



**Proposed New Shed**  
(3.05m wide x 8.53m long)

**Setbacks**  
-15.03m from normal high watermark  
-9.5m from house  
-1.2m from property line

- ### Legend
- Area of Reduced Flood Risk
  - Regulation Limit
  - 100yr Floodline
  - Floodplain
  - Area of Reduced Flood Risk
  - Area of Shallow Flooding
  - Dominant Hazard**
  - Floodplain
  - Geo-technical Hazard Limit
  - Meander Belt
  - Spill Line
  - Stable-Toe Slope
  - Top of Slope
  - Unstable-Toe Slope
  - Wetland
  - Regulated Wetlands
  - Parcel - Assessment
  - RVCA Sub-Watersheds
  - RVCA Catchments
  - MNRF Wetlands**
  - Evaluated-Provincial (PSW)
  - non-PSW Wetlands
  - Waterbody

**Committee of Adjustment**  
Received | Reçu le

**Revised | Modifié le : 2025-02-10**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

1: 399

WGS\_1984\_Web\_Mercator\_Auxiliary Sphere

**Notes**

Parcel data is owned by Teranet Enterprises Inc and its suppliers. All rights reserved. May not be reproduced without permission. The contour information on this map is an approximation of ground surface elevations and shall not be relied upon for decisions you make with respect to any interests you have in this or any other property. You should not act or refrain from acting, based upon the information without independently verifying the information and, as necessary, obtaining professional advice regarding your particular facts and circumstance. The contour information on this map shall not be used as a substitute for accurate ground surface elevations which shall be determined by an Ontario Land Surveyor or qualified Professional Engineer.



**SHEET INDEX:**

- 50 TITLE PAGE / GENERAL NOTES
- 51 SHED FLOOR PLAN
- 52 TYP. SHED SECTION
- 52 EXTERIOR ELEVATION 1 & 2
- 52 FRAMING ELEVATION 1.1
- 53 EXTERIOR ELEVATION 3
- 53 FRAMING ELEVATION 2.1
- 54 EXTERIOR ELEVATION 4
- 54 FRAMING ELEVATION 3.1 & 4.1
- 55 DETAILS 1, 2, 3 & 4

**CONSTRUCTION ASSEMBLIES:**

**(W1) EXTERNAL WALL:**

- BOARD & BATTEN SIDING.
- 2x4R WALL STUD @ 24" O.C.
- 5/8" 2x4R PLATE.
- 2x4R BOTTOM PLATE.

**(F1) FLOOR:**

- 3/4" OSB SHEATHING.
- 2x4R FLOOR JOISTS @ 12" O.C.
- 3-2x6R BEAM FOUNDATION.

**CONSTRUCTION ASSEMBLIES:**

**(R1) ROOF:**

- TIN ROOF (CONFIRM w/ OWNER)
- 1x4R PURLINS @ 24" o.c.
- 2x4R ROOF JOISTS @ 16" o.c.

# 10' x 26' SHED ROGER ERMUTH

**GENERAL NOTES:**

1. ANY DEVIATION FROM CONDITIONS SHOWN ON THESE DRAWINGS, SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
2.
  - A) STRUCTURAL MEMBERS AND THEIR CONNECTIONS ARE DESIGNED ACCORDING TO PART 4 USING THE LOADS AND DEFLECTION LIMITS SPECIFIED IN PART 9 OF THE OBC.
  - B) STRUCTURAL MEMBERS MADE OF WOOD CONFORM TO CSA O86, "ENGINEERING DESIGN IN WOOD".
3. DESIGN LOADS:
  - ROOF:
    - FRAMING = 8 PSF (D)
    - SNOW LOAD = 32 PSF (S)
4. CONTRACTOR TO VERIFY EXISTING SERVICES AND SUPPORT AS REQUIRED PRIOR TO EXCAVATION.
5. DO NOT SCALE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND CHECKING ALL DIMENSIONS AND ROOF SLOPE ON SITE BEFORE ORDERING MATERIALS & PRODUCTS AND PROCEEDING WITH THE WORK. ANY DISCREPANCY, ERRORS OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK.
6. CONTRACTOR IS RESPONSIBLE TO:
  - INSTALL ALL PRODUCTS AND SYSTEMS AS PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS AND IN ACCORDANCE WITH THE OBC.
  - PROTECT ANY ADJACENT STRUCTURE OR BUILDING AFFECTED BY THIS PROJECT AND TO PROVIDE ADEQUATE SUPPORT AS REQUIRED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHODS AND SEQUENCES OF CONSTRUCTION. CONSTRUCTION SHALL MEET NECESSARY REQUIREMENTS FOR SAFETY AND GOOD WORKMANSHIP. WHEN NECESSARY THE CONTRACTOR SHALL PROVIDE CERTIFICATION BY HIS ENGINEER THAT METHODS USED MEET THESE REQUIREMENTS.
8. ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE AND TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND BY-LAWS.
9. GASCON ENGINEERING & STRUCTURAL DESIGN INC. SHALL NOT BE RESPONSIBLE FOR ANY VARIATION FROM THESE DRAWINGS AND SPECIFICATIONS, OR FOR ADJUSTMENTS ARISING FROM CONDITIONS ENCOUNTERED ON THE JOB. THESE WILL BE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
10. MATERIALS:
  - FOR THE PURPOSE OF DESIGN, ROUGH CUT LUMBER WAS CONSIDERED TO BE NORTHERN No. 1/No. 2
  - PRIOR TO DELIVERY TO CUSTOMER, VISUAL REVIEW OF LUMBER & ASSESSMENT OF STRUCTURE BY GCSD IS REQUIRED.
11. EXISTING SITE GRADING & DRAINAGE MUST BE MAINTAINED OR IMPROVED WITH THE ADDITION OF AN ACCESSORY BUILDING.
12. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF A WATER SUPPLY WELL OR LEACHING BED AS PER SENTENCE 9.14.6.2.(1) OF THE OBC.
13. ALL WORK TO BE IN CONFORMANCE WITH THE ONTARIO BUILDING CODE 2012 (PART 9), LATEST EDITION.
14. ALL INTERIOR AND EXTERIOR FINISHES TO BE SPECIFIED BY OWNER. ANY FINISHES NOTED ON THESE DRAWINGS SHALL BE CONFIRMED BY OWNER.

DOOR SCHEDULE				
KEY	SIZE: W x H	QTY	REMARKS	
D1	72" x 84"	1	SCREEN DOORS	
D2	34" x 84"	1		
CHECK w/ MANUFACTURER FOR ROUGH OPENING REQUIREMENTS.				
WINDOW SCHEDULE				
KEY	SIZE: W x H	QTY	REMARKS	
W1	24" x 36"	4		
CHECK w/ MANUFACTURER FOR ROUGH OPENING REQUIREMENTS.				

**NOTE:**  
OWNER TO CONFIRM ALL DOOR SIZES AND OPERATING SYSTEMS

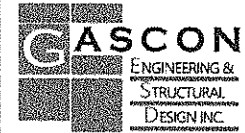
**IMPORTANT DISCLAIMER:**  
DESIGN WORK COMPLETED BY GASCON ENGINEERING & STRUCTURAL DESIGN INC. IS FOR STRUCTURAL REQUIREMENTS OF AN UNHEATED, UNINSULATED STRUCTURE WITHOUT ANY UTILITY SERVICES THAT CRAWFORD SHEDS IS PROVIDING FOR THEIR CLIENT.

THE DESIGN OF FLOOR, WALLS, AND ROOF HAS BEEN COMPLETED TO SATISFY STRUCTURAL REQUIREMENTS OF SECTION 9.4 OF THE 2012 ONTARIO BUILDING CODE.

THE WOOD BEAM FOUNDATION INCLUDED WITH THE STRUCTURE SATISFIES THE 2012 ONTARIO BUILDING CODE REQUIREMENTS FOR AN ACCESSORY BUILDING.

IT IS THE SOLE RESPONSIBILITY OF THE CLIENT PURCHASING THE STRUCTURE FROM CRAWFORD SHEDS TO:

1. VERIFY AND COMPLY WITH ALL ZONING AND BY-LAW REQUIREMENTS FOR THE MUNICIPALITY WHERE THE STRUCTURE WILL BE LOCATED.
2. VERIFY AND COMPLY WITH ALL NON-STRUCTURAL REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE.
3. DESIGN AND CONSTRUCT, IN CONFORMANCE WITH THE 2012 ONTARIO BUILDING CODE, AN ADEQUATE FOUNDATION AND ANCHORAGE OF THE STRUCTURE TO THE FOUNDATION, IF THE STRUCTURE WILL NOT BE AN ACCESSORY BUILDING.



TEL: 343.603.5121  
INFO@GASCONED.COM  
WWW.GASCONED.COM

CLIENT  
CRAWFORD SHEDS



NO	REVISION	DATE
0	FOR SUBMITTAL	06-Sep-2024

ALL RIGHTS RESERVED. CRAWFORD SHEDS HAS SOLE CREDIT FOR DESIGN AND CONSTRUCTION OF THIS STRUCTURE. THE PROPERTY OF GASCON ENGINEERING & STRUCTURAL DESIGN INC. USE OF THIS PROJECT OR DRAWINGS IS A VIOLATION OF THE PROFESSIONAL ENGINEER'S OATH AND THE ETHICS OF THE PROFESSION. ANY USE OF THIS PROJECT OR DRAWINGS WITHOUT THE WRITTEN PERMISSION OF GASCON ENGINEERING & STRUCTURAL DESIGN INC. IS PROHIBITED.

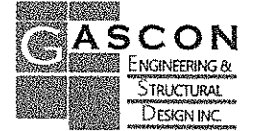
PROJECT LOCATION  
**10'x26' SHED  
FOR ROGER ERMUTH**  
5395 LONG ISLAND RD, MANOTICK, ON, K4M 1J7

DRAWING  
**GENERAL NOTES**

DESIGNED BY	APPROVED BY
NOEL GASCON	NG
DRAWN BY	SCALE
NG	AS SHOWN
DATE	SHEET NO.
06-SEP-2024	S0
PROJECT NO.	
2024-061	

Doc 3





TEL: 343.803.5131  
 INFO@GASCON.ED.COM  
 WWW.GASCON.ED.COM

CLIENT  
 CRAWFORD SHEDS



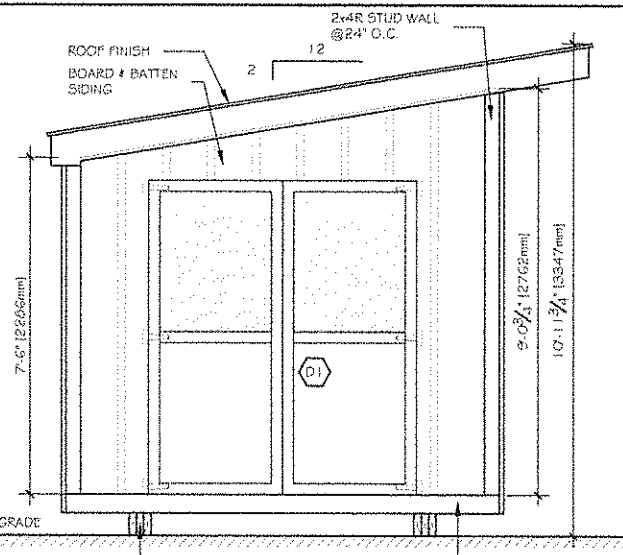
NO	REVISION	DATE
0	FOR SUBMITTAL	06-Sep-2024

ALL DIM. APPROXIMATE. OPERATE AND MAINTAIN WITHIN THE  
 TOLERANCE OF THE SPECIFICATION. VISUALLY CHECK FOR  
 THE PRESENCE OF CRACKS, SPALLS AND STRUCTURAL DEFECTS.  
 IN ADDITION TO THE PROJECT APPROVED CO. PROVIDED  
 PROJECT FOR THE OWNER AND TO THE SUPERVISOR OF THE  
 WORK. VERIFY THE QUALITY OF THE WORK.  
 PROTECTION OF EXISTING UTILITIES AND STRUCTURES ARE  
 THE RESPONSIBILITY OF THE CONTRACTOR. THIS IS TO BE  
 FORWARDED.

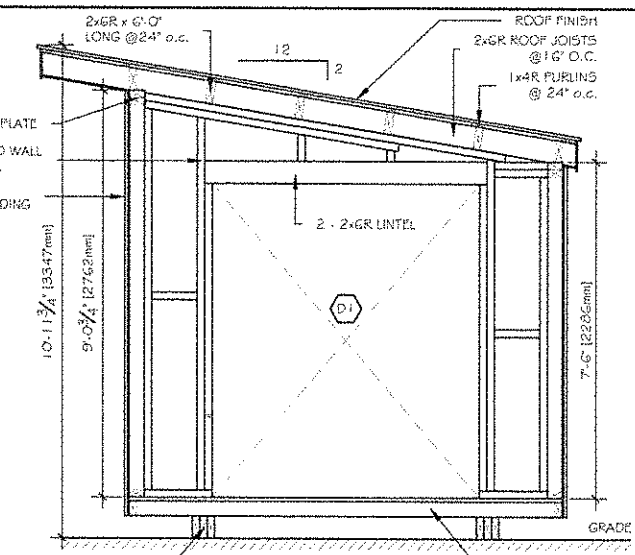
PROJECT LOCATION  
**10'x26' SHED  
 FOR ROGER ERMUTH**  
 5385 LONG ISLAND RD, MANITOWICK, ON, K4M 1J7

DRAWING  
**EXTERIOR ELEVATION 1 & 2  
 FRAMING ELEVATION 1.1**

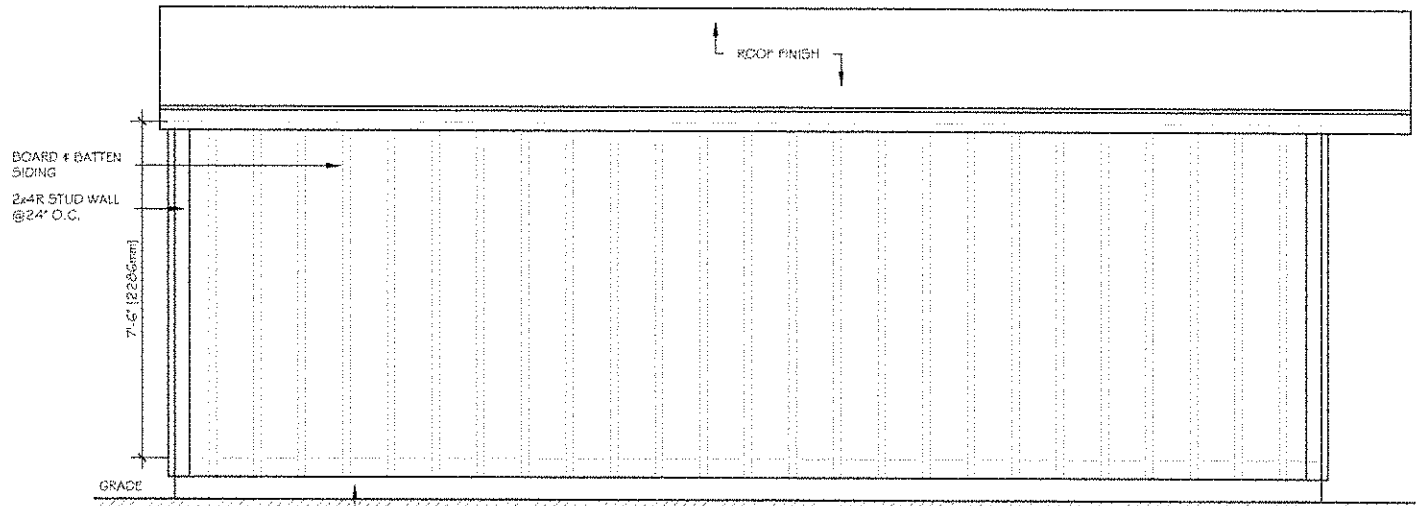
DESIGNED BY <b>NOEL GASCON</b>	APPROVED BY <b>NG</b>
DRAWN BY <b>NG</b>	SCALE <b>AS SHOWN</b>
DATE <b>06-SEP-2024</b>	SHEET NO <b>S2</b>
PROJECT NO <b>2024-061</b>	



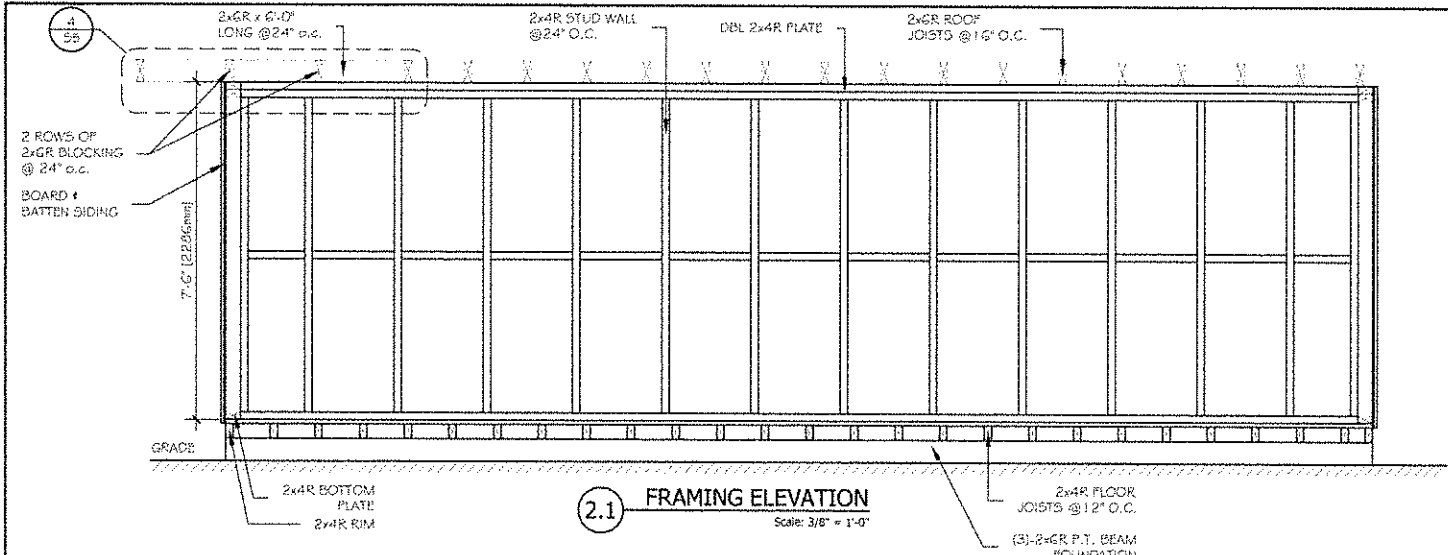
**1 EXTERIOR ELEVATION**  
 Scale: 3/8" = 1'-0"



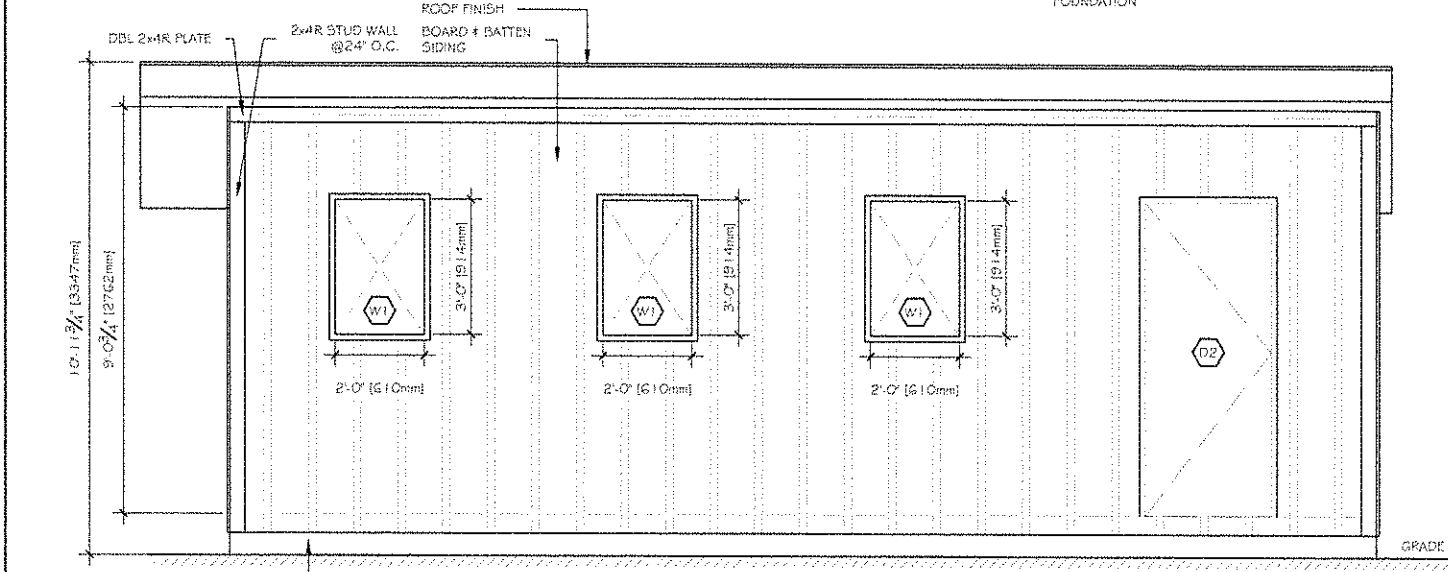
**1.1 FRAMING ELEVATION**  
 Scale: 3/8" = 1'-0"



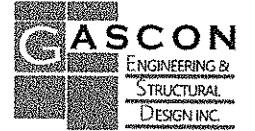
**2 EXTERIOR ELEVATION**  
 Scale: 3/8" = 1'-0"



**2.1 FRAMING ELEVATION**  
Scale: 3/8" = 1'-0"



**3 EXTERIOR ELEVATION**  
Scale: 3/8" = 1'-0"



TEL: 343.803.5131  
INFO@GASCONEBD.COM  
WWW.GASCONEBD.COM

CUSTOM  
CRAWFORD SHEDS



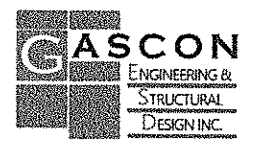
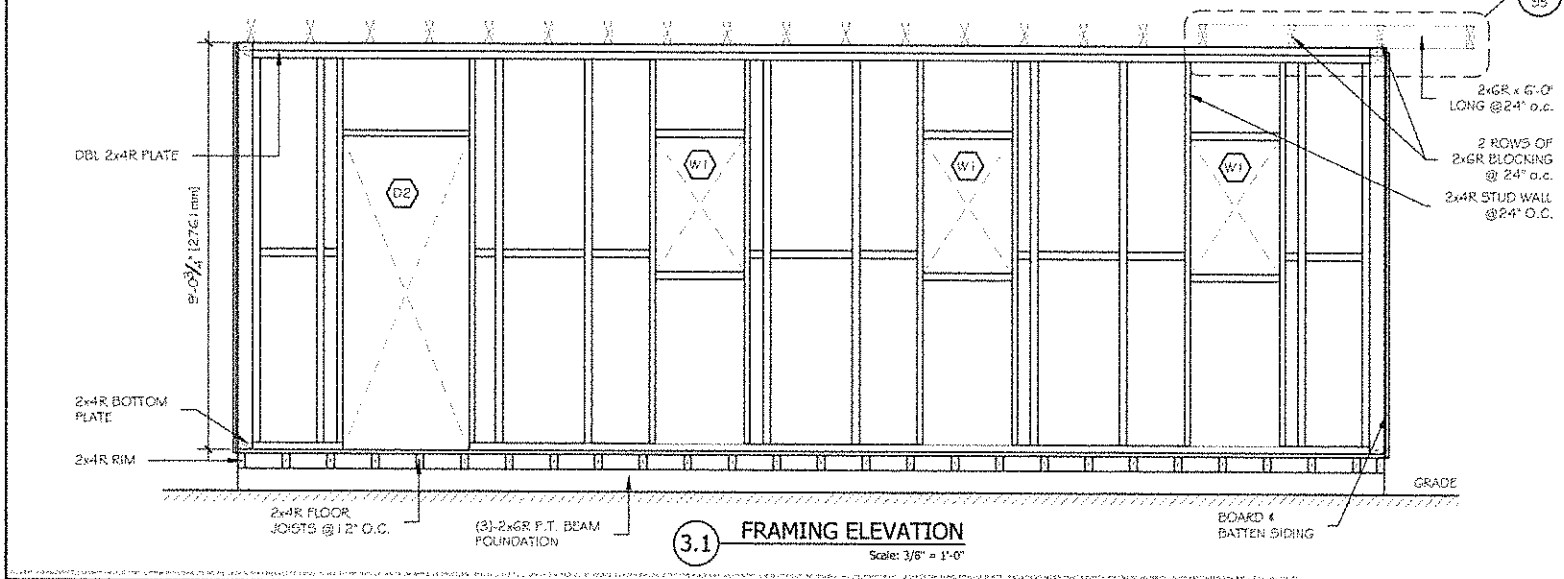
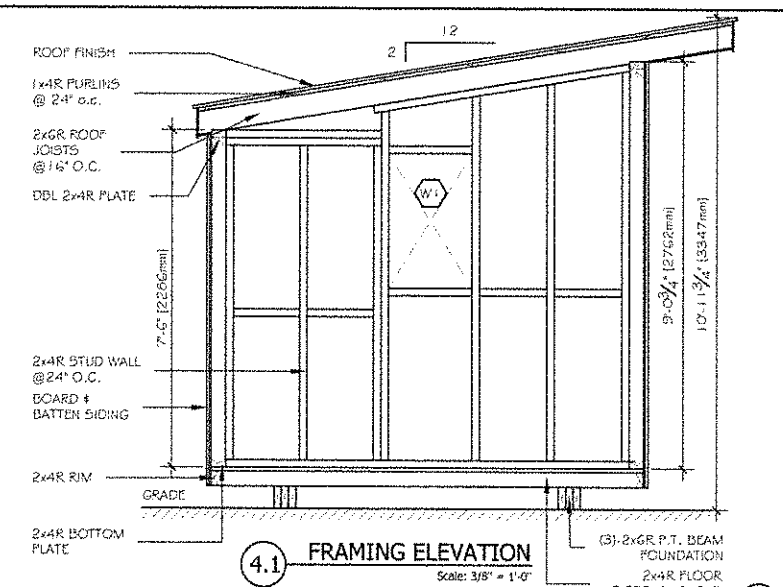
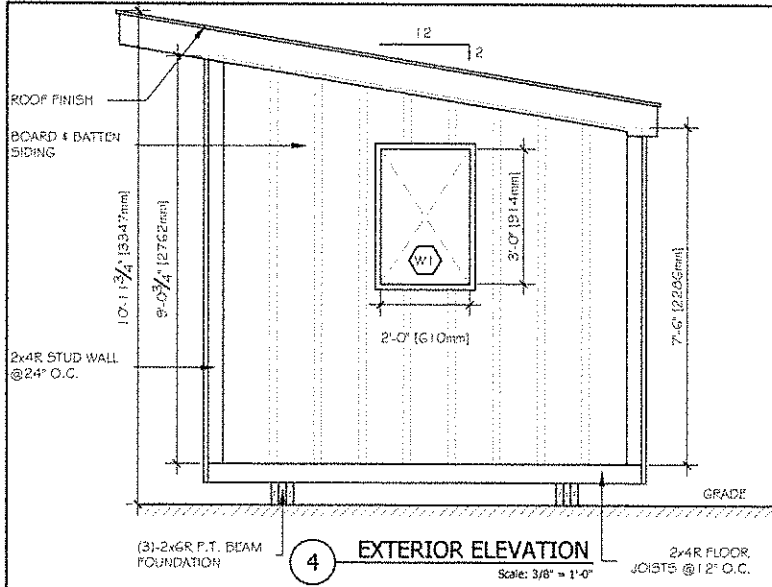
NO.	REVISION	DATE
0	FOR SUBMITTAL	06-Sep-2024

NOTES: 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PROJECT LOCATION  
**10'x26' SHED FOR ROGER ERMUTH**  
5305 LONG ISLAND RD, MANDTICK, ON, N4M 1J7

DRAWING  
**EXTERIOR ELEVATION 3  
FRAMING ELEVATION 2.1**

DESIGNED BY <b>NOEL GASCON</b>	APPROVED BY <b>NG</b>
DRAWN BY <b>NG</b>	SCALE <b>AS SHOWN</b>
DATE <b>06-SEP-2024</b>	SHEET NO. <b>S3</b>
PROJECT NO. <b>2024-061</b>	



TEL: 343.803.5131  
INFO@GASCONED.COM  
WWW.GASCONED.COM

CLIENT  
CRAWFORD SHEDS



NO.	REVISION	DATE
0	FOR SUBMITTAL	06-Sep-2024

PERMIT APPROVAL: PERMITS AND PLANS MUST BE APPROVED BY THE LOCAL AGENCIES. THE CLIENT AND THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE PROPERLY OF THE PERMITS AND PLANS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE CONSTRUCTION OF THE PERMITS AND PLANS. THE CLIENT AND THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE PROPERLY OF THE PERMITS AND PLANS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE CONSTRUCTION OF THE PERMITS AND PLANS.

PROJECT LOCATION  
**10'x26' SHED FOR ROGER ERMUTH**  
5366 LONG ISLAND RD, MANDOTICK, ON, K4M 1J7

DRAWING  
**EXTERIOR ELEVATION 4  
FRAMING ELEVATION 3.1  
& 4.1**

DESIGNED BY <b>NOEL GASCON</b>	APPROVED BY <b>NG</b>
DRAWN BY <b>NG</b>	SCALE <b>AS SHOWN</b>
DATE <b>06-SEP-2024</b>	SHEET NO. <b>S4</b>
PROJECT NO. <b>2024-061</b>	

