penetration. Soil bearing capacity is assumed to be 75 kpa. It is the responsibility of the owner, builder, contractor or project manager to verify soil bearing capacity with a geotechnical engineer prior to commencing excavation and construction.

Foundation walls should not be backfilled until concrete has reached its specified 28 days. Structural floor framing that is fully anchored is required to complete lateral support to stabilize concrete walls.

Drain tile to be provided around every foundation wall that contains the heated building interior.

STAIRS, GUARDS AND HANDRAILS

All stair dimensions must comply with 9.8.2. Where provided, landings must comply with 9.8.6. unless exempt in 9.8.7.1(3), a handrail must be provided at all stairs. All handrails must comply with 9.8.7. Where required, guards are to comply with 9.8.8.

INSULATION

All insulation requirements must comply with 9.25.2.. Insulation requirements must comply with the Energy Efficiency Design Summary to be included as part of the permit package. The EEDS will take precedence over proposed drawings. The owner, builder, contractor or project manager is responsible for ensuring that insulation requirements of the EEDS are adhered to.

MASONRY VENEER

All proposed masonry veneer cannot be added or subtracted from the plan without prior modification to the foundation wall. All above grade masonry shall adhere to 9.20 of the OBC. Brick veneer counterflashing shall be installed up to 8" behind the building felt and below the bottom course with vertical joints raked clean. Provide weepholes @ 24" O.C. Masonry veneer tie spacing to be @ 16" max horizontal spacing and @20" max vertical spacing, coinciding with stud locations.

FRAMING

All wood framing lumber shall be SPF No.2 of better unless otherwise specified in plan. All lumber exposed to the exterior must be pressure treated or otherwise protected from exterior elements.

Unless otherwise specified, all wood framing to be anchored to the concrete foundation wall with 1/2"Ø anchor bolts @ 6'-0" (max) o/c with a min 100mm depth. All sill plates must sit on a level foundation wall or levelled with a full bed of mortar. The joints between the sill plate exterior wall shall be sealed to ensure continuity of air barrier system.

Unless otherwise specified, all beams shall have a shall have a minimum bearing of 3 1/2". Provide a beam pocket where the top of beam is level with the top of the foundation wall. (Dropped beams).

All pre-manufactured framing elements such as floor joists or trusses, must be accompanied by a manufacturer's layout and shop drawings. The owner, builder, contractor or project manager s responsible for obtaining all manufacturer's drawings. Accompanied drawings must be submitted to the designer and/or P.Eng.

Provided double joists around floor openings. Provide blocking or double joists underneath all interior walls parallel to the floor joists. Where blocking is specified, all blocking must be staggered between joists. Joist hangers must be provided where flush joists are specified.

All holes, notching and drilling of framing members must adhere to 9.23.5. It is the responsibility of the owner, builder, contractor of project manager to ensure that all drill holes, openings and notches are compliant.

ROOFING

All roofing material shall be applied in accordance with the Ontario Building Code, and manufacturer's specifications. Where sloped roofs are proposed, roofing material may be interchangeable between asphalt and metal. Provide flashing at all valleys intersections, and through-wall applications. All flashing to be 28-gauge galvanized metal unless otherwise specified. All roofing shall be installed to prevent ice damming by providing snow and ice guard in all valleys and roof intersections. Provide a minimum of 3' eave protection with ice and water shield. Any instances where two roof lines meet, a saddle must be constructed to ensure water run off can occur without obstruction. Provide eavestroughs of on all roofs, with downspouts in all appropriate locations.

WINDOWS AND DOORS

All windows and doors must comply with the Ontario Building Code. U-values must be as per the Energy Efficiency Design Summary. All changes to window sizes and location may require a modification to the structural configuration, and should be verified prior to making changes. It is the responsibility of the owner, builder, contractor or project manager to verify all window and door configurations

SECONDARY DWELLING UNITS

Any proposed fire separation walls for future secondary dwelling units do not permit the use of a secondary dwelling. All dwelling units must be specified and approved in plans or permitted otherwise. All secondary dwellings must comply with the Ontario Building Code, municipal regulations and other governing bodies.

KITCHEN, BATHROOMS & MILLWORK

Kitchen, bathroom, laundry and millwork layouts are suggestions only and can be modified during construction without changing structural elements. The owner, builder, contractor or project manager is responsible for verifying all appliances and fixture sizes, plumbing and electrical placement in coordination with the kitchen, bathroom, laundry room and millwork layouts. All laundry machines must be verified to ensure clearance from light switches, doorways and other obstructions.

MISCELLANEOUS

Smoke/carbon monoxide detectors shall be provided on all levels and be interconnected. Provide C/O detectors for all wood burning appliances.

As per 9.6.6 & 7.7.6of the OBC, every front door must have and provisions against forced entry. All entrances to be water resistant. A non-hardening caulking compound must be used over and around all exterior openings c/w flashing.

Proposed wood-burning appliances must comply with chimney installation as per licensed installer, OBC requirements and municipal regulations.

All bathroom fans to be 100CFM & vented to the exterior with insulated and sealed duct work. Ceramic tiles to have a min of 5/8" plywood or OSB waterboard per OBS requirements. Ceramic tiles installed around bathtubs or showers shall be applied over a moisture resistant backing.

Every attic or roof space shall be provided with an access hatch where the attic or roof space measures not less than 108R² in area, 3'-3" in length and 23 5/8" in height.

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BELISA BECIROVIC

DRAWING REVISION:
NO: 7
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DANGER CONSTRUCTION AREA KEEP OUT

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