

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

SCHEDULE				
PART	LOT	PLAN	PIN	AREA(SQ.M.)
1	4 (EAST BRUNEL STREET)	22	ALL OF 04274-0035	312
2				42
3				42
4				312

Committee of Adjustment  
Received | Reçu le

2025-06-11

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

PLAN OF SURVEY OF  
LOT 4  
EAST OF BRUNEL STREET  
REGISTERED PLAN 22  
CITY OF OTTAWA

SCALE 1 : 150  
0 1 2 5 10 15 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:150.

FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

NOTES

- BEARINGS ARE GRID DERIVED FROM THE EASTERLY LIMIT OF BRUNEL STREET AS SHOWN ON PLAN 5R-4761, HAVING A BEARING OF N 24°22'20" W AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, (NAD83 ORIGINAL).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999945.
- FOR BEARING COMPARISON PURPOSES A 0°43'20" COUNTER-CLOCKWISE ROTATION HAS BEEN APPLIED TO THE BEARINGS SHOWN ON PLAN 4R-10140.

LEGEND

- |        |   |      |                            |
|--------|---|------|----------------------------|
| ■      | - SURVEY MONUMENT FOUND   | (S)  | - SET                      |
| □      | - SURVEY MONUMENT SET   | (M)  | - MEASURED                 |
| SSIB   | - SHORT STANDARD IRON BAR   | OHW  | - OVERHEAD UTILITY WIRES   |
| IB     | - IRON BAR  | BF   | - BOARD FENCE              |
| MN     | - MAGNETIC NAIL & WASHER  | PVC  | - POLYVINYL CHLORIDE FENCE |
| (P)    | - REGISTERED PLAN 22  | ⊗ UP | - UTILITY POLE             |
| (P1)   | - PLAN 4R-10140   | ---  | - OVERHEAD UTILITY WIRES   |
| (P2)   | - PLAN BY (857) DATED MAY 26, 2022 (REF. 4-22 GR)                       |      |                            |
| (P3)   | - PLAN 4R-35592   |      |                            |
| (AOG)  | - ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S., (JOB 0-510-89)             |      |                            |
| (857)  | - FAIRHALL, MOFFATT & WOODLAND LTD., O.L.S.                             |      |                            |
| (1283) | - E.F. LYN COLE LTD., O.L.S.  |      |                            |
| (1287) | - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S.                          |      |                            |
| (JDB)  | - J.D. BARNES LIMITED, O.L.S. (REF. 13-10-638-00)                       |      |                            |
| (AKRJ) | - ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., O.L.S. (REF. 830-85) |      |                            |
| (ORP)  | - OBSERVED REFERENCE POINT  |      |                            |
| (SU)   | - SOURCE UNKNOWN  |      |                            |
| (WIT)  | - WITNESS   |      |                            |
| PIN    | - PROPERTY IDENTIFIER NUMBER  |      |                            |

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON

DATE

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-96353

**Fairhall  
Moffatt &  
Woodland**  
LIMITED  
ONTARIO LAND SURVEYORS  
Surveying and Land Information Services  
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6  
TEL: (613) 591-2580 FAX: (613) 591-1495  
www.fmw.on.ca

JOB No. A C 1 5 4 0 1
E 372813, N 5034506
REFERENCE No. 4(a)-22 GR
S:\JOBS\AC15400\DWG\ 2024-04-23 rp154ac_draft_v2.dwg (kb)

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 (ORIGINAL).		
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
A	5034592.61	372749.69
B	5034507.97	372786.83
C	5034490.04	372800.21
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

(A)  
ORP  
(MN)

(B)  
ORP  
(MN)

(C)  
SSIB  
(JDB)





# 581 BRUNEL ST

## PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS

Committee of Adjustment  
Received | Reçu le  
  
2025-06-11  
  
City of Ottawa | Ville d'Ottawa  
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### DRAWING LIST

A0.0	
A0.1	SITE PLAN
A0.3	NOTES & SCHEDULES
A2.0	BASEMENT PLAN
A2.1	GROUND FLOOR
A2.2	SECOND FLOOR
A2.3	ROOF PLAN
A3.1	WEST ELEVATION
A3.3	NORTH ELEVATION
A3.4	SOUTH ELEVATION

### DECLARATION OF DESIGNER:

I, Jason Grant, declare that I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 41118

Firm BCIN: 100426

I certify that:

- The information contained in this schedule is true to the best of my knowledge.
- I have submitted this application with the knowledge and consent of the firm.

Signature of Designer: \_\_\_\_\_

Date: \_\_\_\_\_

### GENERAL NOTES

APPLICABLE TO ALL DRAWINGS INCLUSIVE

-GC/PROJECT MANAGER TO PROVIDE SAMPLES FOR ANY PRODUCTS THAT ARE SUBSTITUTED FOR THOSE SPECIFIED IN THE FOLLOWING CONSTRUCTION DOCUMENTS OR ANY OTHER GENERAL SCOPE OF WORK ISSUED DOCUMENTS. ALTERNATE SAMPLES TO BE APPROVED BY DESIGNER AND CLIENT. ALL MATERIALS TO BE STORED AS PER MANUFACTURE'S SPECIFICATIONS.

-GC AND ALL SUBCONTRACTORS (SUBC) ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT MUST COMPLY WITH ALL MUNICIPAL BYLAWS AND ALL APPLICABLE BUILDING CODES, SPECIFICALLY THE ONTARIO BUILDING CODE, 2012 AND ALL UPDATED AMENDMENTS.

-THE GC/PM IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE SITE AT ALL TIMES AND FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS FROM THE SITE ON A REGULAR BASIS. THE WORK SITE IS TO BE BROOM SWEEPED AT THE END OF EACH DAY WHEN APPLICABLE.

-THE GC/PM AND ANY OF HIS/HER SUBCONTRACTORS ARE REQUESTED TO REPORT ANY DISCREPANCIES IN THE FOLLOWING CONSTRUCTION DOCUMENTS TO GRANT & HENLEY DESIGN GROUP (2465359 ONTARIO INC.) PRIOR TO COMMENCEMENT OF WORK.

-ALL WORK TO BE PERFORMED TO THE HIGHEST STANDARDS. ALL TRADES TO PROTECT ALL WORK AND MATERIALS OF OTHER TRADES WHILE PERFORMING WORK.

-DAMAGE TO THE BUILDING OR PREMISES CAUSED BY THE GC/PM OR HIS EMPLOYEE(S) OR SUBCONTRACTORS SHALL BE REPAIRED AT HIS/HERS EXPENSE. ALL SURFACES DAMAGED BY CONSTRUCTION TO BE MADE GOOD.

-THE GC/PM IS REQUESTED TO PROVIDE THE CLIENT WITH ALL LEFT OVER FINISHING PRODUCTS FOR FLOORING, PAINT, WALLS ETC.) AT THE COMPLETION OF THE PROJECT.

-DO NOT SCALE DRAWINGS

-OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAIN WITH 2465359 ONTARIO INC. AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF 2465359 ONTARIO INC.

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581 BRUNEL ST

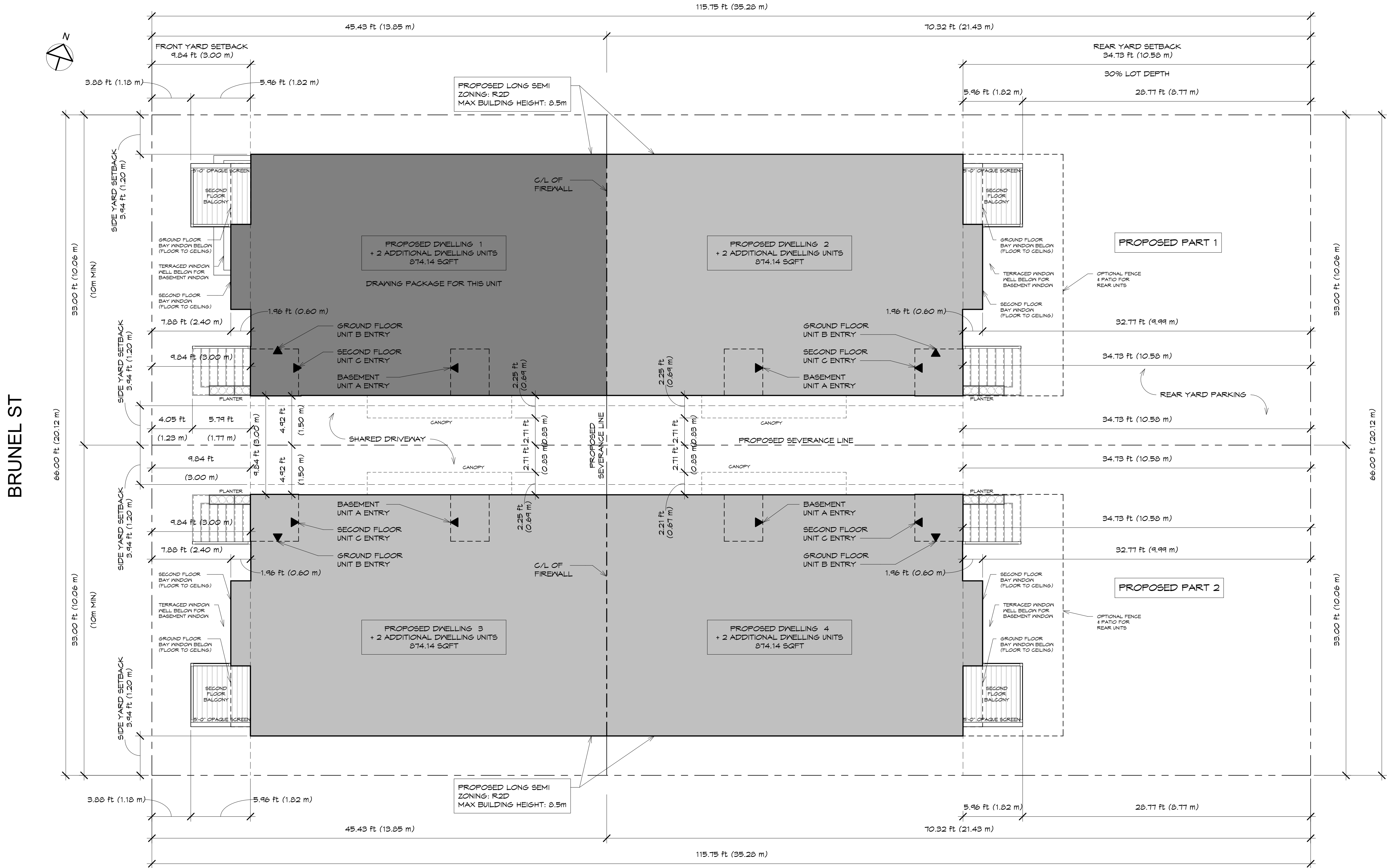
NOV 1 2024

SCALE:  
NOTE: HALF SCALE FOR 11"x17"

A0.0  
GRANT & HENLEY  
DESIGN GROUP

PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS  
FOR MINOR VARIANCE

EXISTING	
LOT AREA:	7639.50 SQFT
PROPOSED	
PART 1	
LOT AREA:	3819.75 SQFT
BUILDING AREA:	1717.46 SQFT
LOT COVERAGE:	44.96%
PART 2	
LOT AREA:	3819.75 SQFT
BUILDING AREA:	1717.46 SQFT
LOT COVERAGE:	44.96%



TO DO  
COPY TITLE FROM TEMPLATE  
CLEAN UP NOTES PAGE  
CLEAN UP SITE PLAN  
ADD MATERIALS TO ELEVATION  
ROOF PLAN?

## SITE PLAN

### 581 BRUNEL ST

NOV 1 2024

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

NOTE: HALF SCALE FOR 11"x17"

A0.1  
GRANT  
HENLEY  
ARCHITECTS

PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS  
FOR MINOR VARIANCE



CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES

1. ALL EXPOSED DRYWALL JOINTS TO BE TAPED, FILLED & MADE READY FOR PAINT.
2. ALL GYPSUM BD. CEILING& WALLS TO RECEIVE PLASTER SKIM COAT AS PER INTERIORS PACKAGE.
3. INSTALL ACOUSTIC FIBERGLASS BATT INSULATION AT THE INTERIOR PERIMETER WALLS OF ALL BATHROOMS, POWDER ROOMS, MECHANICAL ROOMS, MASTER BEDROOM, LAUNDRY RM.
4. REPLACE 1/2" GYPSUM BD. WITH "KERDI" WATERPROOF BOARD BY SCHLUTER AT ALL SHOWER WALLS. ALL JOINTS TAPED AND SEALED AS PER MANUF. INSTRUCTIONS WITH "KERDI" TAPE
5. REPLACE 1/2" GYPSUM BD. WITH WATER RESISTANT GYPSUM BD. AT BATHUB SURROUNDS.
6. PROVIDE & INSTALL 6mil POLYETHYLENE VAPOUR BARRIER UNDER ALL WOOD FRAMING IN CONTACT WITH BASEMENT SLAB.
7. RAISE POLY. VAPOUR BARRIER, BATT INSULATION AND OR RIGID INSULATION IN BASEMENT WALL ASSEMBLY 8" MAX. ABOVE CONCRETE SLAB. RETURN VAPOUR BARRIER TO BASEPLATE & CAULK JOINT.
8. ALL INTERIOR WALLS TO BE M1 UNLESS NOTED OTHERWISE.
9. GYPSUM BOARD IN GARAGE TO BE IMPACT RESISTANT TO 48" ABOVE FINISHED FLOOR. USE 1/2" PLYWOOD AS ALTERNATIVE
10. AIR/WEATHER BARRIER TO BE CONTINUOUS FROM ONE WALL TYPE TO ANOTHER.
11. PROVIDE BLUESKIN SELF-ADHESIVE FLASHING FOR FULL PERIMETER OF ALL EXTERIOR WINDOW & DOOR ROUGH OPENINGS. OVERLAP JOINTS IN A MANNER TO ANY WATER/MOISTER PENETRATION INTO WOOD FRAMING
12. PROVIDE PRE-FIN METAL THROUGH WALL FLASHING C/W DRIP EDGE, AT THE HEADS OF ALL EXTERIOR WINDOWS & DOORS. TIE IN WITH PERIMETER BLUESKIN FLASHING.
13. SAME AS 12- TRANSITION FROM WOOD/METAL FRAME SIDING TO MASONRY
14. INTERIOR GUARDS, HANDRAILS & GUARDS/HANDRAILS 36" (ABOVE FIN. FLOOR (MIN.), EXTERIOR GUARDS 42" (ABOVE FIN. FLOOR (MIN.), EXTERIOR GUARDS/HANDRAILS 36" (ABOVE FIN. FLOOR (MIN.). ALL TO BE IN ACCORDANCE W/ O.B.C. 2012 9.8.7.1 & SUPPLEMENTARY GUIDELINES SB-7. STAMPED SHOP DRAWINGS REQUIRED BY P.ENG. FROM ONTARIO
15. MAIN BATHROOM - WALL STUD REINFORCEMENT FOR FUTURE GRAB BARS (W.C./TUB/SHOWER) O.B.C.-9.5.2.3. REFER TO DETAIL 1 BELOW
16. ALL DOORS & WINDOWS TO CONFORM TO RESISTANCE TO FORCE ENTRY SECTIONS - O.B.C.-9.6.9 & 9.1.6
17. USE FREE DRAINING GRANULAR BACKFILL AROUND FOUNDATION & RETAINING WALLS (MIN 4") AS PER OBC 9.14.2.
18. PROVIDED CCMC APPROVAL BUILDING INSPECTION FOR CLADDING PRODUCTS OUTSIDE OF O.B.C. 9.21 (COMPOSITE SIDING)
19. ATTACH WALL SHEATHING DIRECTLY TO STUD WALLS @ 12" O/C AT INTERIOR + 6" O/C AT PERIMETER & BLOCKING (SW), ALL M3 TYPES)
20. BRICK AND MASONRY VANEER TO HAVE TIES AS PER OBC 9.20.9.5. & TABLE 9.20.9.5.
21. APPLY EMULSIFIED ASPHALT DAMPPROOFING MEMBRANE OR EQ & "PLATON FOUNDATION WRAP" ON EXTERIOR OF ALL FOUNDATION WALLS BELOW GRADE THAT ENCLOSE LIVABLE SPACE (INCLUDING CRAWL SPACE) AS PER O.B.C 9.13.2.
22. OVERLAP NEW & EXISTING AIR AND VAPOUR BARRIERS 6" MIN

FLOOR CONSTRUCTION NOTES

1. ALL TONGUE & GROOVE PLYWOOD SUBFLOOR TO BE GLUED & SCREENED - A BEAD OF CONSTRUCTION ADHESIVE ON TOP OF EACH JOIST AND SCREEN AT 12" O.C. MAX., OR CLOSER AS SPECIFIED BY MANUFACTURER.
2. STRUCTURE LOCATED IN FLOOR ASSEMBLY MAY VARY DUE TO FINAL TRUSS LAYOUT. FINAL LOCATION TO BE CONFIRMED ON FLOOR LAYOUT SHOP DRAWINGS.
3. FLOOR SYSTEM SUPPLIER TO SUBMIT SHOP DRAWINGS REFLECTING FINAL JOIST LAYOUT. SHOP DRAWINGS TO BE REVIEWED BY MANUFACTURER'S TECHNICAL DEPARTMENT TO ENSURE UPGRADED PERFORMANCE QUALITY, PRIOR TO BEING SUBMITTED FOR REVIEW. FLOOR SYSTEM SHALL EXCEED MINIMUM O.B.C. VIBRATION AND DEFLECTION REQUIREMENTS. ALL FIXED LOADING TO BE TAKEN INTO ACCOUNT DURING FLOOR DESIGN (i.e. FLOOR FINISHES, MILLWORK etc.). SUPPLIER TO OUTLINE FLOOR PERFORMANCE AS DESIGNED AS PART OF SHOP DRAWINGS. IT IS THE FLOOR SUPPLIER'S RESPONSIBILITY TO OBTAIN ALL PERTINENT INFORMATION.
4. PROVIDE WATER RESISTANT FLOORING IN KITCHEN, BATHROOMS, LAUNDRY, ENTRY HALLS & GENERAL STORAGE AREAS - O.B.C. (2012)-9.30.1.2
5. PROVIDE A 4" DIA. KEEPING TILE LOOP (AT 6'-0" O.C.) UNDER SLAB FOR FULL EXTENT OF BSMT. FLOOR AREA. KEEPING TILE SHALL DRAIN TO SUMP PIT.

ROOF CONSTRUCTION NOTES

1. PROVIDE AND INSTALL ICE & WATERSHIELD 'BY GRACE' AT ALL VALLEYS, ROOF EAVES, JUNCTIONS (INCLUDING VERTICAL WALLS), PENETRATIONS & MATERIAL CHANGES.
2. EXTEND ICE & WATERSHIELD FOR MIN. 3'-0" ON EACH SIDE OF ROOF VALLEYS AND AT ALL SADDLES BEHIND CHIMNEYS & ROOF PENETRATIONS.
3. ICE & WATER SHIELD BY 'GRACE' AT ALL ROOF EAVES IS TO EXTEND A MINIMUM OF 3'-0" IN FROM THE EXTERIOR FACE OF INSULATED WALL BELOW. PROVIDE ICE & WATERSHIELD AT ALL ROOF VALLEYS-3'-0" ON BOTH SIDES CONTINUOUS
4. ROOF OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF WOOD STUD WALL TO EXTERIOR FACE OF MAIN FASCIA BOARD. SUBTRACT 3" TO DETERMINE LENGTH OF RAFTER TAIL.
5. ROOFING ASSEMBLIES NOTED ON THE DRAWINGS AND SPECIFICATIONS ARE LIMITED TO PROVIDING A GENERAL DESCRIPTION OF THE PROPOSED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND INSTALL A COMPLETE WATERPROOF ROOFING SYSTEM WITH ALL PRODUCTS COMPATIBLE AND APPROVED FOR USE BY THE ROOF MEMBRANE MANUFACTURER. THIS SHALL BE A COMPLETE SYSTEM WITH A MANUFACTURERS WARRANTY. THE CONTRACTOR SHALL PROVIDE, FROM THE ROOF MEMBRANE MANUFACTURER, A WRITTEN DECLARATION TO THE OWNER STATING MATERIALS AND COMPONENTS OF THE ROOFING SYSTEM ARE COMPATIBLE AND INSTALLED AS PER THE RECOMMENDATIONS OF THE MEMBRANE MANUFACTURER. THE OWNER WILL BE RESPONSIBLE FOR ENGAGING AN INDEPENDENT ROOFING INSPECTOR TO CONDUCT INSPECTIONS AND TEST TO ENSURE COMPLIANCE WITH THE APPROVED ROOFING MEMBRANE MANUFACTURER'S ROOF SYSTEM REQUIREMENTS.
6. PROVIDE BAFFLES AT ROOF EDGE TO AIR FLOW. FASTEN BAFFLES TO TRUSSES TO AVOID MOVEMENT FROM WIND

HYAC NOTES

1. QUALIFIED HYAC TECHNICIAN TO ENSURE ADEQUACY OF EXISTING HEATING/VENTILATION SYSTEM TO ATTAIN MINIMUM OF 22°C IN ALL HABITABLE AREAS
2. INSTALL SUPPLY AIR RETURN VENTS IN WARM FLOOR ABOVE GARAGE

SMOKE ALARMS

1. SMOKE ALARMS TO HAVE VISUAL SIGNALING COMPONENT. MIN 175 GRANELA RATING IN BEDROOMS

CONSTRUCTION SCHEDULES

WALL SCHEDULE

- INTERIOR WALLS  
(ALL INTERIOR WALLS M1 UNLESS NOTED)
- M1 2x4 WALL  
(REFER TO CONSTRUCTION NOTE 3,4,5)
  - 1/2" GYPSUM BD., TAPE & FILL
  - 2"x4" WOOD STUDS @ 16" O.C.
  - 1/2" GYPSUM BD., TAPE & FILL
- M2 2x6 WALL
  - SAME AS M1, REPLACE STUDS TO 2"x6" WOOD STUDS @ 16" O/C
- M3 2x6 FIRE & SOUND SEPARATION  
(45min FRR MIN, 50 STC MIN)  
1.5HR FRR (1HR LB), 54 STC AS PER SB-3, M46
  - SAME AS M3A, REPLACE 2"x4" STUDS TO 2"x6" WOOD STUDS @ 16" O/C

EXTERIOR WALLS  
VIEW IN CONJUNCTION WITH PLANS & ELEVATIONS

- M4A/B WOOD STUDS: COMBUST. CONSTRUCTION  
(45min FRR MIN, COMBUST. CLADDING PERMITTED)  
45min FRR AS PER SB-3, EN2C
  - CLADDING:
    - M4A: STANDING METAL SIDING
    - M4B: 'HARDIEBOARD' HORIZONTAL SIDING BY JAMES HARDIE OR EQ
    - M4C: 'CULTURED STONE' ADHERED MANUFACTURED STONE VENEER AS PER MANF INSTRUCTIONS C/W MORTAR JOINT, MORTAR SETTING BED, MORTAR SCRATCH COAT, & LATH
  - 1"x3" WOOD STRAPPING @ 16" O/C
  - TYVEK® AIR BARRIER, TAPE ALL JOINTS (NOTE: 2 LAYERS @ M4C AS REQ'D BY MANF)
  - R5C1 STYORAIL-OSB COMFORT 1-9/16"(40MM) EXTERIOR SHEATHING & RIGID INSULATION SHEETS
  - 2"x6" WOOD STUDS @ 16" O.C.
  - R24 BATT INSULATION (ROXUL COMFORTBATT®)
  - 6mil POLYETHYLENE VAPOUR BARRIER
  - 5/8" TYPE "X" GYPSUM, TAPE & FILL

FOUNDATION WALLS

- M7A FOUNDATION WALL TYP
  - PARGING TO 8" BELOW GRADE
  - DRAINAGE SHEET DOWN OVER FOOTINGS
  - FND1: POURED CONCRETE WALL (SEE PLANS FOR THICKNESS). VIEW IN CONJUNCTION WITH STRUCTURAL SCHEDULE FOR REINFORCMENT

- M7B FOUNDATION C/W INTERIOR PERIMETER WALL  
SAME AS M1 WITH ADDITIONAL ON INTERIOR:
  - 2" AIR SPACE
  - 2x4" WOOD STUDS @ 16" O.C.
  - CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY TIGHT TO FDTN WALL) (MIN R22)
  - 1/2" GYPSUM BOARD OR 1/2" PT PLYWOOD (@ CRAWL SPACE ONLY)

- M8 FIREWALL
  - ASSEMBLY TBD

SPRAY FOAM INSULATION CCMC EVALUATION:  
BASF-WALLTITE ECO v.2  
CCMC#13530-L

EXTERIOR SIDING CCMC EVALUATION:  
HARDIEPLANK SIDING BY JAMES HARDIE  
CCMC# 12678-R

FLOOR ASSEMBLIES

WOOD FRAMED FLOORS

- F1 TYP FLOOR: FIRE & SOUND SEPARATION  
(45min FRR MIN, 50 STC MIN)  
1HR FRR & 55 STC AS PER SB-3, F28d
  - FINISH FLOORING
  - 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREENED
  - WOOD JOISTS OR OPEN WEB WOOD JOIST SYSTEM (SEE PLANS). REFER TO FLOOR JOIST LAYOUT BY MANUF
  - RESILIENT METAL CHANNELS @ 24" O/C
  - 2 LAYERS TYPE "X" GYPSUM, TAPE & FILL\*NOTE: AT SERVICE ROOMS, 1HR FRR MIN

- F1B FLOOR EXPOSED TO EXTERIOR  
SAME AS F1A, ADD TO U/S:
  - DROPPED CEILING SPACE (INSTALL SUPPLY AIR RETURN VENTS IN WARM FLOOR ABOVE GARAGE)
  - R31 MIN. SPRAY FOAM INSUL. (CLOSED CELL)
  - TYVEK AIR/FUME BARRIER
  - TYPE "X" GYPSUM, TAPE & FILL

- F2 ENTRY & BALCONY FLOOR  
C/W 36" GAIRD AT PERIMETER  
(45min FRR MIN, 50 STC MIN)  
1HR FRR & 55 STC AS PER SB-3, F28d
  - 5/4" P.T. DECK BOARD OR EQ
  - P.T. WOOD BLOCKING @ 16" O/C TO SUIT REVERSE 2% SLOPE
  - 2 PLY MODIFIED BITUMOUS ROOFING SYSTEM
  - 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
  - WOOD BLOCKING @ 16" O/C TO SUIT 2% REQ'D SLOPE
  - 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
  - 2x8 ROOF/FLOOR RAFTERS @ 16" O/C
  - FINISH:
    - INTERIOR:
      - R31 MIN. SPRAY FOAM INSUL. (CLOSED CELL) TIGHT TO SHEATHING
      - RESILIENT METAL CHANNELS @ 24" O/C
      - 2 LAYERS TYPE "X" GYPSUM, TAPE & FILL
    - EXTERIOR:
      - 1x3 STRAPPING @ 16" O/C
      - CEDAR SOFFIT C/W BLACK METAL VENT

CONCRETE SLAB FLOORS

- F3 BASEMENT SLAB
  - FINISHED FLOOR
  - SLAB1 (4" CONC SLAB)
  - 6mil POLY VAPOUR BARRIER
  - 2" RIGID INSULATION (HI-40)
  - 8" GRANULAR 'A' ON ENGINEERED SUB-BASE AS PER SOILS CONSULTANT
  - 4" DIA. KEEPING TILE LOOP @ 6'-0" O.C. FOR FULL EXTENT OF BSMT. FLOOR AREA. (CONNECT KEEPING TILE DRAIN TO SUMP PIT.)

- F4 ENTRY SLAB
  - SLAB2 (4" CONC SLAB)
  - 8" GRANULAR 'A' ON ENGINEERED SUB-BASE AS PER SOILS CONSULTANT

ROOF ASSEMBLIES

- R1 FLAT ROOF TYP
  - 2 PLY MODIFIED BITUMOUS ROOFING SYSTEM
  - 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
  - WOOD BLOCKING @ 16" O/C TO SUIT 2% REQ'D SLOPE
  - 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
  - PARALLEL CHORD ENGINEERED WOOD TRUSS SYSTEM (SEE PLANS). REFER TO TRUSS LAYOUT BY MANUF
  - R31 MIN. SPRAY FOAM INSUL. (CLOSED CELL) TIGHT TO SHEATHING
  - 1/2" GYPSUM BD, GLUED & SCREENED
- R2 ROOF CANOPY
  - 2 PLY MODIFIED BITUMOUS ROOFING SYSTEM
  - 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
  - WOOD BLOCKING @ 16" O/C TO SUIT 2% REQ'D SLOPE
  - 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
  - STEEL C-JOIST SYSTEM
  - CEDAR SOFFIT C/W STRIP VENT

STRUCTURAL SCHEDULES

STRUCTURAL FOUNDATION SCHEDULE

FOUNDATION WALLS/PIERS

- FND1/FND2  
8" (FND1) OR 12" (FND2) CONCRETE FOUNDATION (25 MPA, CLASS F-2) C/W 2-15M BARS CONT'S (TOP & BTM), 16" LAP'S & 16"x16" CORNER BARS, 10M DOWELS @ 16" O/C & SHEAR KEY[S]

- FR1  
10" DIA CONCRETE SONO TUBE (25MPa CLASS F2)  
C/W 4- 15M VERT DOWELS AND 9 GAUGE TIES @ 10" O/C.  
FOOTING DEPTH TO MATCH FTG1

- FOOTINGS  
NOTE: 6'-0" FROST OVER OR ADD FROST PROTECTION (SEE CHART). FOOTINGS DESIGNED FOR ALLOWABLE BEARING CAPACITY OF 100 Kpa. ALL TO BE CONFIRMED IN REPORT BY GEOTECHNICAL ENGINEER

- F1  
36"x36"x12" CONCRETE PAD FOOTING (25MPa, CLASS N)  
C/W 4- 15M B.E.M.

- F2  
60"x60"x12" CONCRETE PAD FOOTING (25MPa, CLASS N)  
C/W 6- 15M B.E.M.

- FTG1  
STRIP FTG 24"x 10" CONCRETE (25MPa, CLASS N)  
C/W 3-15M BARS CONTINUOUS, 15M DOWELS @ 24" O/C.

- FTG2  
STRIP FTG 28"x 10" CONCRETE (25MPa, CLASS N)  
C/W 3-15M BARS CONTINUOUS, 15M DOWELS @ 24" O/C.

SLABS

- SLAB1  
GARAGE SLAB. 4" POURED CONC. (32MPa, CLASS C-2)  
C/W 6"x6" W.W.M, 1" SAWCUTS @ 15'-0" MAX E.W., ISOLATION JOINTS @ PERIMETER, 2% SLOPE TO DRAIN/GARAGE DOOR  
SEE FLOOR TYPE F3A FOR INSULN, V/B, GRANULAR BASE

- SLAB2  
BASEMENT SLAB. 4" POURED CONC. (25MPa), CLASS N)  
C/W 6"x6" W.W.M, 1" SAWCUTS @ 15'-0" MAX E.W., ISOLATION JOINTS @ PERIMETER, KEEPING TILE LOOP  
SEE FLOOR TYPE F3A FOR INSULN, V/B, GRANULAR BASE

- SLAB3  
PATIO SLAB. 4" POURED CONC. (32MPa, CLASS C-2)  
C/W 6x6" GALV. W.W.M & SAWCUTS @ 15'-0" MAX E.W.  
SEE FLOOR TYPE F3C FOR GRANULAR BASE

- SLAB4  
SUSP. SLAB. 4" POURED CONC. (SLAB 25MPa, CLASS N)  
C/W 6"x6" W.W.M, 1" SAWCUTS @ 15'-0" MAX E.W.  
IN STEEL PAN C/W GALV L4"x4"x1/4" AT PERIMETER  
SEE FLOOR TYPE F3D FOR INSULN, V/B, C-CHANNELS

LEDGERS

- LD1  
2"x10" PT LEDGER BOARD
  - FASTENED TO FND WALL WITH 2- 1/2"Ø HILTI KWIK BOLTS (STAINLESS STEEL) 4" EMBEDMENT) @ 16" O/C
  - FASTENED TO WOOD FRAMING WITH 2- 1/2"Ø LAG SCREWS (GALVANIZED) 3 1/2" EMBEDMENT) @ 16" O/C
  - FASTENED TO STEEL BEAMS WITH 2- 1/2"Ø THROUGH BOLTS @ 32" O/C

FOUNDATION INSULATION CHART  
ALL SPECIFICATIONS TO BE CONFIRMED BY  
GEO-TECHNICAL ENGINEER

COVER DEPTH (mm)	INSULATION DIMENSIONS Insulation Type High Load HI-40 (40PSI) (R-51inch)	
	LENGTH FROM FTG INSUL. (mm)	THICKNESS OF INSUL. (mm)
LESS THAN 600mm	NOT RECOMMENDED	
600 mm to 750 mm	1200	75
750 mm to 900 mm	900	75
900 mm to 1200 mm	600	50
1200 mm to 1600 mm	600	50
GREATER THAN 1600 mm	NOT REQUIRED	

- CONTINUE ALONG FND WALL FTG FOR 10'-0" MIN PAST REQ'D FROST PROTECTION
- ALL SPECIFICATIONS TO BE CONFIRMED BY GEO-TECHNICAL ENGINEER
- CONFIRM LOCATION & REQUIREMENTS ON SITE

LOOSE LINTEL SCHEDULE

- SPANS <48": L90X90X6.4  
SPANS <72": L120X90X7.9  
SPANS <96": L127X90X7.9  
SPANS <120": L152X120X10

- PROVIDE LOOSE LINTELS ABOVE ALL MASONRY CLASS OPENING U/N
  - ALL LOOSE LINTELS TO BE HOT DIPPED GALV U/N

STRUCTURAL POST & COLUMN SCHEDULE

- WOOD COLUMN BUILT OUT (P.T. TIMBER)  
C1 6"x6" (10" BASE, 8" TOP)

STRUCTURAL FRAMING SCHEDULE

WINDOW AND DOOR SCHEDULES

REVIEW IN CONJUNCTION WITH A3.1-A3.3

WINDOWS + DOORS AS SHOWN ARE FOR GENERAL DESIGN REFERENCE ONLY. THE OWNER IS RESPONSIBLE FOR THE SELECTION & APPROVAL FOR THE FINAL SIZE, OPERATOR, STYLE, & FINISH OF WINDOWS + DOORS. OWNER IS RESPONSIBLE FOR THE DISTRIBUTION OF THE APPROVED ORDER TO THE INSTALLING CONTRACTOR. GRANT + HENLEY DESIGN GROUP (2465354 ONTARIO INC) IS NOT RESPONSIBLE FOR THE FINAL WINDOWS + DOORS SELECTED & INSTALLED FOR THIS PROJECT

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	WINDOW HEAD	SILL	SIDE OPERATOR	TRANSOM HEIGHT
W0.1	96"	71"	CASEMENT- DOUBLE	95"	24"	30"	
W0.2	48"	30"	SLIDING	95"	65"		
W0.3	48"	30"	SLIDING	95"	65"		
W0.4	18"	18"	AWNING- SINGLE	85 1/2"	67 1/2"		
W1.1	24"	21T 3/4"	FIXED & SPANDREL	21T 3/4"	0"		
W1.2A	12"	71"	FIXED- SINGLE	95"	24"		
W1.2B	96"	71"	CASEMENT- DOUBLE	95"	24"	30"	
W1.2C	12"	71"	FIXED- SINGLE	95"	24"		
W1.3	48"	59"	CASEMENT- DOUBLE	95"	36"	24"	
W1.4	48"	59"	CASEMENT- DOUBLE	95"	36"	24"	
W2.1	30"	71"	CASEMENT- SINGLE	95"	24"		
W2.2A	12"	71"	FIXED- SINGLE	95"	24"		
W2.2B	78"	71"	CASEMENT- DOUBLE	95"	24"	30"	
W2.2C	12"	71"	FIXED- SINGLE	95"	24"		
W2.3	48"	59"	CASEMENT- DOUBLE	95"	36"	24"	
W2.4	48"	59"	CASEMENT- DOUBLE	95"	36"	24"	

EXTERIOR DOOR SCHEDULE

MARK	OPEN WIDTH	OPEN HEIGHT	TYPE	DOOR HEAD	NOTES
DA	36"	84"	FRENCH DOOR	84"	
DB	36"	84"	FRENCH DOOR	84"	
DC	36"	84"	FRENCH DOOR	84"	
DD	36"	84"	FRENCH DOOR	84"	

INTERIOR DOOR SCHEDULE

MARK	OPEN WIDTH	OPEN HEIGHT	TYPE	NOTES
D0.1	36"	80"	BI- FOLD (2 PANEL)	
D0.3	32"	80"	SLAB	
D0.4	32"	80"	BI- FOLD (2 PANEL)	
D0.5	32"	80"	SLAB	
D0.6	32"	80"	BI- FOLD (2 PANEL)	
D0.7	18"	80"	BI- FOLD (2 PANEL)	
D0.8	30"	80"	SLAB	
D0.9	28"	80"	SLAB- DOUBLE	
D0.10	28"	80"	POCKET	
D1.1	32"	80"	BI- FOLD (2 PANEL)	
D1.2	42"	80"	SLAB- DOUBLE	
D1.3	32"	80"	SLAB	
D1.4	32"	80"	BI- FOLD (2 PANEL)	
D1.5	32"	80"	SLAB	
D1.6	32"	80"	BI- FOLD (2 PANEL)	
D1.7	18"	80"	BI- FOLD (2 PANEL)	
D1.8	30"	80"	SLAB	
D1.9	28"	80"	SLAB- DOUBLE	
D1.10	28"	80"	POCKET	
D2.1	48"	80"	SLIDING (CLOSET)	
D2.2	36"	80"	SLAB- DOUBLE	
D2.3	32"	80"	SLAB	
D2.4	32"	80"	BI- FOLD (2 PANEL)	
D2.5	32"	80"	SLAB	
D2.6	32"	80"	BI- FOLD (2 PANEL)	
D2.7	24"	80"	BI- FOLD (2 PANEL)	
D2.8	30"	80"	SLAB	
D2.9	28"	80"	SLAB- DOUBLE	
D2.10	28"	80"	POCKET	
D2	32"	80"	SLAB	
D118	32"	80"	SLAB	
D124	36"	80"	BI- FOLD (2 PANEL)	
D125	36"	80"	BI- FOLD (2 PANEL)	
D165	30"	80"	SLAB	
D166	28"	80"	SLAB- DOUBLE	
D169	18"	80"	BI- FOLD (2 PANEL)	
D170	48"	80"	SLAB- DOUBLE	
D171	32"	80"	BI- FOLD (2 PANEL)	

NOTES & SCHEDULES

581 BRUNEL ST

NOV 1 2024

SCALE: As indicated

NOTE: HALF SCALE FOR 11"x17"

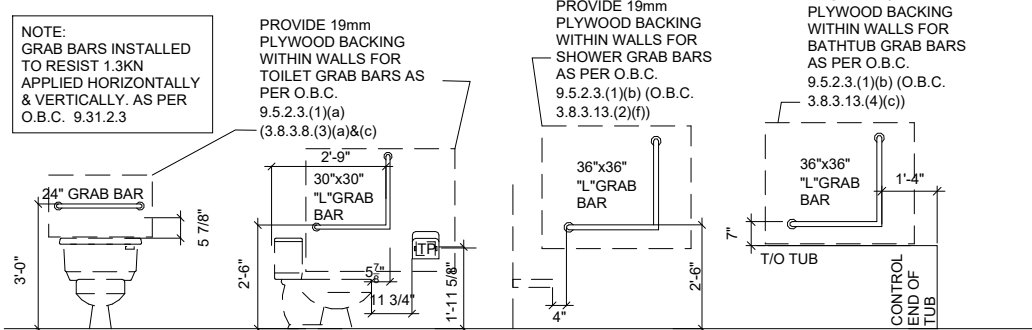
A0.3

GRANT  
HENLEY

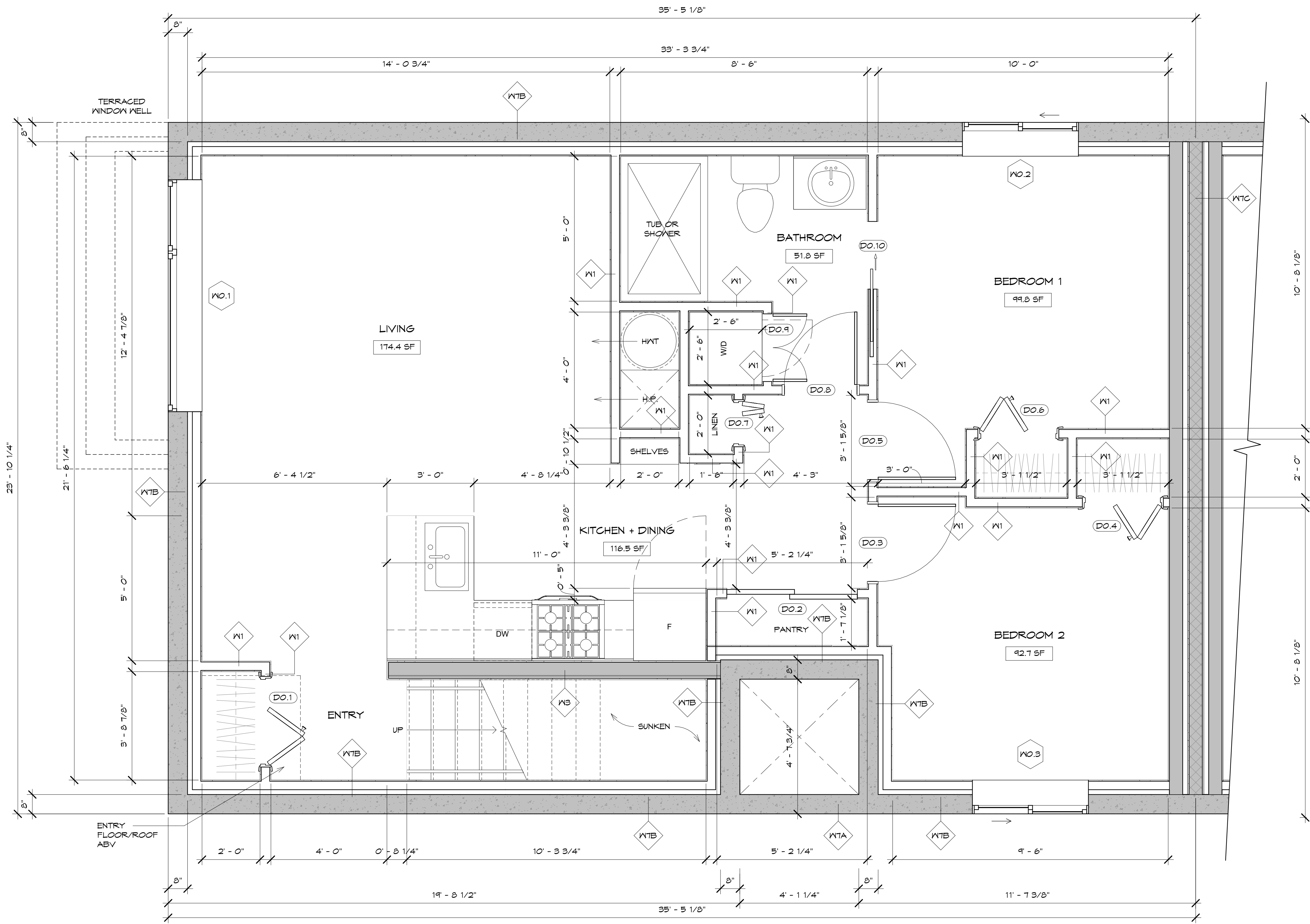
PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS



FOR MINOR VARIANCE

1 WALL BACKING  
NTS

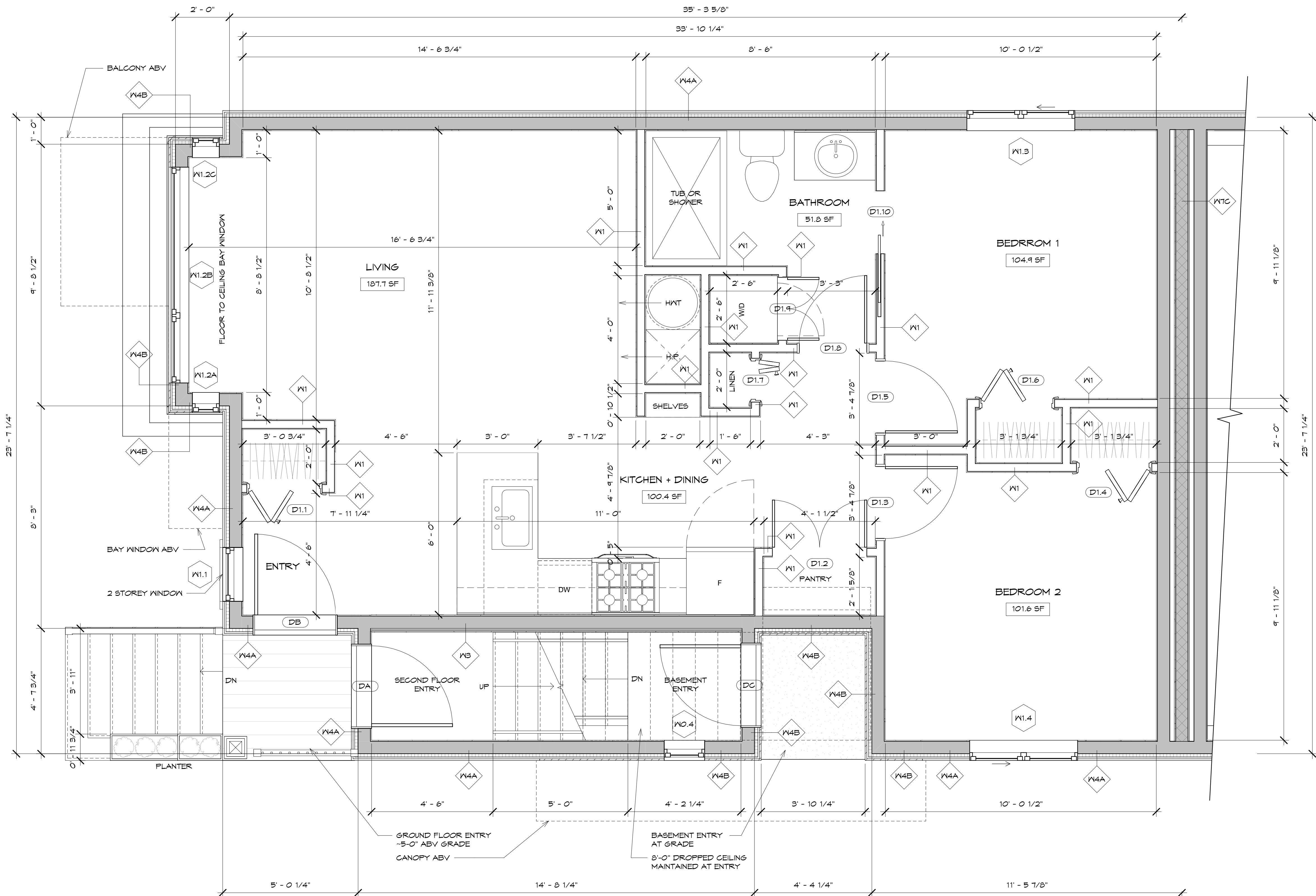








<u>CONSTRUCTION LEGEND</u>		CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
	NO F.R.R. REQ'D	
	FRR REQ'D (REFER TO ASSEMBLY)	
NOTE: ALL STRUCTURAL ELEMENTS TO HAVE FRR AS FLOOR ABV		

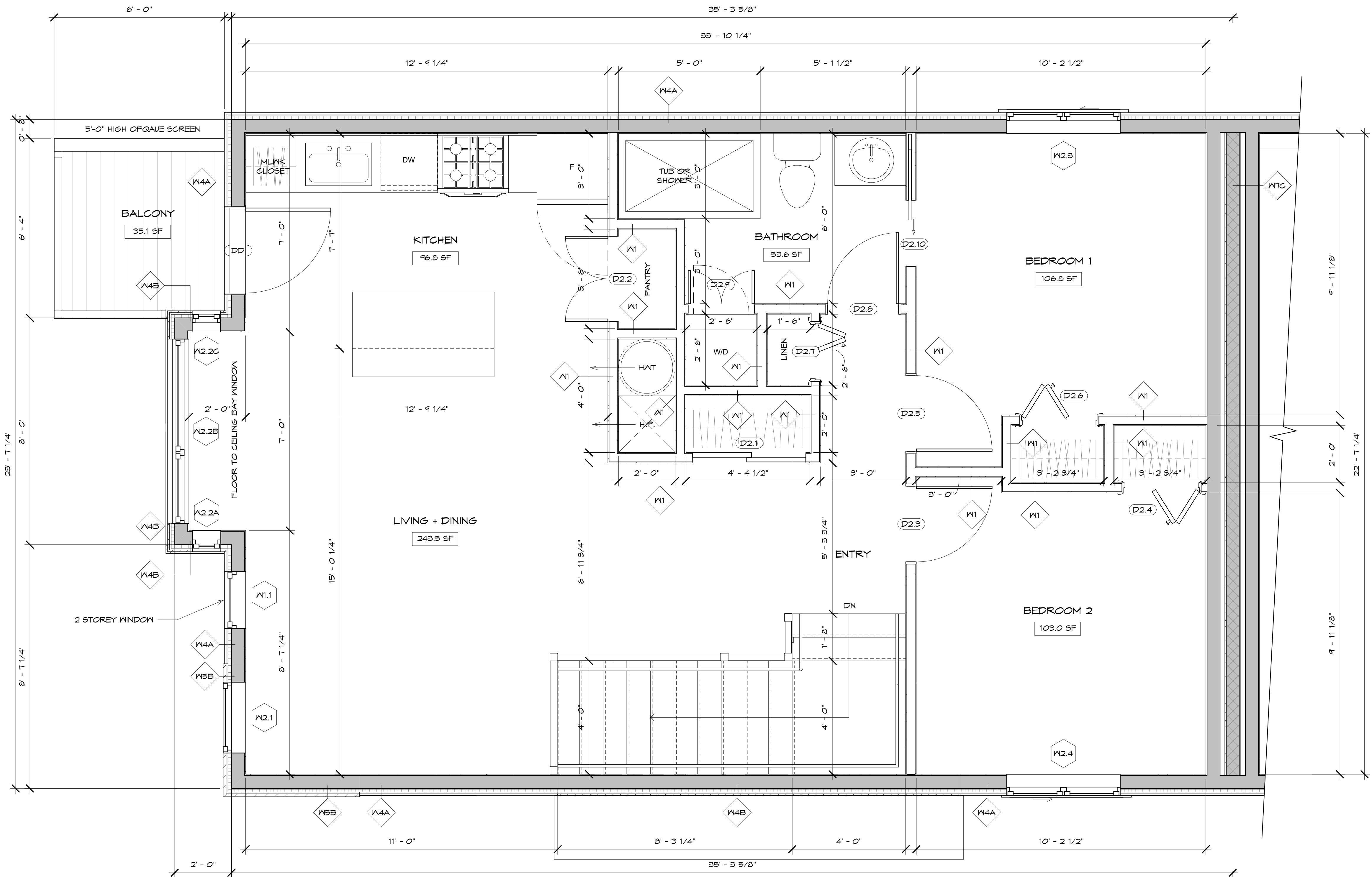
- WALL SCHEDULE**  
(ALL INTERIOR WALLS W1 UNLESS NOTED)
- W1** 2x4 WALL  
(REFER TO CONSTRUCTION NOTE 3,4,5)  
• 1/2" GYPSUM BD., TAPE & FILL  
• 2"x4" WOOD STUDS @ 16" O.C.  
• 1/2" GYPSUM BD., TAPE & FILL
- W2** 2x6 WALL  
• SAME AS W1, REPLACE STUDS TO 2"x6" WOOD STUDS @ 16" O/C
- W3** 2x6 FIRE & SOUND SEPARATION  
(45min FRR MIN, 50 STC MIN)  
1.5HR FRR (1HR LB), 54 STC AS PER SB-3, W4B  
• SAME AS W3A, REPLACE 2"x4" STUDS TO 2"x6" WOOD STUDS @ 16" O/C
- EXTERIOR WALLS**  
VIEW IN CONJUNCTION WITH PLANS & ELEVATIONS
- W4A/B** WOOD STUDS: COMBUST. CONSTRUCTION  
(45min FRR MIN, COMBUST. CLADDING PERMITTED)  
45min FRR AS PER SB-3, EX2c  
• CLADDING:  
• W4A: STANDING METAL SIDING  
• W4B: 'HARDIEBOARD' HORIZONTAL SIDING BY JAMES HARDIE OR EQ  
• W4C: 'CULTURED STONE' ADHERED MANUFACTURED STONE VENEER AS PER MANF INSTRUCTIONS C/W MORTAR JOINT, MORTAR SETTING BED, MORTAR SCRATCH COAT, & LATH  
• 1"x3" WOOD STRAPPING @ 16" O/C  
• TYVEK® AIR BARRIER, TAPE ALL JOINTS (NOTE: 2 LAYERS @ W4C AS REQ'D BY MANF)  
• R5C1 STYROCORAIL-OSB COMFORT 1-9/16"(40MM) EXTERIOR SHEATHING & RIGID INSULATION SHEETS  
• 2"x6" WOOD STUDS @ 16" O.C.  
• R24 BATT INSULATION (ROXUL COMFORTBATT®)  
• 6mil POLYETHYLENE VAPOUR BARRIER  
• 5/8" TYPE 'X' GYPSUM, TAPE & FILL
- FOUNDATION WALLS**
- W7A** FOUNDATION WALL TYP  
• FARGING TO 8" BELOW GRADE  
• DRAINAGE SHEET DOWN OVER FOOTINGS  
• FND1: POURED CONCRETE WALL (SEE PLANS FOR THICKNESS). VIEW IN CONJUNCTIONS WITH STRUCTURAL SCHEDULE FOR REINFORCMENT
- W7B** FOUNDATION C/W INTERIOR PERIMETER WALL  
SAME AS W1 WITH ADDITIONAL ON INTERIOR:  
• 2" AIR SPACE  
• 2x4" WOOD STUDS @ 16" O.C.  
• CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY TIGHT TO FDTN WALL) (MIN R22)  
• 1/2" GYPSUM BOARD OR 1/2" PT PLYWOOD (@ CRAWL SPACE ONLY)
- W3** FIREWALL  
• ASSEMBLY TBD





<u>CONSTRUCTION LEGEND</u>		CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
	NO F.R.R. REQ'D	
	FRR REQ'D (REFER TO ASSEMBLY)	
NOTE: ALL STRUCTURAL ELEMENTS TO HAVE FRR AS FLOOR ABV		

WALL SCHEDULE	
INTERIOR WALLS (ALL INTERIOR WALLS W1 UNLESS NOTED)	
W1 2x4 WALL (REFER TO CONSTRUCTION NOTE 3,4,5) <ul style="list-style-type: none"><li>1/2" GYPSUM BD., TAPE &amp; FILL</li><li>2"x4" WOOD STUDS @ 16" O.C.</li><li>1/2" GYPSUM BD., TAPE &amp; FILL</li></ul>	
W2 2x6 WALL <ul style="list-style-type: none"><li>SAME AS W1, REPLACE STUDS TO 2"x6" WOOD STUDS @ 16" O/C</li></ul>	
W3 2x6 FIRE & SOUND SEPARATION (45min FRR MIN, 50 STC MIN) 1.5HR FRR (1HR LB), 54 STC AS PER SB-3, W4B <ul style="list-style-type: none"><li>SAME AS W3A, REPLACE 2"x4" STUDS TO 2"x6" WOOD STUDS @ 16" O/C</li></ul>	
EXTERIOR WALLS VIEW IN CONJUNCTION WITH PLANS & ELEVATIONS	
W4A/B WOOD STUDS: COMBUST. CONSTRUCTION (45min FRR MIN, COMBUST. CLADDING PERMITTED) 45min FRR AS PER SB-3, EX2C <ul style="list-style-type: none"><li>CLADDING:<ul style="list-style-type: none"><li>W4A: STANDING METAL SIDING</li><li>W4B: "HARDIEBOARD" HORIZONTAL SIDING BY JAMES HARDIE OR EQ</li><li>W4C: "CULTURED STONE" ADHERED MANUFACTURED STONE VENEER AS PER MANF INSTRUCTIONS C/W MORTAR JOINT, MORTAR SETTING BED, MORTAR SCRATCH COAT, &amp; LATH</li></ul></li><li>1"x3" WOOD STRAPPING @ 16" O/C</li><li>TYVEK® AIR BARRIER, TAPE ALL JOINTS (NOTE: 2 LAYERS @ W4C AS REQ'D BY MANF)</li><li>R5C1 STYORAIL-OSB COMFORT 1-9/16"(40MM) EXTERIOR SHEATHING &amp; RIGID INSULATION SHEETS</li><li>2"x6" WOOD STUDS @ 16" O.C.</li><li>R24 BATT INSULATION (ROXUL COMFORTBATT®)</li><li>6mil POLYETHYLENE VAPOUR BARRIER</li><li>5/8" TYPE "X" GYPSUM, TAPE &amp; FILL</li></ul>	
FOUNDATION WALLS	
W7A FOUNDATION WALL TYP <ul style="list-style-type: none"><li>FARGING TO 8" BELOW GRADE</li><li>DRAINAGE SHEET DOWN OVER FOOTINGS</li><li>FND1: POURED CONCRETE WALL (SEE PLANS FOR THICKNESS). VIEW IN CONJUNCTIONS WITH STRUCTURAL SCHEDULE FOR REINFORCMENT</li></ul>	
W7B FOUNDATION C/W INTERIOR PERIMETER WALL SAME AS W1 WITH ADDITIONAL ON INTERIOR: <ul style="list-style-type: none"><li>2" AIR SPACE</li><li>2x4" WOOD STUDS @ 16" O.C.</li><li>CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY TIGHT TO FDN WALL) (MIN R22)</li><li>1/2" GYPSUM BOARD OR 1/2" PT PLYWOOD (@ CRAWL SPACE ONLY)</li></ul>	
W8 FIREWALL <ul style="list-style-type: none"><li>ASSEMBLY TBD</li></ul>	





CONSTRUCTION LEGEND		CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
	NO F.R.R. REQ'D	
	FRR REQ'D (REFER TO ASSEMBLY)	
NOTE: ALL STRUCTURAL ELEMENTS TO HAVE FRR AS FLOOR ABV		

WALL SCHEDULE

INTERIOR WALLS  
(ALL INTERIOR WALLS W1 UNLESS NOTED)

- W1 2x4 WALL  
(REFER TO CONSTRUCTION NOTE 3,4,5)
- 1/2" GYPSUM BD., TAPE & FILL
  - 2"x4" WOOD STUDS @ 16" O.C.
  - 1/2" GYPSUM BD., TAPE & FILL

- W2 2x6 WALL
- SAME AS W1, REPLACE STUDS TO 2"x6" WOOD STUDS @ 16" O/C

- W3 2x6 FIRE & SOUND SEPARATION  
(45min FRR MIN, 50 STC MIN)
- 1.5HR FRR (1HR LB), 54 STC AS PER SB-3, W4B
- SAME AS W3A, REPLACE 2"x4" STUDS TO 2"x6" WOOD STUDS @ 16" O/C

EXTERIOR WALLS  
VIEW IN CONJUNCTION WITH PLANS & ELEVATIONS

W4A/B WOOD STUDS: COMBUST. CONSTRUCTION  
(45min FRR MIN, COMBUST. GLADDING PERMITTED)

45min FRR AS PER SB-3, EX2c

- CLADDING:
  - W4A: STANDING METAL SIDING
  - W4B: 'HARDIEBOARD' HORIZONTAL SIDING BY JAMES HARDIE OR EQ
  - W4C: 'CULTURED STONE' ADHERED MANUFACTURED STONE VENEER AS PER MANF INSTRUCTIONS C/W MORTAR JOINT, MORTAR SETTING BED, MORTAR SCRATCH COAT, & LATH
- 1"x3" WOOD STRAPPING @ 16" O/C
- TYVEK AIR BARRIER, TAPE ALL JOINTS (NOTE: 2 LAYERS @ W4C AS REQ'D BY MANF)
- R5C1 STYROCORAIL-OSB COMFORT 1-9/16"(40MM) EXTERIOR SHEATHING & RIGID INSULATION SHEETS
- 2"x6" WOOD STUDS @ 16" O.C.
- R24 BATT INSULATION (ROXUL COMFORTBATT)
- 6mil POLYETHYLENE VAPOUR BARRIER
- 5/8" TYPE "X" GYPSUM, TAPE & FILL

FOUNDATION WALLS

- W7A FOUNDATION WALL TYP
- FARGING TO 8" BELOW GRADE
  - DRAINAGE SHEET DOWN OVER FOOTINGS
  - FND1: POURED CONCRETE WALL (SEE PLANS FOR THICKNESS). VIEW IN CONJUNCTION WITH STRUCTURAL SCHEDULE FOR REINFORCMENT

- W7B FOUNDATION C/W INTERIOR PERIMETER WALL SAME AS W1 WITH ADDITIONAL ON INTERIOR:
- 2" AIR SPACE
  - 2x4" WOOD STUDS @ 16" O.C.
  - CLOSED CELL SPRAY FOAM INSULATION (FILL CAVITY TIGHT TO FDTN WALL) (MIN R22)
  - 1/2" GYPSUM BOARD OR 1/2" PT PLYWOOD (@ CRAWL SPACE ONLY)

- W8 FIREWALL
- ASSEMBLY TBD

SECOND FLOOR  
581 BRUNEL ST

NOV 1 2024

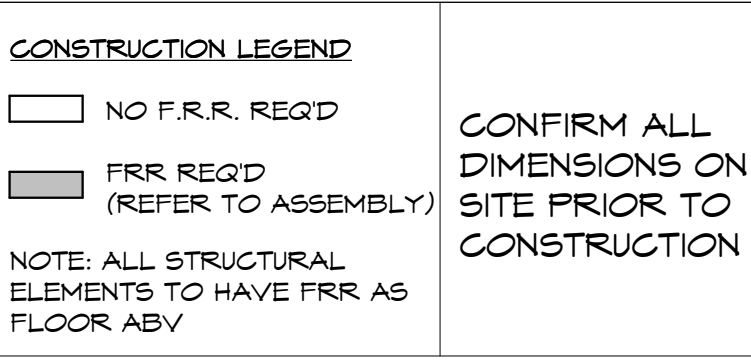
SCALE: 1/2" = 1'-0"

NOTE: HALF SCALE FOR 11"x17"

A2.2  
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HENLEY

PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS  
FOR MINOR VARIANCE





F1 TYP FLOOR: FIRE & SOUND SEPARATION  
(45min FRR MIN\*, 50 STC MIN)  
1HR FRR & 55 STC AS PER SB-3, F20d

- FINISH FLOORING
- 3/4" T&G PLYWOOD SUBFLOOR, GLOUED & SCREWED
- WOOD JOISTS OR OPEN WEB WOOD JOIST SYSTEMS (SEE PLANS). REFER TO FLOOR JOIST LAYOUT B MANUF
- RESILIENT METAL CHANNELS @ 24" O/C
- 2 LAYERS TYPE "X" GYPSUM, TAPE & FILL

\*NOTE: AT SERVICE ROOMS, 1HR FRR MIN

F2 ENTRY & BALCONY FLOOR  
C/M 36" GAUD AT PERIMETER  
(45MIN FRR MIN, 50 STG MIN)  
1HR FRR @ 55 STG AS PER SB-3, F20d  
• 5/4" P.T. DECK BOARD OR EQ  
• P.T. WOOD CLADDING @ 16" O/C TO SUIT REVER  
2% SLOPE  
• 2 PLY MODIFIED BITUMINOUS ROOFING SYSTEM  
• 3/4" EXT. GRADE T&G PLYWOOD SHEATHING  
• WOOD CLADDING @ 16" O/C TO SUIT 2% REQ'D  
SLOPE  
• 3/4" EXT. GRADE T&G PLYWOOD SHEATHING  
• 2x8 ROOF/FLOOR RAFTERS @ 16" O/C  
• FINISH:

F3 BASEMENT SLAB

- FINISHED FLOOR
- SLAB1 (4" CONC SLAB)
- 6mil POLY VAPOUR BARRIER
- 2" RIGID INSULATION (HI-40)
- 8" GRANULAR 'A' ON ENGINEERED SUB-BASE AS PER SOILS CONSULTANT
- 4" DIA. WEEPING TILE LOOP @ 6'-0" O.C. FOR FULL EXTENT OF BSMT. FLOOR AREA. (CONNECT WEEPING TILE DRAIN TO SUMP PIT.)

- R1 FLAT ROOF TYPE
- 2" PLF MODIFIED BITUMINOUS ROOFING SYSTEM
- 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
- WOOD BRACKING @ 16" O/C TO SUIT 2% REQ'D SLOPE
- 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
- PARALLEL CHORD ENGINEERED WOOD TRUSS SYSTEM (SEE PLANS). REFER TO TRUSS LAYOUT BY MANUF
- R31 MIN. SPRAY FOAM INSUL. (CLOSED CELL) TIGHT TO SHEATHING
- 1/2" GYPSUM BD. GLUED & SCREWED

R2 ROOF CANOPY

- 2 PLY MODIFIED BITUMINOUS ROOFING SYSTEM
- 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
- WOOD BLOCKING @ 16" O/C TO SUIT 2% REQ'D SLOPE
- 3/4" EXT. GRADE T&G PLYWOOD SHEATHING
- STEEL C-JOIST SYSTEM
- CEDAR SOFFIT C/W STRIP VENT

581 BRUNEL ST

SCALE: 1/2" = 1'-0"

NOTE: HALF SCALE FOR 11"x17"

PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS  
FOR MINOR VARIANCE

### A2.3

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HENLEY  design  
group



WALL/WINDOW RATIO			
ELEVATION	GLAZING AREA	WALL AREA	RATIO
WEST	207.0 SF	629.5 SF	32.89%
NORTH	11.2 SF	908.1 SF	1.23%
SOUTH	138.6 SF	908.1 SF	15.26%

MATERIALS	
BIT	2 LAYERS BITUMINOUS MEMBRANE (FLAT ROOF)
CSV	CULTURED STONE
CWP	HARDIEPLANK SIDING BY JAMES HARDIE
MTL	METAL PROFILE ROOF

## WEST ELEVATION

### 581 BRUNEL ST

NOV 1 2024

SCALE: 1/2" = 1'-0"

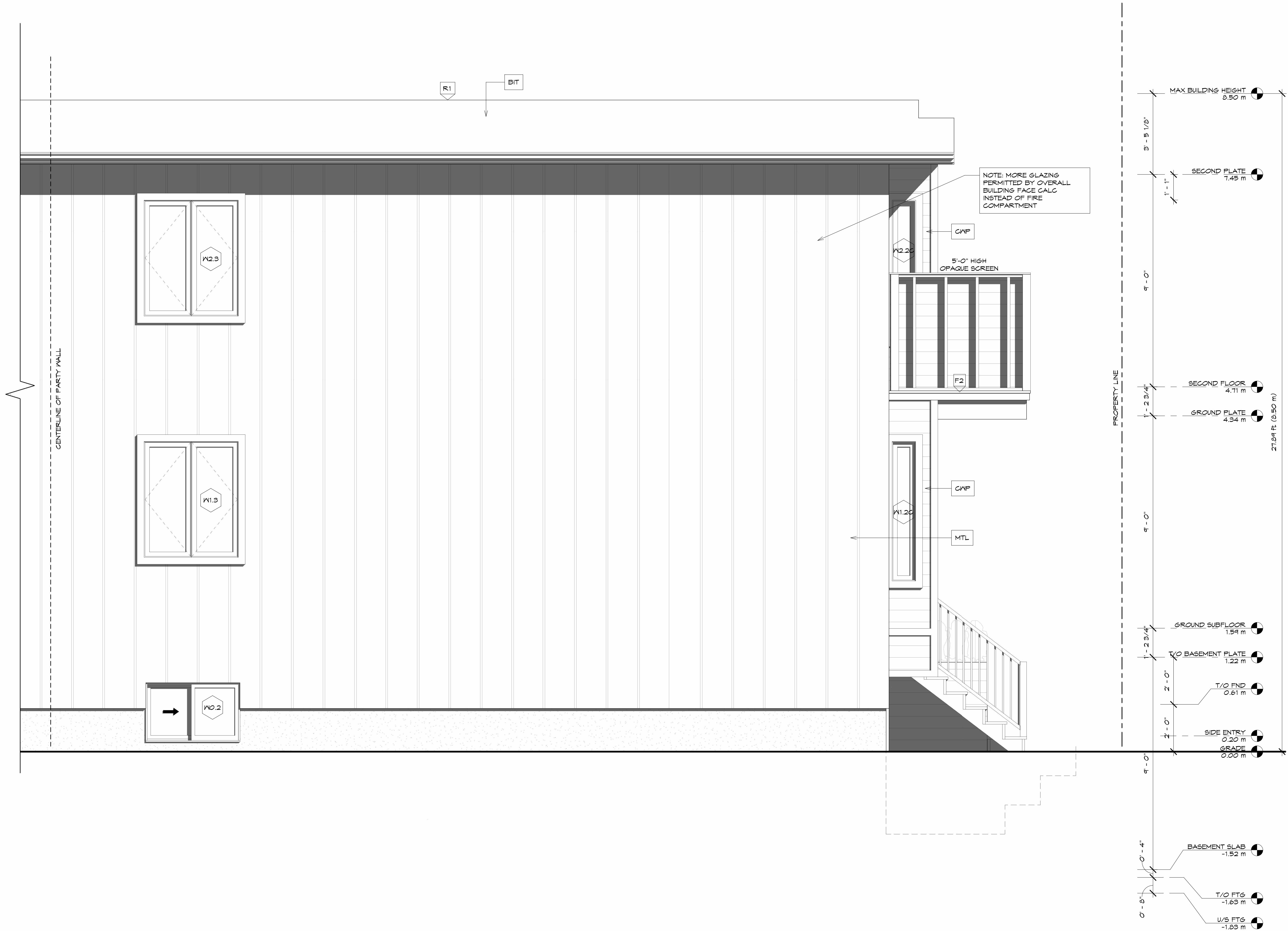
NOTE: HALF SCALE FOR 11"x17"

A3.1

GRANT  
HENLEY

PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS  
FOR MINOR VARIANCE





WALL/WINDOW RATIO			
ELEVATION	GLAZING AREA	WALL AREA	RATIO
WEST	201.0 SF	629.5 SF	32.09%
NORTH	11.2 SF	908.1 SF	1.23%
SOUTH	138.6 SF	908.1 SF	15.26%

MATERIALS	
BIT	2 LAYERS BITUMINOUS MEMBRANE (FLAT ROOF)
CSV	CULTURED STONE
CNP	HARDIEPLANK SIDING BY JAMES HARDIE
MTL	METAL PROFILE ROOF

## NORTH ELEVATION

### 581 BRUNEL ST

NOV 1 2024

SCALE: 1/2" = 1'-0"

NOTE: HALF SCALE FOR 11"x17"

A3.3  
GRANT  
HENLEY

PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS  
FOR MINOR VARIANCE



WALL/WINDOW RATIO			
ELEVATION	GLAZING AREA	WALL AREA	RATIO
WEST	207.0 SF	629.5 SF	32.89%
NORTH	71.2 SF	908.7 SF	7.83%
SOUTH	138.6 SF	908.7 SF	15.26%

MATERIALS	
BIT	2 LAYERS BITUMINOUS MEMBRANE (FLAT ROOF)
CSV	CULTURED STONE
CNP	HARDIEPLANK SIDING BY JAMES HARDIE
MTL	METAL PROFILE ROOF

## SOUTH ELEVATION

### 581 BRUNEL ST

NOV 1 2024

SCALE: 1/2" = 1'-0"

NOTE: HALF SCALE FOR 11"x17"

A3.4

GRANT  
HENLEY

PROP LONG SEMI- DWELLING 1 + 2 ADDITIONAL UNITS  
FOR MINOR VARIANCE