

Committee of Adjustment
Received | Reçu le
2025-03-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
JAMIE LESLIE
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	All of 141 and Part of 140 & 937	320	ALL OF 04256-0174	326.9
2	Part of 139, 140 & 937			225.4

PLAN OF SURVEY OF
**LOTS 140 & 141 and
PART OF LOTS 139 & 937**
REGISTERED PLAN 320
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023
Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 12°29'15" counter-clockwise was applied to bearings on P1 & P2.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5031375.25	372118.59
(B)	5031168.48	372142.02
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - SSIB* Short Standard Iron Bar (0.3m Long)
 - IB Iron Bar
 - Meas Measured
 - (P1) Registered Plan 320
 - (P2) Plan by (990) dated June 3, 1997 (Ref. No. 50-97)
 - (P3) Plan by (647) dated February 19, 1959
 - (P4) Plan by (AOG) dated July 9, 1971
 - (P5) Plan by (1692) dated January 25, 2022 (File No. 681-21)
 - (D1) Inst No. N681463
 - OW Overhead Wires
 - UP Utility Pole
 - Ø Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - SRW Stone Retaining Wall
 - C/L Centreline
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Surveyor's Certificate
I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
2. The survey was completed on the ___ day of _____ 2023.

Date _____
Jamie Leslie
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-43314
FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

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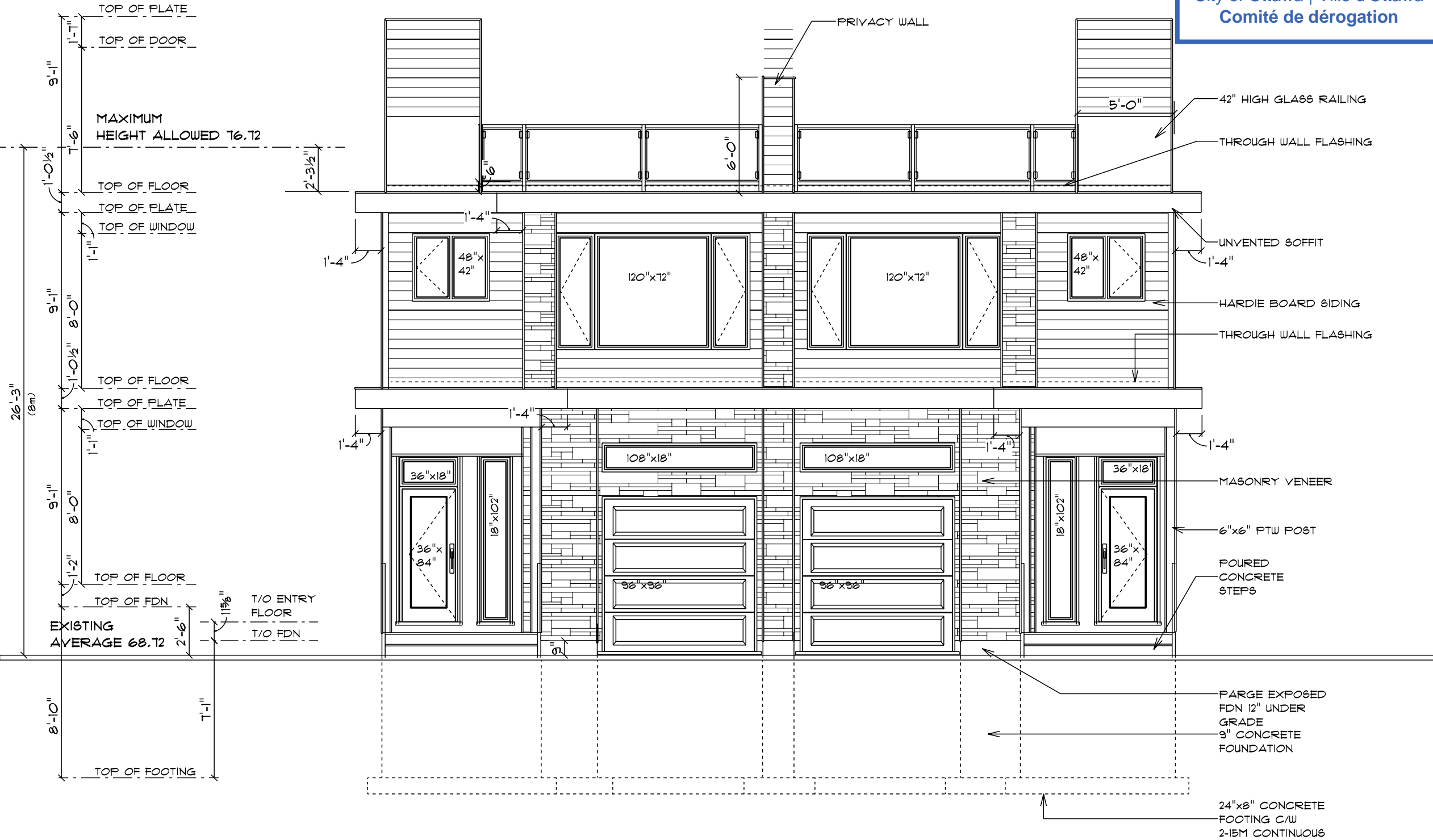
structural engineer stamp if required:



3	REVISION	25 APR 2023
2	REVISION	4 NOV 2022
1	CONST. DWG	15 JUNE 2022

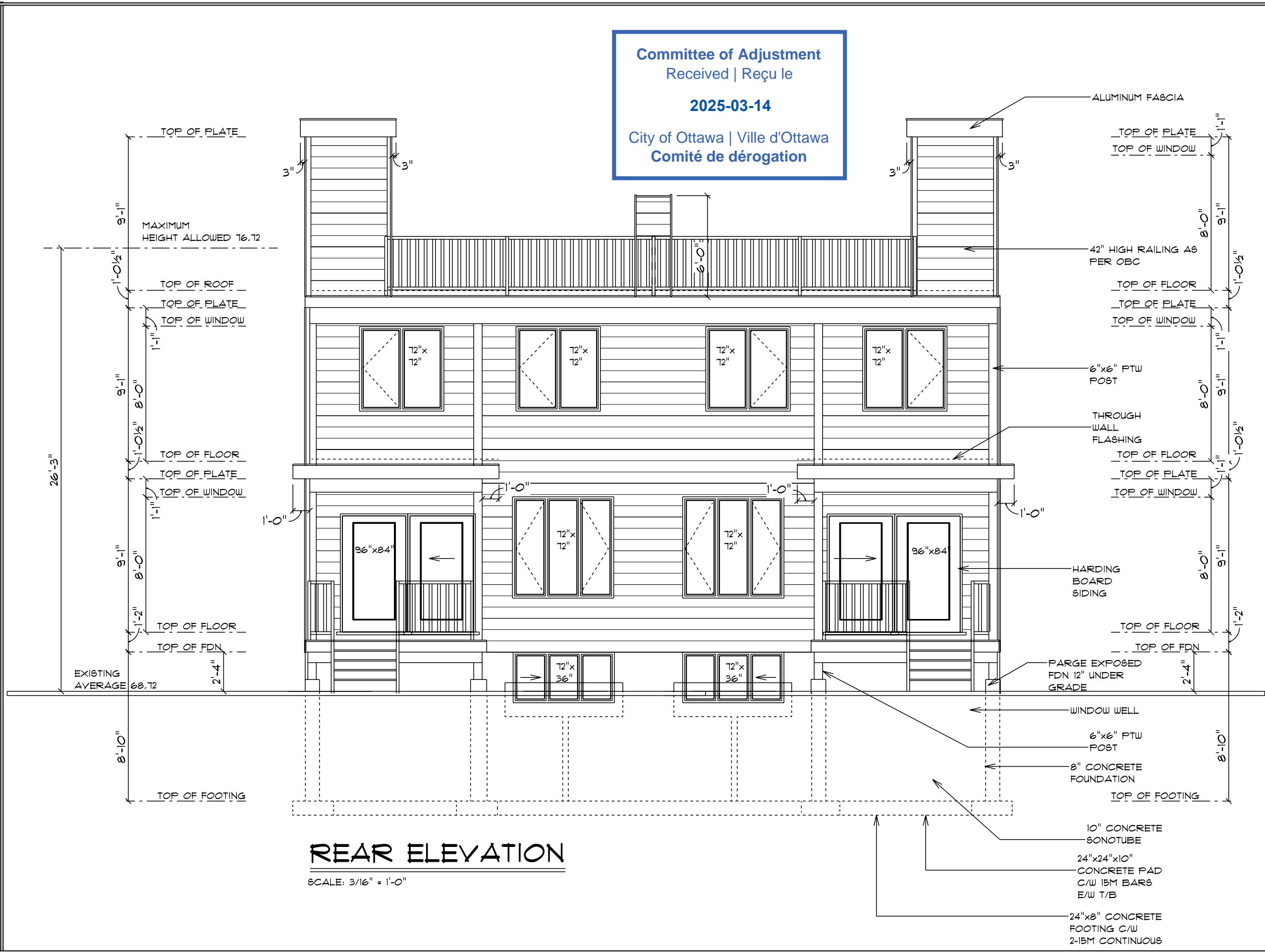
project name
 PROPOSED RENOVATION
 FOR
 450 TREMBLAY RD

drawn by	drawing no
S.THERIAULT	1
project no.	13
2022-105	



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

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REAR ELEVATION

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

structural engineer stamp if required:



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2	REVISION	4 NOV 2022
1	CONST. DWG	15 JUNE 2022

project name
 PROPOSED RENOVATION
 FOR
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drawn by	drawing no
S.THERIAULT	2
project no.	13
2022-105	



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RIGHT ELEVATION

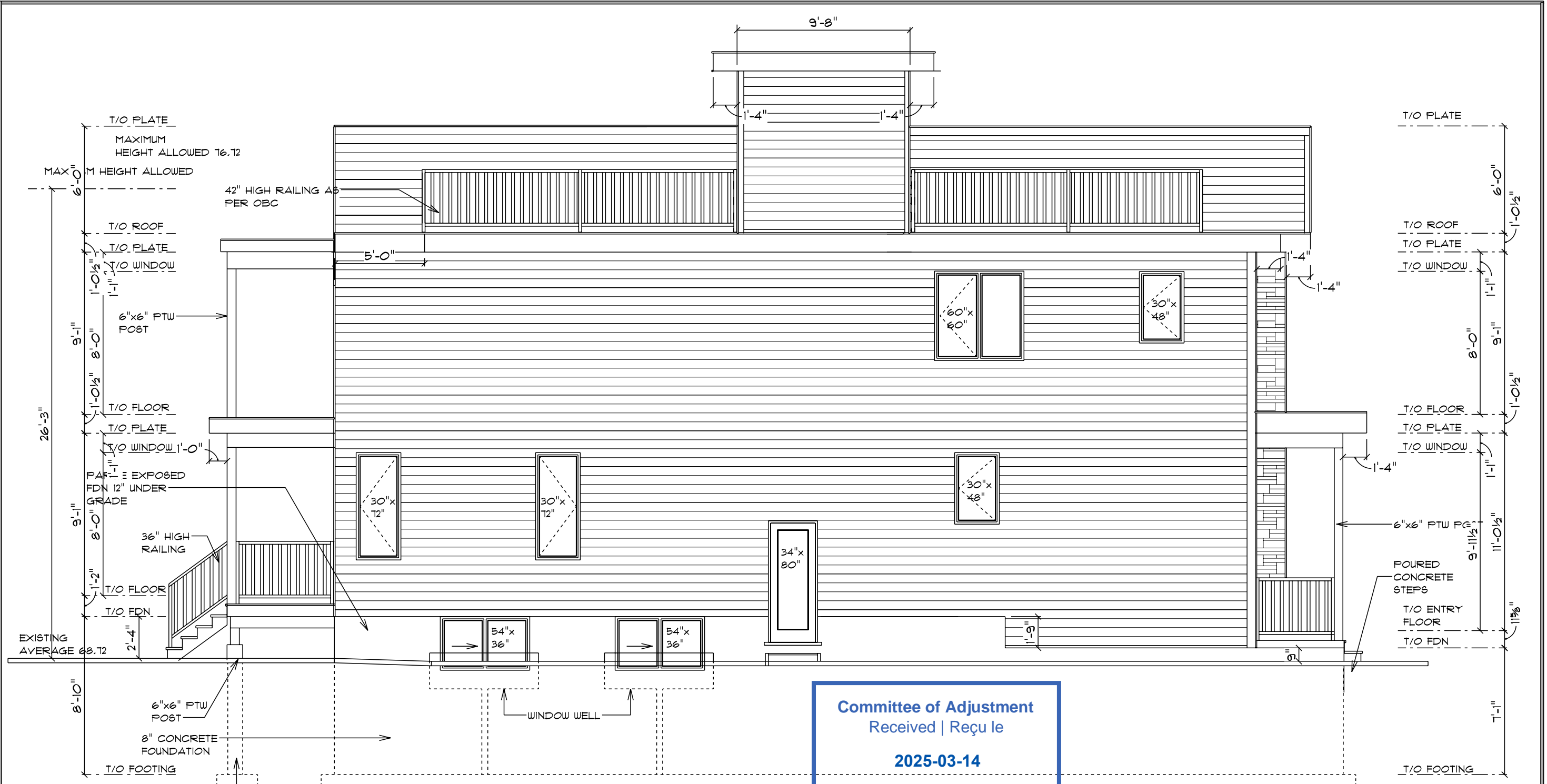
SCALE: 3/16" = 1'-0"



ANDRE THERIAULT
 2251 ESPRIT DRIVE, ORLEANS
 K4A 0A4
 tel: (613) 834-5284
 fax: (613) 834-0895
 email: theriault85@gmail.com

date	description	revision
15 JUNE 2022	CONST. DWG	1
4 NOV 2022	REVISION	2
25 APR 2023	REVISION	3

model	
PROPOSED RENOVATION FOR 450 TREMBLAY RD	
drawing by	drawing no
S.THERIAULT	3
project no.	13
2022-105	



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LEFT ELEVATION

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

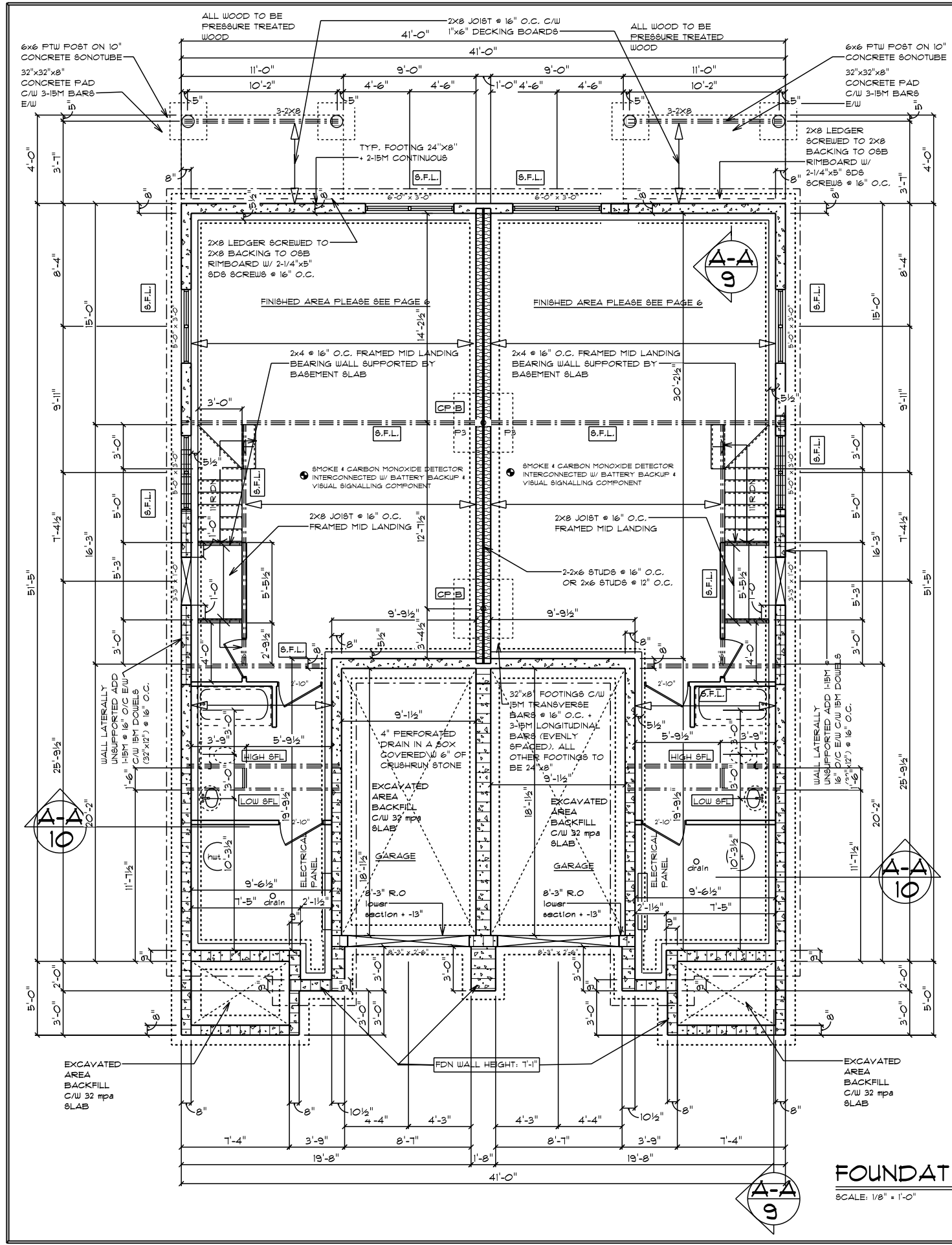
10" CONCRETE SONOTUBE
 24"x24"x10" CONCRETE PAD C/W 15M BARS E/W T/B
 24"x8" CONCRETE FOOTING C/W 2-15M CONTINUOUS



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date		model
1	CONST. DWG	15 JUNE 2022
2	REVISION	4 NOV 2022
3	REVISION	25 APR 2023
drawing by		S.THERIAULT
drawing no		4
project no.		2022-105
		13

PROPOSED RENOVATION
 FOR
 450 TREMBLAY RD



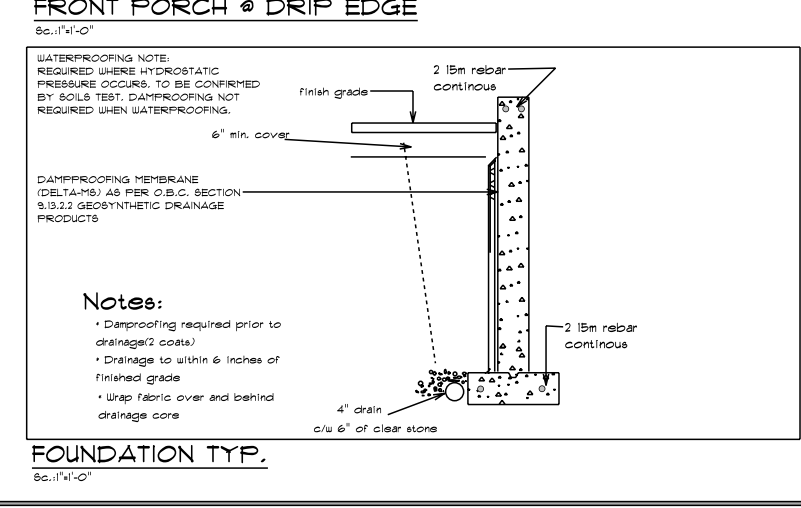
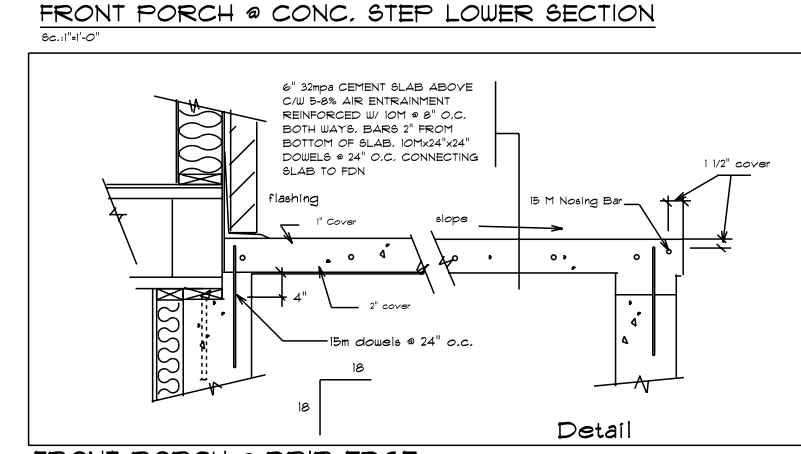
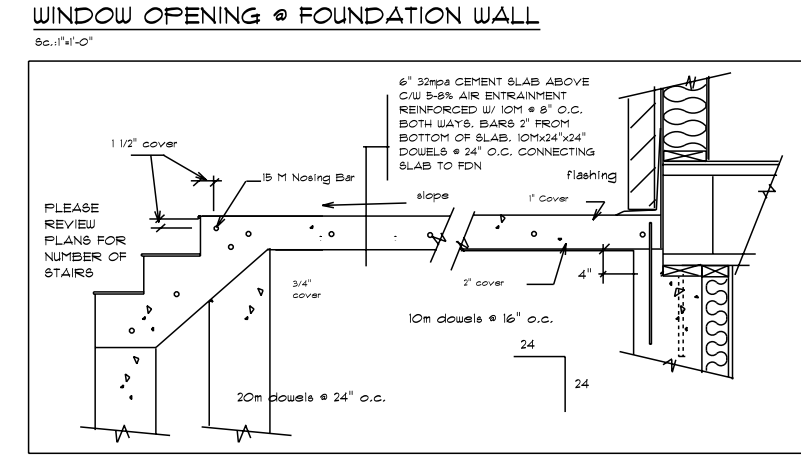
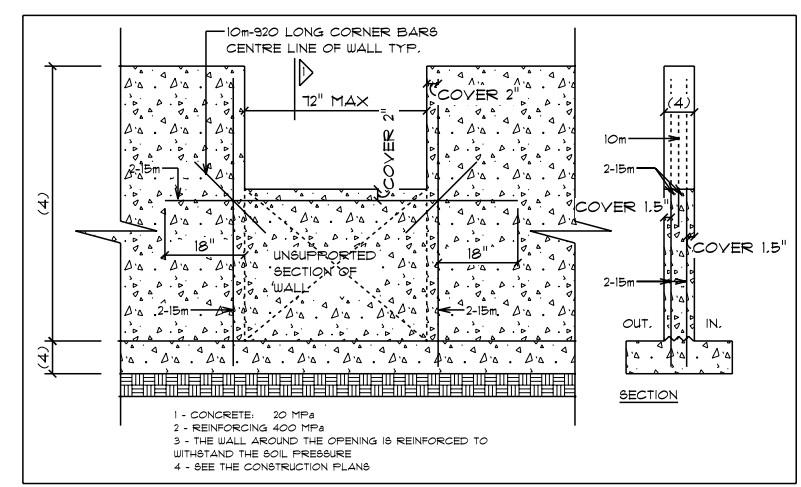
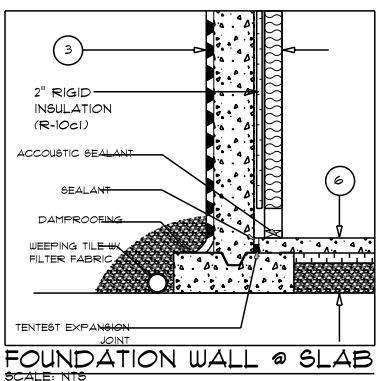
FOUNDATION FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- PRE-ENGINEERED FLOOR JOISTS SEE LAYOUT
- POST TABLE:
- P1 = 3" DIA. TELEPOST
 - P1a = H88 3 1/2" X 3 1/2" X .188"
 - P2 = 2-2X6 + KING POST
 - P3 = 3-2X6 + KING POST
 - P4 = 4-2X6 + KING POST
 - P5 = 5-2X6 + KING POST
 - P6 = VERBALAM 5 1/4" X 5 1/4"
- PROVIDE A MIN. OF 4" X 4" X 1/4" END BEARING FLATES TOP AND BOTTOM OF ALL STEEL COLUMNS
- LINTEL TABLE:
- L1 = 2-2X10
 - L2 = 3-2X10
 - L3 = 2 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb
 - L4 = 3 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb

- ALL LVL TO BE 1 3/4" WIDTH PER PLY, 2.OE 2900FB OR BETTER
- S.F.L. SEE FLOOR JOIST LAYOUT
 - SAC STEEL ANGLE CONNECTION
 - CP A 36"x36"x10" conc. pad C/W 6-15M BOTTOM EACH WAY
 - CP B 48"x48"x10" conc. pad C/W 6-15M BOTTOM EACH WAY
 - CP C 24"x24"x8" conc. pad
- UNDISTURBED NATIVE MATERIAL 120 KPA MIN. GEOTECHNICAL ENGINEER TO CONFIRM PRIOR TO CONCRETE PLACEMENT
- MINIMUM SOIL BEARING CAPACITY ASSUMED AT 120 KPA FOR SERVICEABILITY LOADS

- REFER TO MANUFACTURER FLOOR AND ROOF LAYOUT
- CARRY ALL POINTLOADS DOWN TO FOOTINGS/FOUNDATION
- PLEASE INSTALL 36" DOORS IF WALL HEIGHT IS 9'-1". OTHERWISE DOORS ARE 30"



Notes:

- Damproofing required prior to drainage (2 coats)
- Drainage to within 6 inches of finished grade
- Wrap fabric over and behind drainage core

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

DAMP-PROOFING MEMBRANE (DELTA-105) AS PER O.B.C. SECTION 9.13.2.2 GEOSYNTHETIC DRAINAGE PRODUCTS

• ALL WINDOWS TO HAVE REINFORCEMENT AROUND THEM

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structural engineer stamp if required:

Therault Design
Architecture - Planification

DESIGNER
THESE DRAWINGS HAVE BEEN REVIEWED & RESPONSIBILITY TAKEN BY:
Andre Therault
FIRM: 105420
BCIN: 22968
PROVINCE OF ONTARIO

ANDRE THERAULT
3850 CANOTEK ROAD, UNIT 21
GLOUCESTER, K1J 8C3
tel: (613) 913-2268

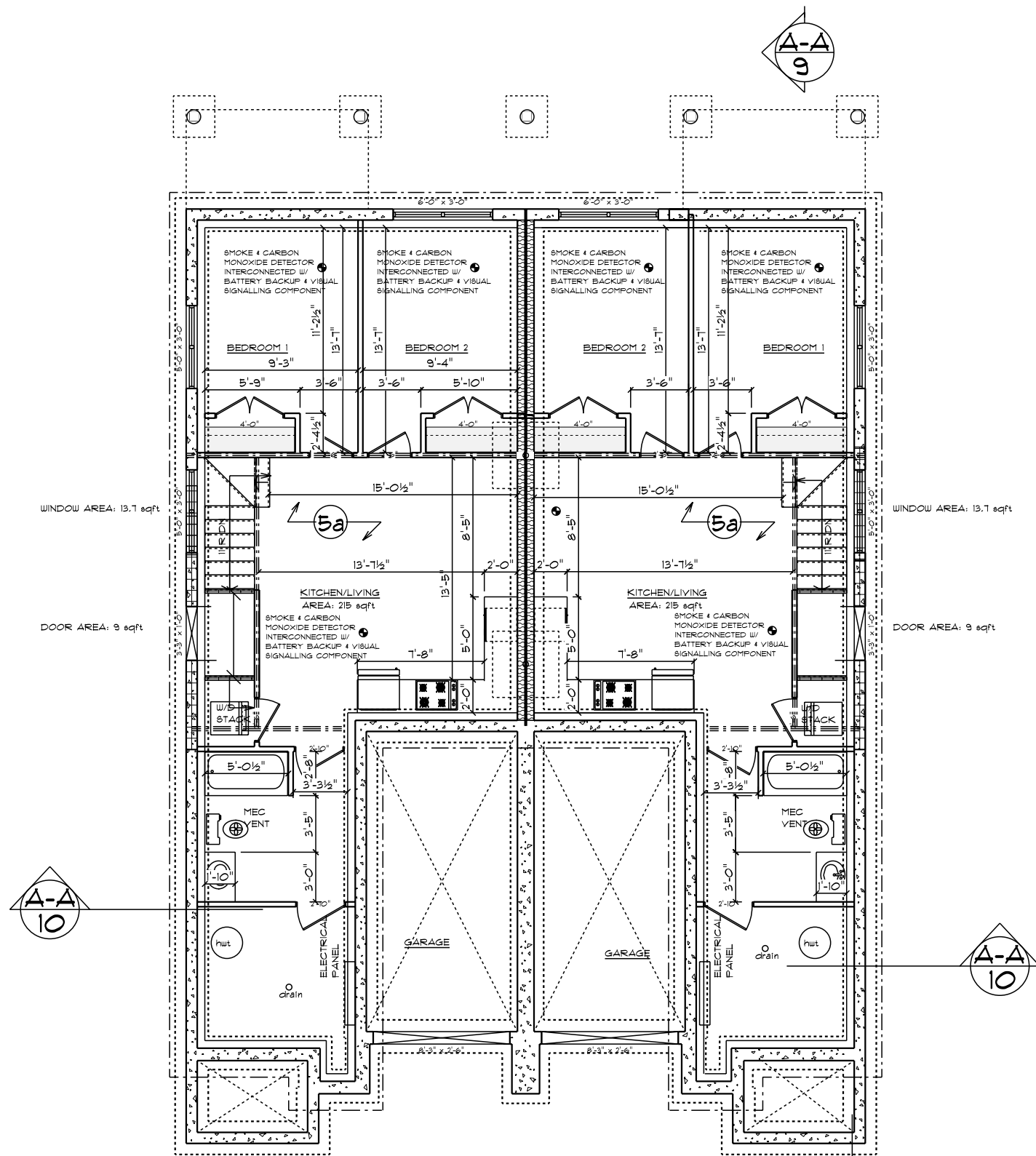
email: andre@theraultdesign.ca

2	REVISION	4 NOV 2022
1	CONST. DWG	15 JUNE 2022

Project name

PROPOSED RENOVATION FOR 450 TREMBLAY RD

drawn by	drawing no
S.THERAULT	5
Project no.	13
2022-105	



BASEMENT SDU

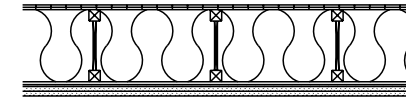
SCALE: 1/8" = 1'-0"

610 SQ/FT PER UNIT

5b FLOOR FINISH (FIRE RATED)

REFERENCE: NRC -98-164
 - FIRE RESISTANCE RATING: 1 HR8
 - ACCOUSTICAL RESISTANCE: STC 52
 - STANDARD 8B-3 OBC REFERENCE (F9c)

- 5/8" PLYWOOD UNDERLAY FOR CERAMIC
- 5/8" T. & G. O.S.B.
- FIRE ENGINEERED WOOD JOISTS @ 16" O.C. SEE LAYOUT
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT CHANNELS @ 16" O.C.
- 2 LAYERS 5/8" TYPE-X DRYWALL ON CEILING SIDE TO BE CONTINUOUS
- SEE ENGINEERED FLOOR JOIST LAYOUT AS PER MANUFACTURER

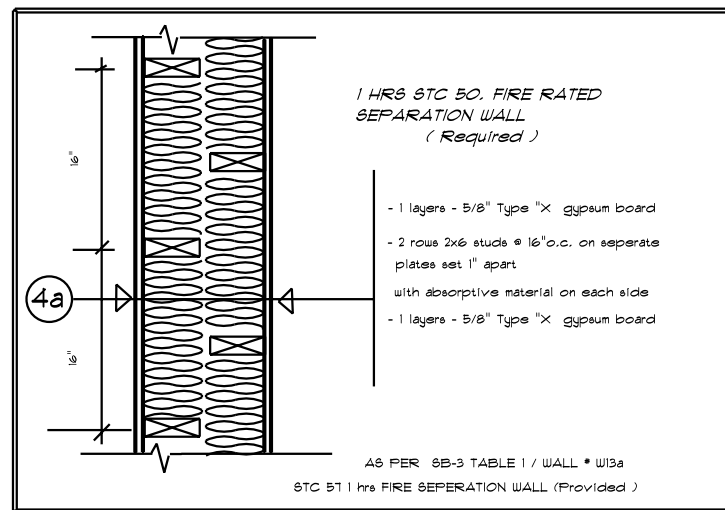


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4b INTERIOR WALL CORRIDOR & STAIRWELL

REFERENCE: UL U309
 - FIRE RESISTANCE RATING: 1 HR8
 - ACCOUSTICAL RESISTANCE: STC 51
 - STANDARD 8B-3 OBC REFERENCE

- 2 LAYERS 5/8" TYPE-X DRYWALL ON CORRIDOR WALL TO BE CONTINUOUS
- RESILIENT METAL CHANNELS @ 16" O.C.
- 89mm ABSORPTIVE MATERIAL
- 2X6 WOOD STUDS @ 16" O.C.
- 1 LAYER 5/8" TYPE-X DRYWALL TO BE CONTINUOUS



WALL TYPE DETAIL

structural engineer stamp if required:



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 3850 CANOTEK ROAD, UNIT 21
 GLOUCESTER, K1J 8C3
 tel: (613) 913-2268

email: andre@theriaultdesign.ca

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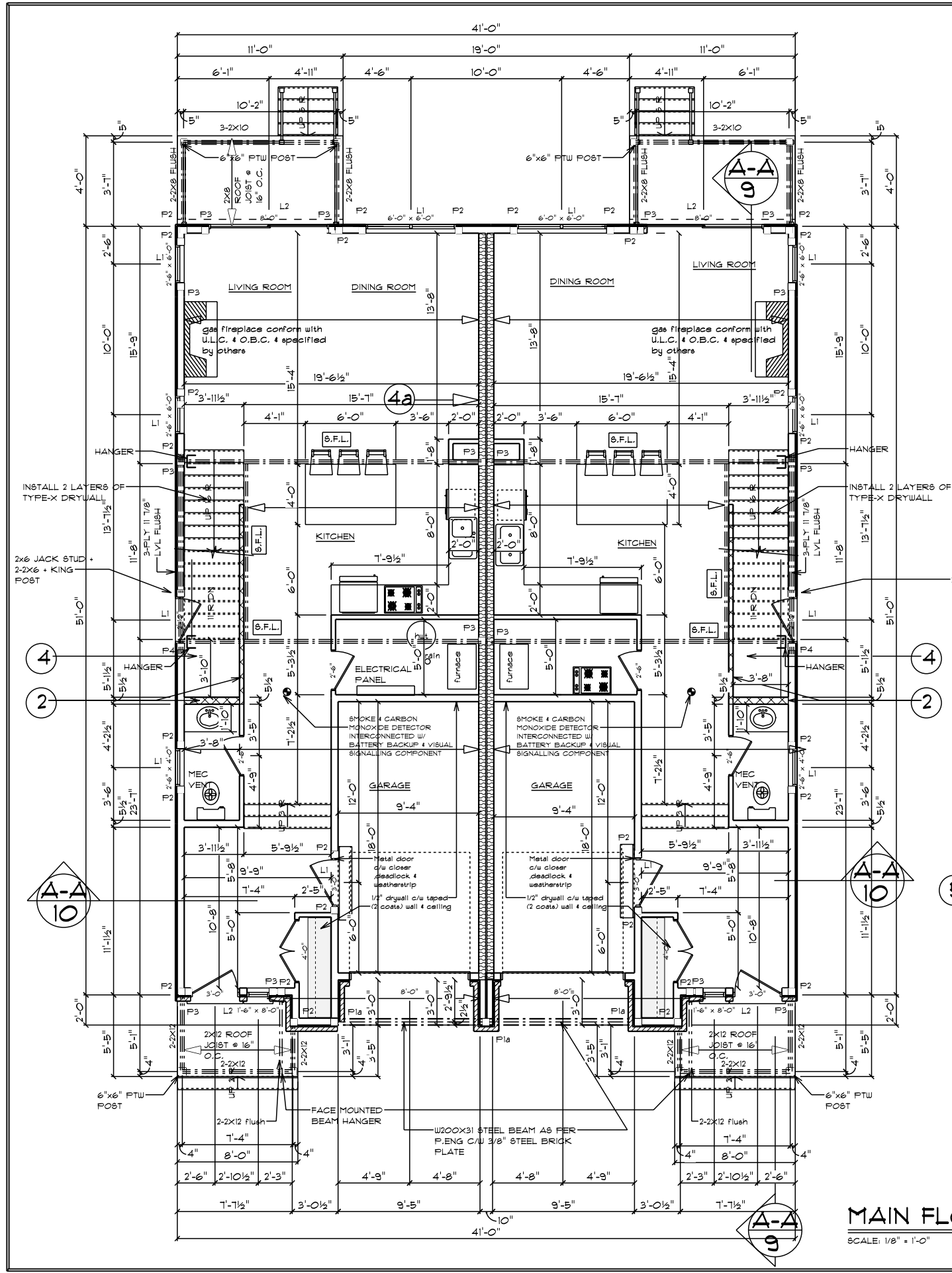
Project name

PROPOSED RENOVATION FOR 450 TREMBLAY RD

drawn by: S.THERIAULT drawing no:

Project no. 2022-105

6/13



PRE-ENGINEERED FLOOR JOISTS SEE LAYOUT

LEGEND

- POST TABLE:**
 F1 = 3" DIA. TELEPOST
 F1a = H88 3 1/2" X 3 1/2" X .188"
 F2 = 2-2X6 + KING POST
 F3 = 3-2X6 + KING POST
 F4 = 4-2X6 + KING POST
 F5 = 5-2X6 + KING POST
 F6 = VERSALAM 5 1/4" X 5 1/4"

PROVIDE A MIN. OF 6" X 6" X 3/8" END BEARING PLATES TOP AND BOTTOM OF ALL STEEL COLUMNS

LINTEL TABLE:

- L1 = 2-2X10
 L2 = 3-2X10
 L3 = 2 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb
 LVL
 L4 = 3 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb
 LVL

ALL LVL TO BE 1 3/4" WIDTH PER PLY, 2.OE 2900Fb OR BETTER

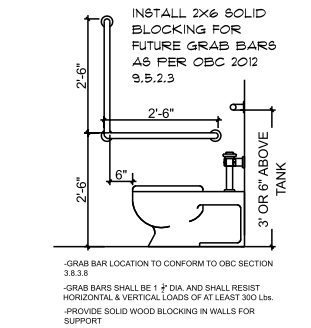
[S.F.L.] SEE FLOOR JOIST LAYOUT

REFER TO MANUFACTURER FLOOR AND ROOF LAYOUT

CARRY ALL POINTLOADS DOWN TO FOOTINGS/FOUNDATION

PLEASE INSTALL 96" DOORS IF WALL HEIGHT IS 9'-1". OTHERWISE DOORS ARE 80"

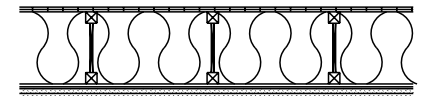
2x6 JACK STUD + 2-2X6 KING POST



5b FLOOR FINISH (FIRE RATED)

- REFERENCE: NRC -98-164
 - FIRE RESISTANCE RATING: 1 HR6
 - ACCOUSTICAL RESISTANCE: 5TC 51
 - STANDARD 8B-3 OBC REFERENCE (F9c)

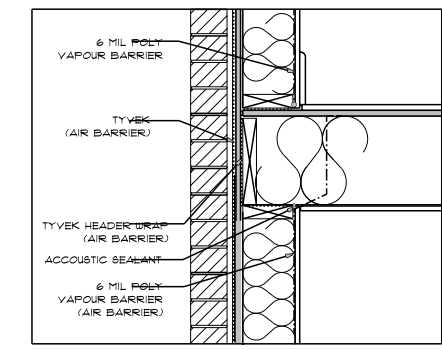
- 5/8" PLYWOOD UNDERLAY FOR CERAMIC
 - 5/8" T. & G. O.S.B.
 - PRE ENGINEERED WOOD JOISTS @ 16" O.C. SEE LAYOUT
 - ABSORPTIVE MATERIAL IN CAVITY
 - RESILIENT CHANNELS @ 16" O.C.
 - 2 LAYERS 5/8" TYPE-X DRYWALL ON CEILING SIDE TO BE CONTINUOUS
 - SEE ENGINEERED FLOOR JOIST LAYOUT
 AS PER MANUFACTURER



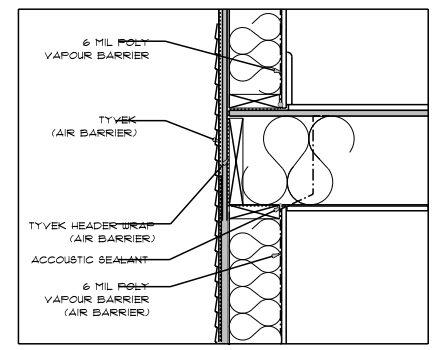
4b INTERIOR WALL CORRIDOR & STAIRWELL

- REFERENCE: UL U309
 - FIRE RESISTANCE RATING: 1 HR6
 - ACCOUSTICAL RESISTANCE: 5TC 51
 - STANDARD 8B-3 OBC REFERENCE

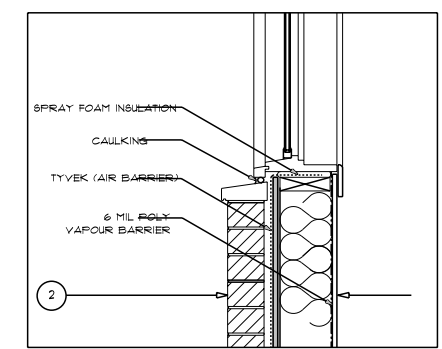
- 2 LAYERS 5/8" TYPE-X DRYWALL ON CORRIDOR WALL TO BE CONTINUOUS
 - RESILIENT METAL CHANNELS @ 16" O.C.
 - 23mm ABSORPTIVE MATERIAL
 - 2X6 WOOD STUDS @ 16" O.C.
 - 1 LAYER 5/8" TYPE-X DRYWALL TO BE CONTINUOUS



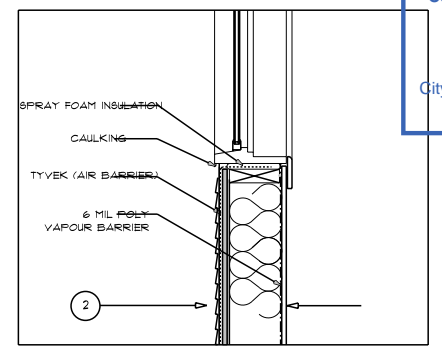
BRICK @ FLOOR
SCALE: NTS



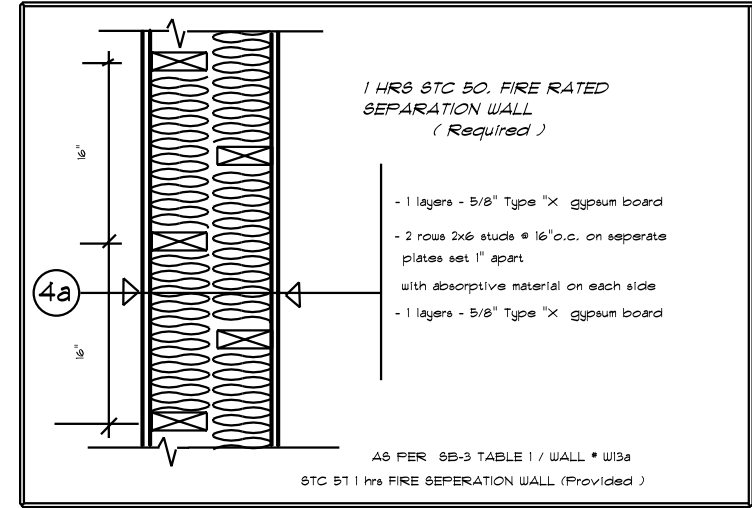
SIDING @ FLOOR
SCALE: NTS



STONE @ SILL
SCALE: NTS



SIDING @ WINDOW SILL
SCALE: NTS



WALL TYPE DETAIL

MAIN FLOOR PLAN

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

830 SQ/FT PER UNIT

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structural engineer stamp if required:

Theriault Design
 Architecture - Planification

DESIGNER
 THESE DRAWINGS HAVE BEEN REVIEWED & RESPONSIBILITY TAKEN BY:
 Andre Theriault
 FIRM: 105420
 BCIN: 22968
 PROVINCE OF ONTARIO

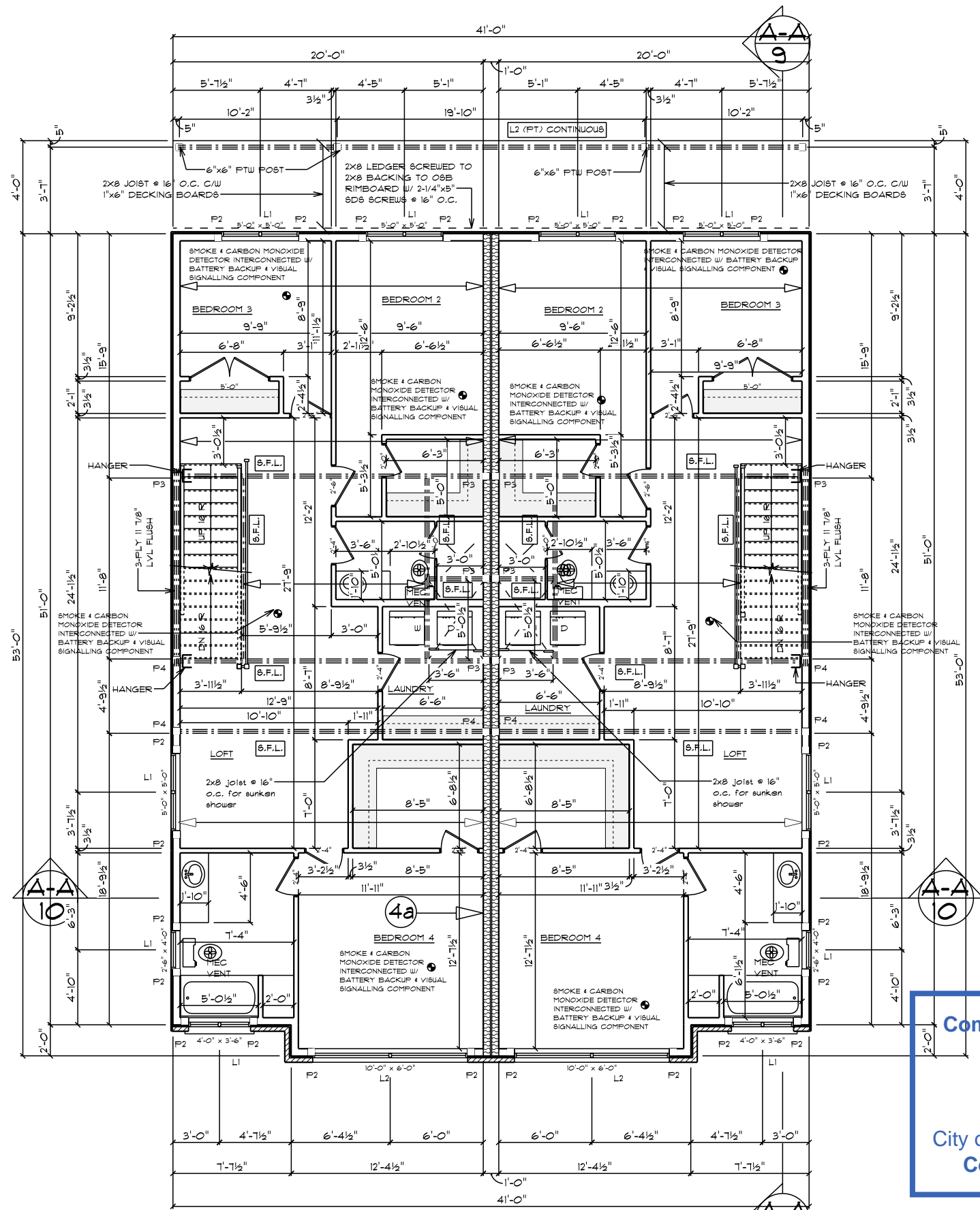
ANDRE THERIAULT
 3850 CANOTEK ROAD, UNIT 21
 GLOUCESTER, K1J 8C3
 tel: (613) 913-2268
 email: andre@theriaultdesign.ca

2	REVISION	4 NOV 2022
1	CONST. DWG	15 JUNE 2022

Project name

PROPOSED RENOVATION FOR 450 TREMBLAY RD

drawn by	drawing no
S.THERIAULT	7
Project no.	2022-105



PRE-ENGINEERED FLOOR JOISTS SEE LAYOUT
PRE-ENGINEERED TRUSSES

LEGEND

POST TABLE:

- F1 = 3" DIA. TELEPOST
- F1a = H88 3 1/2" X 3 1/2" X .188"
- F2 = 2-2X6 + KING POST
- F3 = 3-2X6 + KING POST
- F4 = 4-2X6 + KING POST
- F5 = 5-2X6 + KING POST
- F6 = VERSALAM 5 1/4" X 5 1/4"

PROVIDE A MIN. OF 4" X 4" X 1/4" END BEARING PLATES TOP AND BOTTOM OF ALL STEEL COLUMNS

LINTEL TABLE:

- L1 = 2-2X10
- L2 = 3-2X10
- L3 = 2 PLY 1 3/4" X 9 1/2" 2.0E 2800 Fb LVL
- L4 = 3 PLY 1 3/4" X 9 1/2" 2.0E 2800 Fb LVL

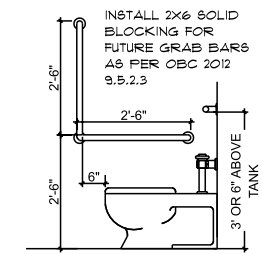
ALL LVL TO BE 1 3/4" WIDTH PER PLY, 2.0E 2800FB OR BETTER

SEE FLOOR JOIST LAYOUT

REFER TO MANUFACTURER FLOOR AND ROOF LAYOUT

CARRY ALL POINTLOADS DOWN TO FOOTINGS/FOUNDATION

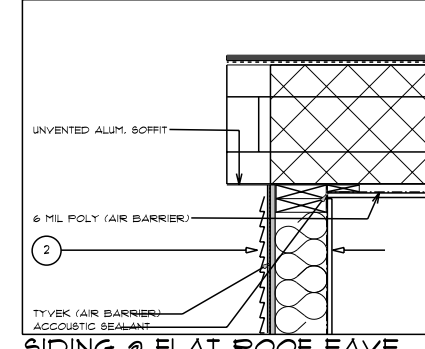
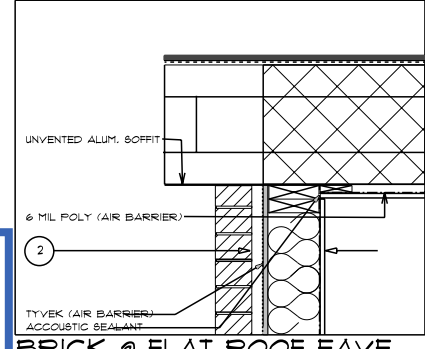
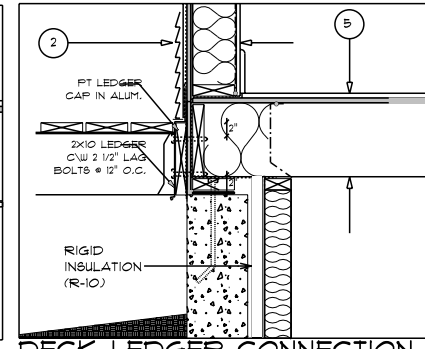
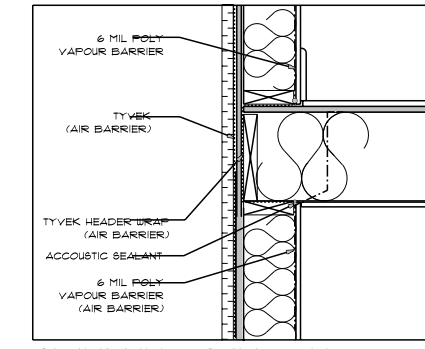
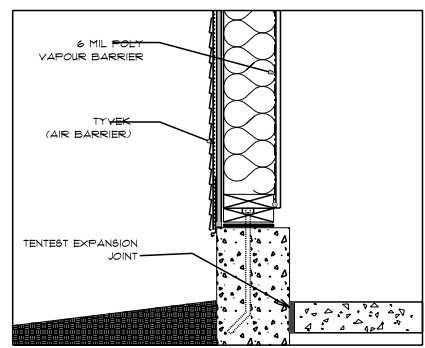
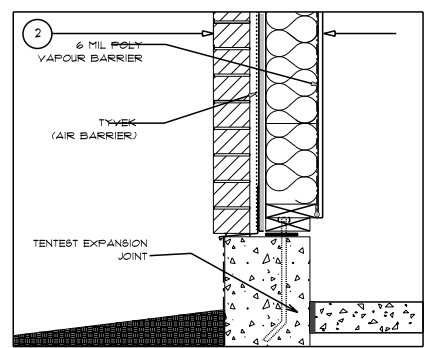
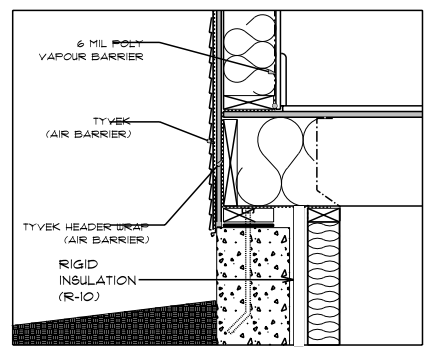
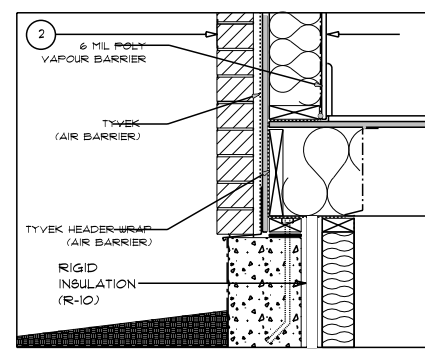
PLEASE INSTALL 36" DOORS IF WALL HEIGHT IS 9'-1", OTHERWISE DOORS ARE 80"



GRAB BAR LOCATION TO CONFORM TO OBC SECTION 3.8.3.3
GRAB BARS SHALL BE 1" DIA. AND SHALL RESIST HORIZONTAL & VERTICAL LOADS OF AT LEAST 300 LBS.
PROVIDE SOLID WOOD BLOCKING IN WALLS FOR SUPPORT

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1125 SQ/FT PER UNIT



structural engineer stamp if required:



ANDRE THERAULT
3850 CANOTEK ROAD, UNIT 21
GLOUCESTER, K1J 8C3
tel: (613) 913-2268
email: andre@theraultdesign.ca

2	REVISION	4 NOV 2022
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S.THERAULT	8
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STEEL BEAMS C/W 2X6 RANGET TO TOP FLANGE

WEB PACKING

Provide 24" long web packing at the LVL beam locations to fasten the concealed flange, face mounted beam hangers. The web packing is to be bolted to the web of the steel beam with 2 rows of 1/2" through bolts (c/w nuts and washers) on each side of the LVL beam with the bolts located 6" from each edge of the LVL beam.

LEGEND

POST TABLE: 2x10 RAFTERS @ 16" O.C.

- F1 = 3" DIA. TELEPOST
- F1a = H88 3 1/2" X 3 1/2" X .188"
- F2 = 2-2X6 + KING POST
- F3 = 3-2X6 + KING POST
- F4 = 4-2X6 + KING POST
- F5 = 5-2X6 + KING POST
- F6 = VERSALAM 5 1/4" X 5 1/4"

PROVIDE A MIN. OF 4" X 4" X 1/4" END BEARING PLATES TOP AND BOTTOM OF ALL STEEL COLUMNS

LINTEL TABLE:

- L1 = 2-2X10
- L2 = 3-2X10
- L3 = 2 PLY 1 3/4" X 9 1/2" 2.0E 2900 Fb
- LVL
- L4 = 3 PLY 1 3/4" X 9 1/2" 2.0E 2900 Fb
- LVL

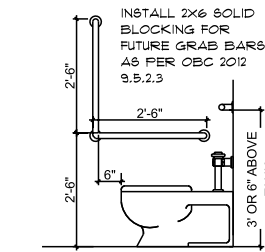
ALL LVL TO BE 1 3/4" WIDTH PER PLY, 2.0E 2900Fb OR BETTER

S.F.L. SEE FLOOR JOIST LAYOUT

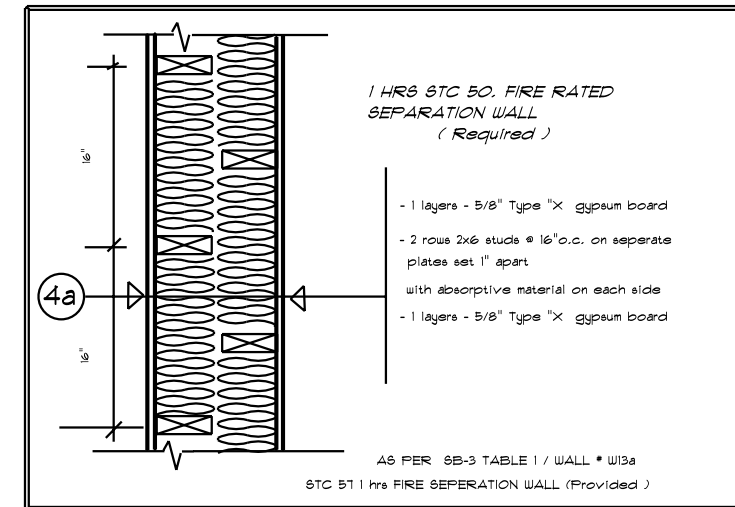
REFER TO MANUFACTURER FLOOR AND ROOF LAYOUT

CARRY ALL POINTLOADS DOWN TO FOOTINGS/FOUNDATION

PLEASE INSTALL 96" DOORS IF WALL HEIGHT IS 9'-1", OTHERWISE DOORS ARE 80"

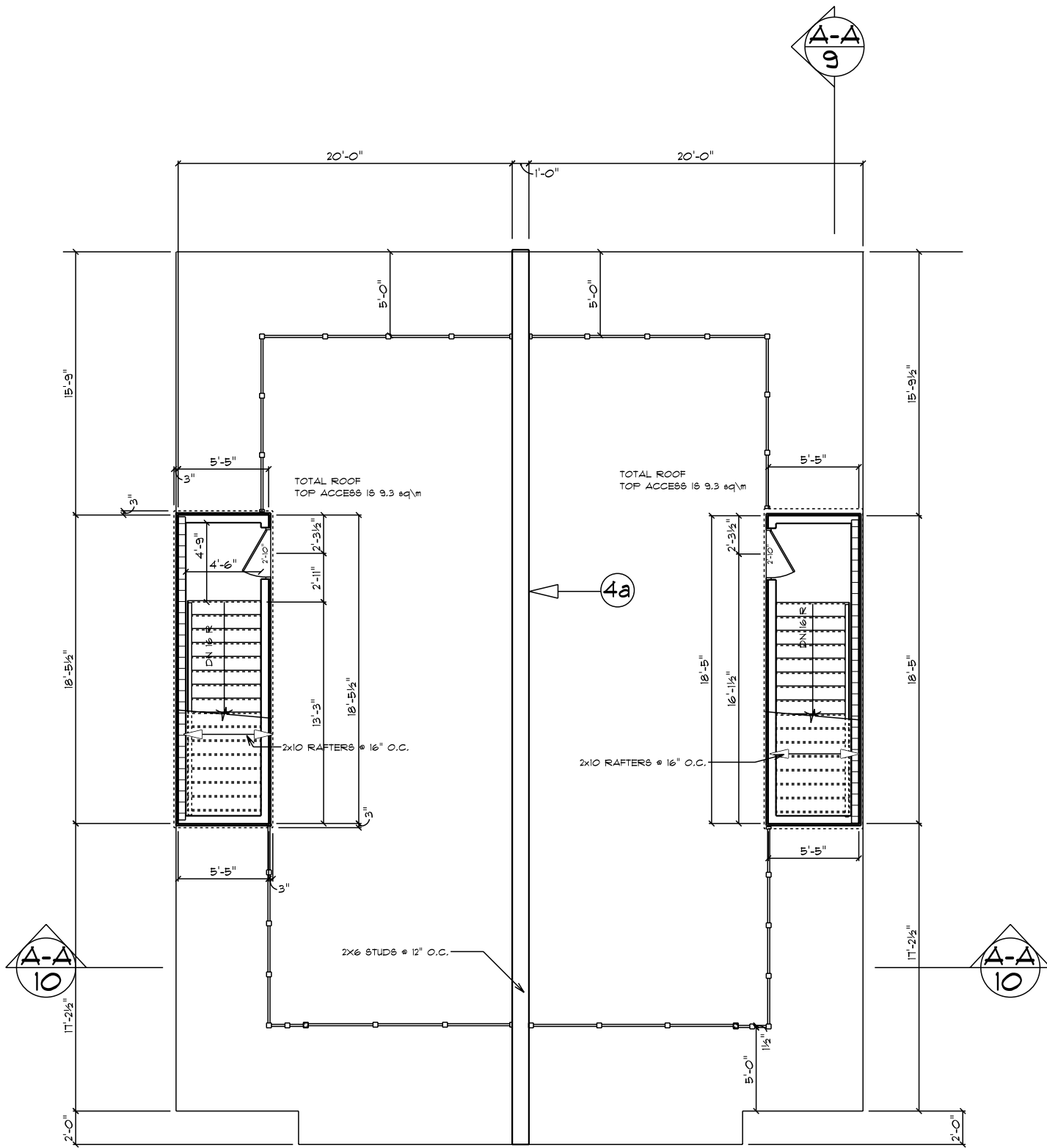


GRAB BAR LOCATION TO CONFORM TO OBC SECTION 3.8.3.3
GRAB BARS SHALL BE 1" DIA. AND SHALL RESIST HORIZONTAL & VERTICAL LOADS OF AT LEAST 300 LBS.
PROVIDE SOLID WOOD BLOCKING IN WALLS FOR SUPPORT



WALL TYPE DETAIL

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THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

structural engineer stamp if required:



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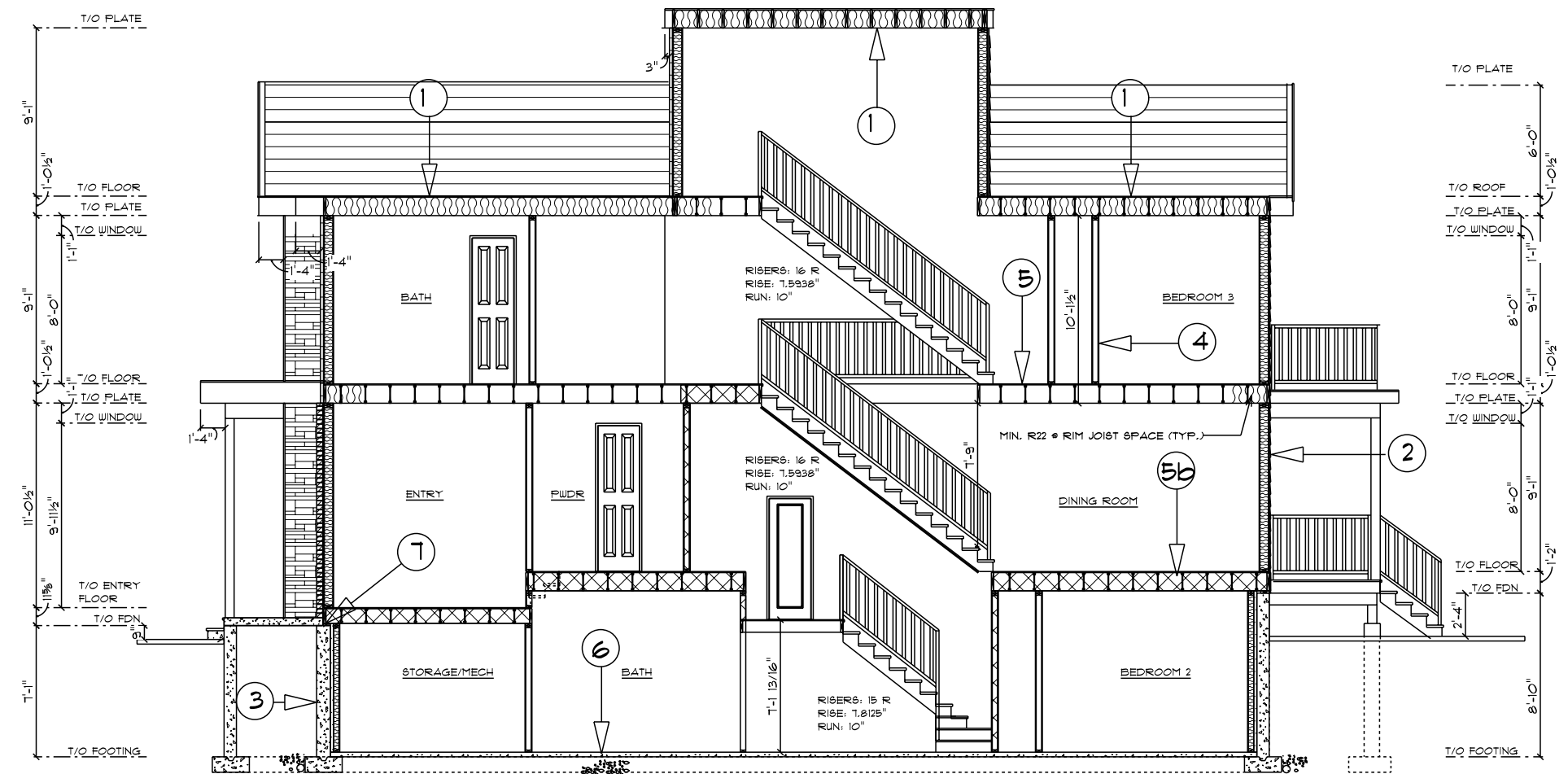
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1	CONST. DWG	15 JUNE 2022

PROPOSED RENOVATION FOR 450 TREMBLAY RD

drawn by	drawing no
S.THERIAULT	9
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GABLE TRUSSES @ 24" O.C. MAX
1 LAYER 5/8" TYPE-X GYPSUM BOARD
(NAIL 6" DRYWALL STRIPS @ JOINTS)
GABLE TRUSSES
GABLE TRUSSES
1 LAYER 5/8" TYPE-X GYPSUM BOARD
(NAIL 6" DRYWALL STRIPS @ JOINTS)
GABLE TRUSSES @ 24" O.C. MAX.



SPECIFICATIONS:

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

- 1 ROOF @ FRONT PORCH**
- 2 PLY MODIFIED BITUMEN FLAT ROOF INSTALLED ON CLEAN SURFACE
 - SOPRABOARD 1/8" (TAPED AT JOINTS FOR FIRE PROTECTION, MECHANICALLY INSTALLED)
 - SOPRAFLAM 180 (BASE SHEET, TORCHED)
 - SOPRALENE FLAM 250 GR (CAP SHEET, TORCHED)
 - 1/2" EXT. SHEETING C/W "H" CLIPS (PLYWOOD)
 - 2x4 SLEEPERS @ 16" O.C. C/W 2% SLOPE
 - PRE ENGINEERED TRUSSES

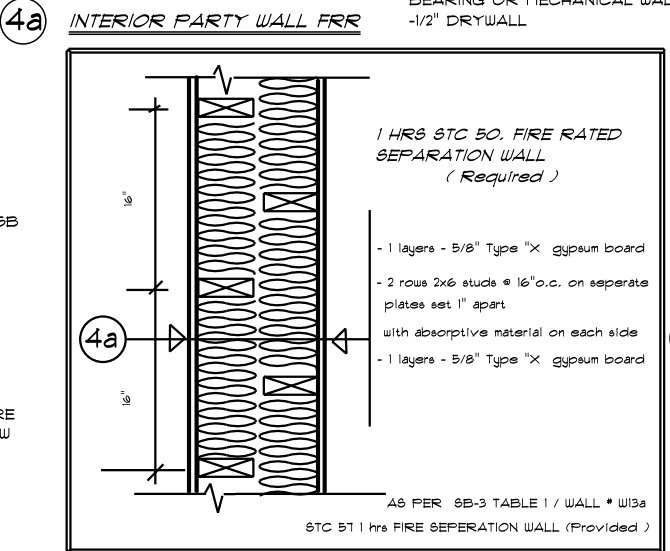
- 3 FOUNDATION WALL**
- PARGING (SAND FINISH) ABOVE GRADE
 - drainage layer see detail
 - 2 COATS OF DAMPROOFING BELOW GRADE
 - 8" OR 9" POURED CONC. FOUNDATION WALL (SEE FDN PLAN)
 - 15# bldg paper below grade
 - 2" rigid insulation
 - 2x4 STUDS @ 24" O.C.
 - R 12 BATT INSULATION
 - 6 MIL V.B.
 - 1/2" DRYWALL

- 4 INTERIOR WALL**
- 1/2" DRYWALL
 - 2x4 STUDS @ 16" O.C. OR 2x6 BEARING OR MECHANICAL WALL
 - 1/2" DRYWALL

- 4b INTERIOR WALL CORRIDOR & STAIRWELL**
- REFERENCE: UL U309
- FIRE RESISTANCE RATING: 1 HR8
 - ACCOUSTICAL RESISTANCE: STC 51
 - STANDARD 8B-3 OBC REFERENCE

- 5b FLOOR FINISH (FIRE RATED)**
- REFERENCE: NRC -98-164
- FIRE RESISTANCE RATING: 1 HR8
 - ACCOUSTICAL RESISTANCE: STC 52
 - STANDARD 8B-3 OBC REFERENCE (F9c)

- 2 EXTERIOR WALL**
- STONE C/W 1" AIR SPACE
 - GALVANIZED VENEER TIES, FLASHING, WEEPHOLES & STEEL ANGLE AS PER 9.20.5B OR
 - HORIZONTAL VINYL SIDING OR
 - ALUMINUM PANEL
 - Housewrap - weather protection system (i.e. Typar or tyvek)
 - FROM TOP PLATE TO INSIDE BASEMENT
 - 1/16" EXTERIOR SHEETING (O.S.B.)
 - 2x6 STUDS @ 16" O.C.
 - ONLY IF APPLICABLE: WITH WALLS THAT ARE HIGHER THAN 11'-0" STUDS ARE @ 12" O.C. C/W HORIZONTAL BLOCKING @ 48" O.C.
 - R 22 BATT INSULATION
 - 6 MIL VAPOUR/AIR BARRIER
 - 1/2" DRYWALL



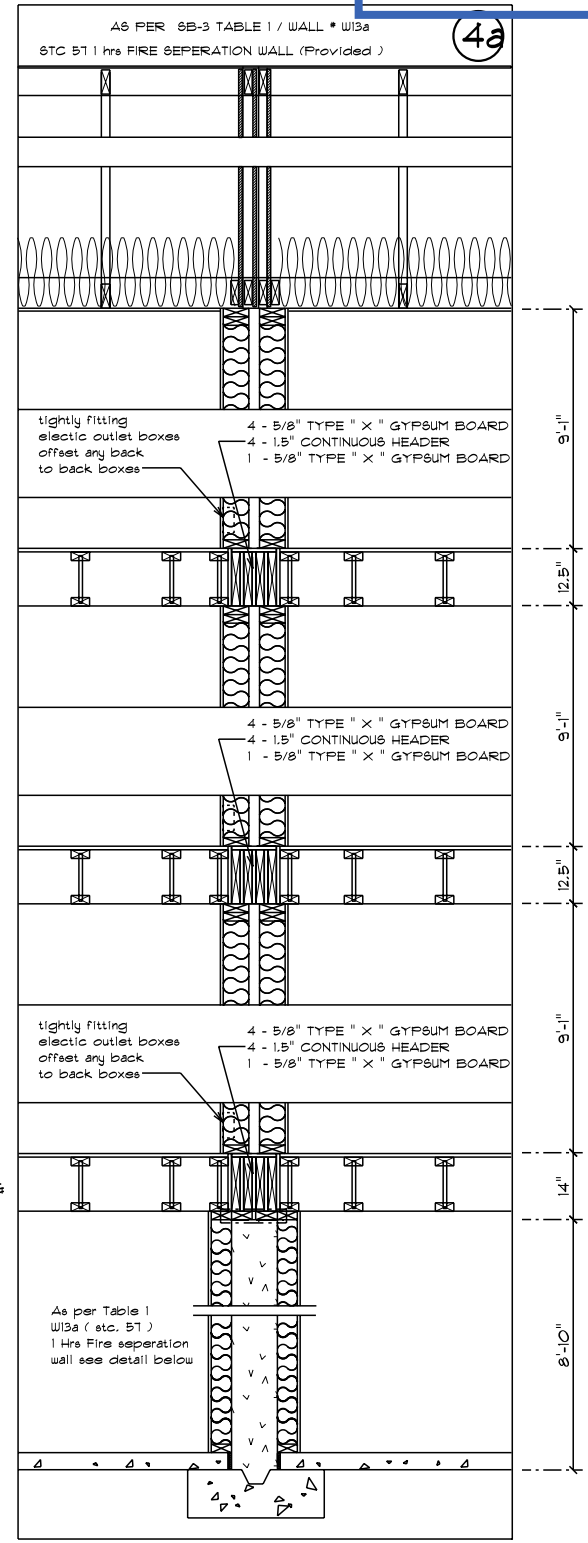
- 5 FLOOR FINISH**
- 2 LAYERS 5/8" TYPE-X DRYWALL ON CORRIDOR WALL TO BE CONTINUOUS
 - RESILIENT METAL CHANNELS @ 16" O.C.
 - 89mm ABSORPTIVE MATERIAL
 - 2x6 WOOD STUDS @ 16" O.C.
 - 1 LAYER 5/8" TYPE-X DRYWALL TO BE CONTINUOUS

- 5a FLOOR FINISH OVER GARAGE (Insulated)**
- 5/8" PLYWOOD UNDERLAY FOR CERAMIC
 - 5/8" T. & G. O.S.B.
 - SEE ENGINEERED FLOOR JOIST LAYOUT AS PER MANUFACTURER
 - 1/2" DRYWALL

- 6 BASEMENT FLOOR**
- 3" CONC. FLOOR MIN. 25 MPA
 - 8" OF 5/8" CLEAR CRUSHED STONE, COMPACTED TO 95% PROCTOR STANDARD

- 6a GARAGE FLOOR**
- 4" CONC. FLOOR MIN. 32 MPA - 8% A.E.
 - 8" OF 5/8" CLEAR CRUSHED STONE

- 7 SILL PLATE**
- 2x6 SILL PLATE C/W FOAM SILL GASKET
 - 1/2" DIA. ANCHORS BOLTS @ 12" O.C.(max)



structural engineer stamp if required:

Theriault Design
Architecture - Planification

DESIGNER
THESE DRAWINGS HAVE BEEN REVIEWED & RESPONSIBLY TAKEN BY:
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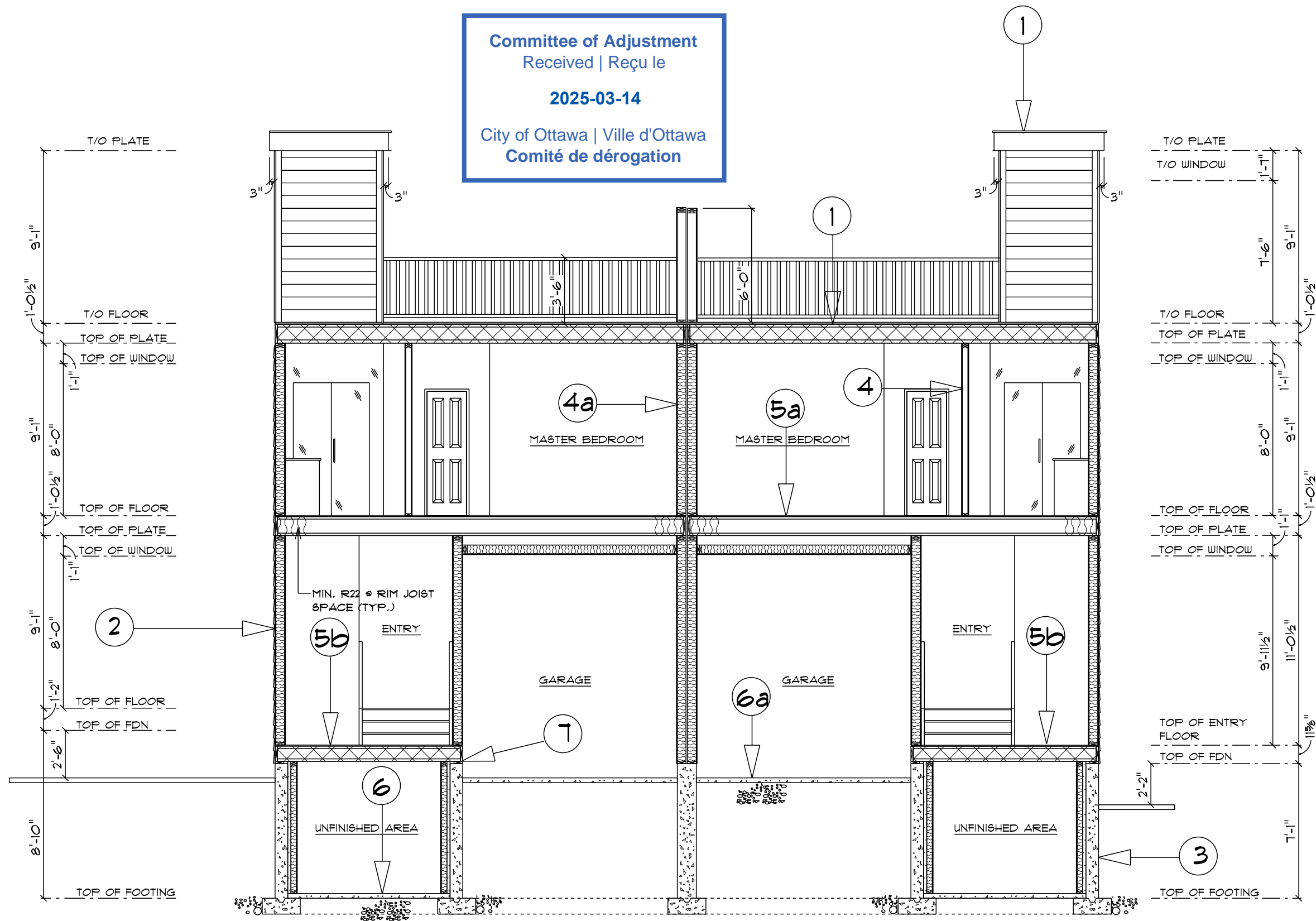
email: andre@theriaultdesign.ca

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1	CONST. DWG	15 JUNE 2022

PROPOSED RENOVATION FOR 450 TREMBLAY RD

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SECTION B-B

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

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project name
 PROPOSED RENOVATION
 FOR
 450 TREMBLAY RD

drawn by	drawing no
S.THERIAULT	12
project no.	13
2022-105	

NOTES AND ABBREVIATIONS

Codes and Standards

- At the time of preparation, this plan was drawn in accordance with the current edition of the Ontario Building Code 2012. It is the responsibility of the owner/builder to insure that changes to the code are complied with and all amendments are incorporated in the construction. All work shall conform to bylaws, ordinances and regulations.
- Prior to proceeding with construction, the builder must verify all information, dimensions and specifications written dimensions always take precedence over scale measurements. All workmanship is to be of a standard equal in all respects to good practice.
- Any variances from the drawings and specifications or from conditions encountered at the job site, shall be resolved by owner/builder and such solutions shall be their sole responsibility.
- The owner/builder to be responsible for conditions such as soil bearing capacity, depth of frost penetration, water table or buried structures, etc.

Foundations and Concrete

- Compressive strength of unreinforced concrete after 28 days shall be not less than:
 - 32 MPa (4650 psi) for garage floors, carport floors, and exterior flatwork C/W 5-8% AIR ENTRAINMENT
 - 25 MPa (3630 psi) for basement slab
 - 20 MPa (2900 psi) for all other applications.
- When the air temperature is below 5 degrees C, concrete shall be kept at a temperature of not less than 10 degrees C, or more than 25 degrees C while being placed, and maintained at a temperature of not less than 10 degrees C for 12 hours after placing.
- Concrete footings to be placed on undisturbed or compacted soil as directed by geotechnical engineer, to an elevation below frost penetration
- Foundation walls should not be backfilled until concrete has reached its specified 28 days strength and structural floor framing required to stabilize the walls is complete and fully nailed and anchored
- Drain tile to be provided around every foundation wall that contains the building interior.
- Garage floor should be sealed with approved concrete sealant but not required.
- soil bearing capacity to be minimum of 75 kpa & shall be verified by a geotechnical engineer prior to concrete placement

Roofing

- All roofing shall be applied according to the manufacturer's recommendations and conform to the Ontario Building Code.
- All required flashing to be 28 gauge galvanized metal unless otherwise specified.
- Provide snow and ice guard in all valleys and roof intersections
- Provide min. 3' eave protection (ice/water shield)

Framing

- Framing lumber shall be number two (2) or better unless otherwise specified on plan. And lintel sizes shown on the drawings are based on number two (2) spruce and are to be 2/2 x 10's unless otherwise indicated.
- Plates are to be anchored to concrete with 1/2" dia. anchor bolts, max. 6'-0"
- Owner/builder to obtain shop drawings from manufacturer of roof trusses.
- Holes drilled in roof, floor or ceiling framing members shall be not larger than 1/4 the depth of the member and shall be located not less than 2" from the edges, unless the depth of the member is increased by the size of the hole.
- Floor, roof, and ceiling members are permitted to be notched provided the notch is located at the top of the member within half the joist depth from the edge of the bearing and is not deeper than 1/3 the joist depth, unless the depth of the member is increased by the size of the notch.
- Wall studs shall not be notched, drilled or otherwise damaged so that the undamaged portion of the stud is less than 2/3 the depth of the stud if the stud is loadbearing, or 19/16" if the stud is non-loadbearing, unless the weakened studs are suitably reinforced.
- Top plates in walls shall not be notched, drilled, or otherwise weakened to reduce the undamaged width to less than 2" unless the weakened plates are suitably reinforced.
- Header joists shall be doubled around floor openings that exceed 3'-11" in length.
- Header joists exceeding 10'-6" in length shall be determined by calculations.
- Non-loadbearing walls parallel to the floor joists shall be supported beneath the wall or on blocking between the joists.
- Main bathroom shall have reinforcement for future grab bars on a wall adjacent to water closet and shower or bathtub.
- Top of window openings to align with top of door openings, unless otherwise specified.
- Framing of the ground floor to be completed prior to backfilling

Masonry

- All above grade masonry to conform to section 9.20 of the Ontario Building Code.
- At brick veneer counterflashing shall be installed up to 8" behind the building felt and below the bottom course with vertical joints raked clean. Weepholes @ 24" O.C.
- Brick veneer tie spacing to be at max. horizontal spacing of 16" and a max. vertical spacing of 24" O.C. or a max. horizontal spacing of 24" and a max. vertical spacing of 20" to coincide with wall stud spacing.
- Steel lintel sizing as per table below.

STEEL LINTELS FOR MASONRY VENEER	
see table 9.20.5.2.B of the O.B.C.	
CLEAR SPAN	EXT. ANGLES FOR 4" STONE
7'-9" OR LESS	L- 3 1/2" x3 1/2" x 1/4"
8'-2"	L- 4" x3 1/2" x 1/4"
10'-1"	L- 5 " x3 1/2" x 5/16"
10'-8"	L- 5 " x3 1/2" x 3/8"
10'-11"	L- 5 " x3 1/2" x 1/2"
11'-8"	L- 6" x3 1/2" x 3/8"
12'-5"	L- 6" x3 1/2" x 1/2"

- All loose steel lintel shall have 6" minimum bearing length on each end

Stairs

- provide min. 1.95 m (6'-5") headroom clearance on stairs max 200 mm (8") rise min. 210 mm (8 1/4") run min. 235 mm (9 1/4") tread
- All interior guards to be 36" high.

Miscellaneous

- Dimensions overrule drawings.
- Smoke / carbon monoxide detectors shall be provided on all levels and be interconnected (a/c not battery).
- Provide C.O. detectors for all wood burning appliances.
- Provide door viewer for solid front doors, provisions for forced entry shall be provided as conformance to 9.6.6 & 7.1.6 of the OBC
- Caulk over and around all exterior openings using non-hardening caulking compound.
- Flash over all exterior openings, and at changes of materials on ext. walls
- All siding to be a min. of 8" above finished grade.
- Floor finishes, bathroom vanities, backsplash, and kitchen cupboards to meet specifications of owner/builder.
- All entrances to be water resistant.
- Provide door closer - typical for all garage to house entrances c/w weather stripping
- Provide fireplace and chimney installation guide to city building division prior to installation.
- All angles drawn @ 45 degree unless otherwise noted.
- All bathroom fans to be min. 100 CFM & vented to exterior with insulated duct work.
- Ceramic tiles to have min. of 5/8" plywood or waferboard underlay as per OBC.
- All point loads to be transferred to T/O foundation or footing (typical).
- Truss manufacturer to verify all beams are adequate to carry truss loads.
- Coat and clothes closet shall have one rod & shelf, linen closets to have 5 adjustable shelves wherever possible.
- Ceramic and plastic tile installed on walls around bathtub or showers shall be applied over 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 108 sq/ft in area, 3'- 3" in length or width, and 23 5/8" in height.
- Provide 3-way switch for interior stair lighting.
- Insulation to be installed as per OBC.
- Air barrier and vapour barrier to be installed as per OBC.

Exclusions

- Kitchen layout is a guideline only. Kitchen dimensions and layout to be specified by others.
- All mechanical design and location by others.
- Window sizes are guidelines only, exact size/rough opening size to be supplied by manufacturer and approved by owner.
- Roof truss and design by others.
- Any structural engineering required by others.
- Any electrical location specified is only a guideline.

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