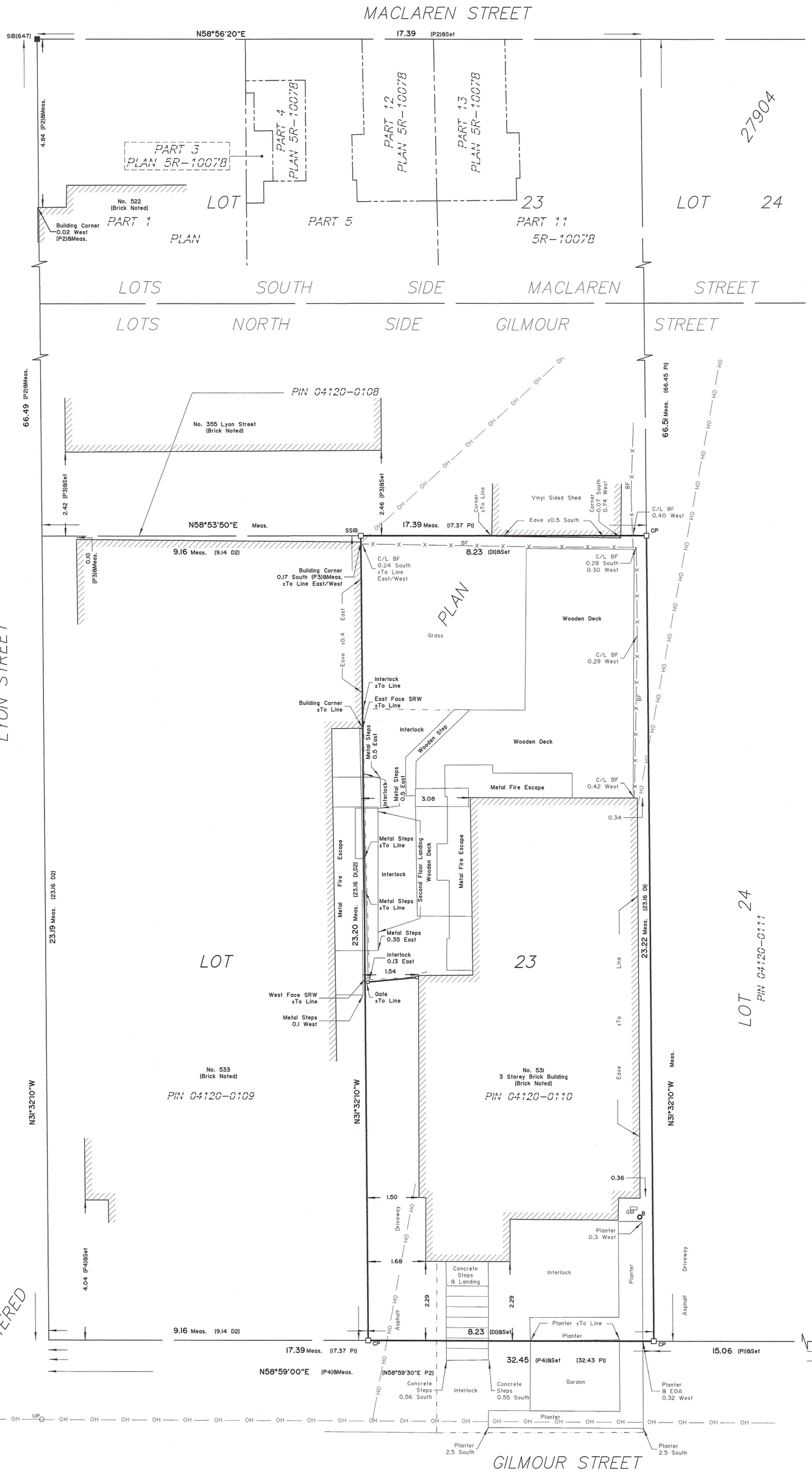


Committee of Adjustment
Received | Reçu le

2025-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF
PART OF LOT 23
NORTH SIDE OF GILMOUR STREET
REGISTERED PLAN 27904
CITY OF OTTAWA
MONUMENT-URSO SURVEYING LTD.

SCALE 1 : 75

3 2.25 1.5 0.75 0 1.5 3

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 MAY, 2025.

May 5/25
DATE

COEL STOREY
ONTARIO LAND SURVEYOR

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
□	"	PLANTED SURVEY MONUMENT
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CP	"	CONCRETE PIN
IBØ	"	ROUND IRON BAR
(WIT)	"	WITNESS
ACC.	"	ACCEPTED
MEAS.	"	MEASURED
(1476)	"	MONUMENT-URSO SURVEYING LTD.
(P1)	"	REGISTERED PLAN 27904
(P2)	"	PLAN 5R-10078
(P3)	"	(647) PLAN DATED FEBRUARY 2, 1970
(P4)	"	(857) PLAN DATED APRIL 17, 2020
(D1)	"	INST. CR640637
(D2)	"	INST. N708643
BF	"	BOARD FENCE
C/L	"	CENTRELINE
EOA	"	EDGE OF ASPHALT
EOI	"	EDGE OF INTERLOCK
CRW	"	CONCRETE RETAINING WALL
SRW	"	STONE RETAINING WALL
OUP	"	UTILITY POLE
—OH—	"	OVERHEAD WIRES
OB	"	BOLLARD
GM	"	GAS METER

BEARING NOTES

BEARINGS ARE MTM GRID, DERIVED FROM SMARTNET REAL-TIME NETWORK GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN (76°30' WEST LONGITUDE) OF MTM ZONE 9 NAD83 (CSRS) (2010.0).

FOR BEARING COMPARISONS A ROTATION OF 01°23'30" COUNTER-CLOCKWISE WAS APPLIED TO PLAN (P2) AND A ROTATION OF 01°19'40" COUNTER-CLOCKWISE (P4) TO CONVERT TO GRID BEARINGS.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-93209

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH REGULATION 1026, Section 29(3).

Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE, SUITE 200 TEL: (613) 800-1583
OTTAWA, ON K2C 0P9
536 'C' FOURTH LINE EAST TEL: (705) 254-7851
SAULT STE. MARIE ON, P6A 6J8 FAX: (705) 254-5571

DRAWN: DG	FIELD: JC/JH/ST	FILE No: 25-0272 531Gilmour POS D4
PROCESSED: CS	CHECKED: CS	

THIRD STOREY ADDITION OVER EXISTING

531 GILMOUR STREET, OTTAWA, ONTARIO, K1R 5L3

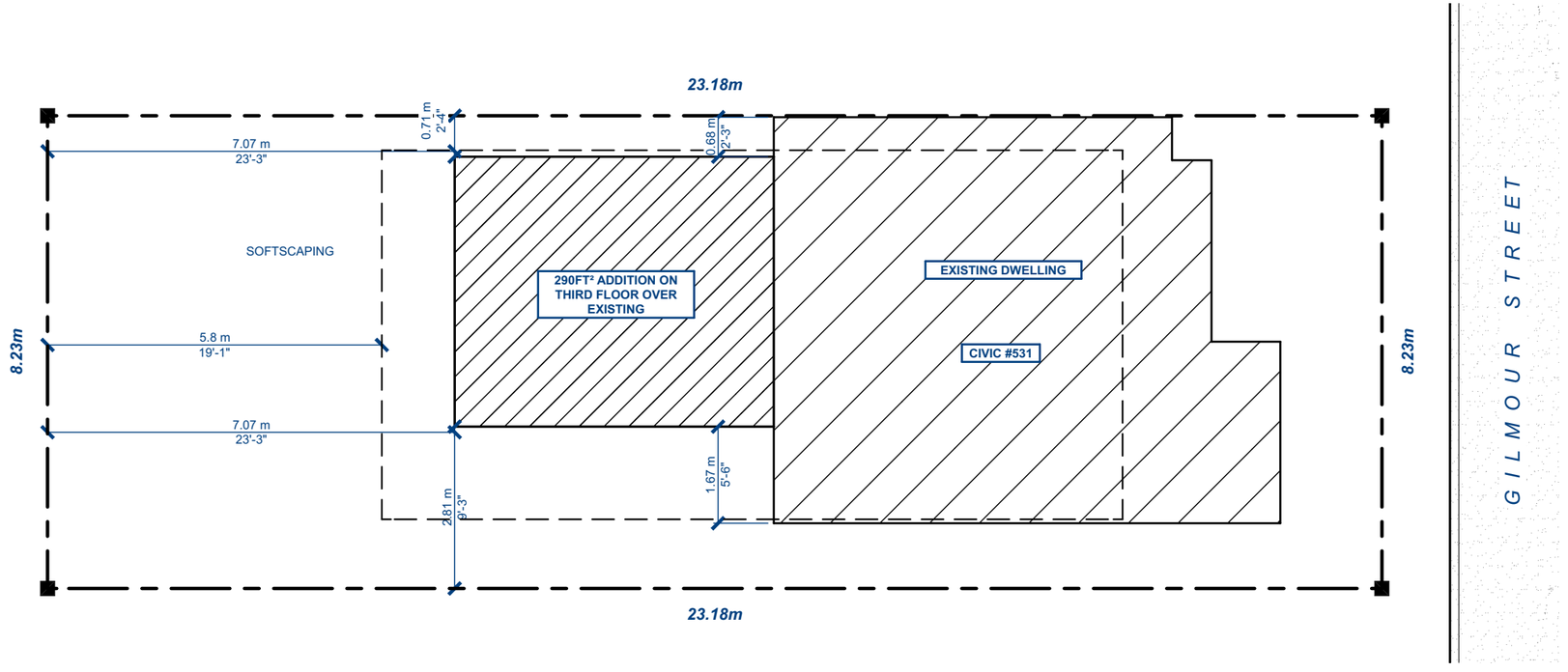
TOTAL SQUARE FOOTAGE: 290FT²

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

ABBREVIATIONS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
BLDG	BUILDING
C/C	CENTER TO CENTER
CL	CENTER LINE
CLG	CEILING
COL	COLUMN
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
E/W	EACH WAY
F.D.	FLOOR DRAIN
FNDTN	FOUNDATION
FT	FOOT / FEET
GA	GAUGE
GC	GENERAL CONTRACTOR
GYP	GYPSUM WALL BOARD
HB	HOSE BIB
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
N.I.S.	NOT IN SCOPE OF WORK
NTS	NOT TO SCALE
PT	PRESSURE TREATED
RO	ROUGH OPENING
SIM	SIMILAR
SPEC	SPECIFICATION
SQFT	SQUARE FEET
STRUCT	STRUCTURAL
TYP	TYPICAL
W/	WITH
WC	WATER CLOSET
W/O	WITHOUT



PROPOSED SITE PLAN
SCALE: 1:100

NORTH

DESIGNER
THESE DRAWINGS HAVE BEEN REVIEWED AND RESPONSIBILITY TAKEN BY: JAMES WALKER
BCIN : 46516

WALKER HOME DESIGN
walker-design.ca

THIRD STOREY ADDITION
PROJECT TYPE

531 GILMOUR STREET
PROJECT ADDRESS

REVISIONS
- 3 - CONCEPT VER2.0 - 2024-06-26
- 4 - CONCEPT VER3.0 - 2024-07-11
- 5 - ENGINEER REVIEW - 2024-07-20
- 6 - ENGINEER REVIEW 2 - 2024-08-16
- 7 - PERMIT SUBMIT VER1.0 - 2024-08-21
- 8 - COA REVISIONS - 2025-05-13

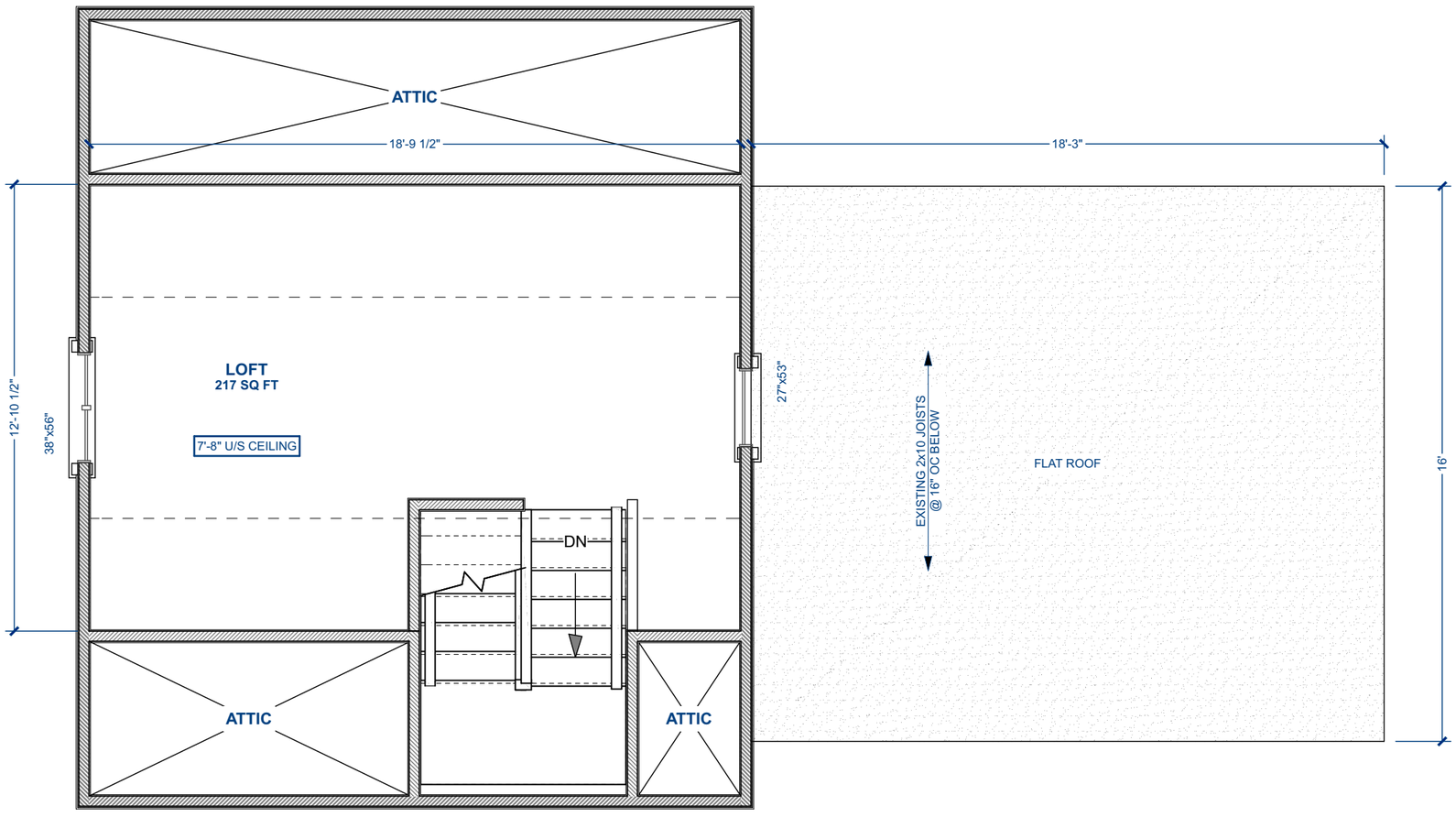
NOTES

DRAWING TITLE

TABLOID [11x17]
SHEET SIZE

AS INDICTED
SCALE

A-1
SHEET NO. 10:05:21



WALL LEGEND	
	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	NEW WALLS

EXISTING THIRD FLOOR PLAN

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

PROJECT NORTH

DESIGNER
THESE DRAWINGS HAVE BEEN REVIEWED AND RESPONSIBILITY TAKEN BY:
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BCIN : 46516

WALKER HOME DESIGN
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NOTES

EXISTING SECOND FLOOR
DRAWING TITLE

TABLOID [11x17]
SHEET SIZE

AS INDICTED
SCALE

A-2
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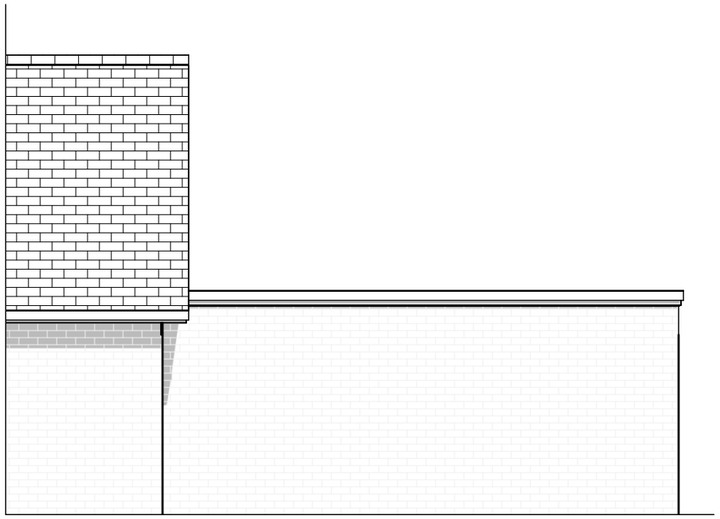
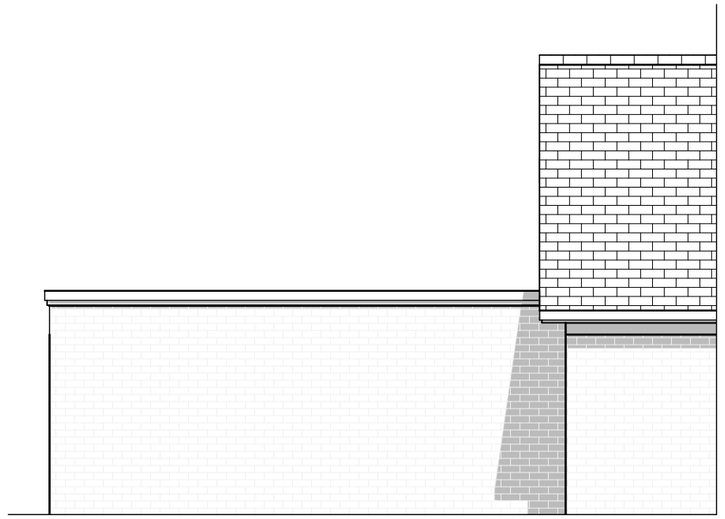


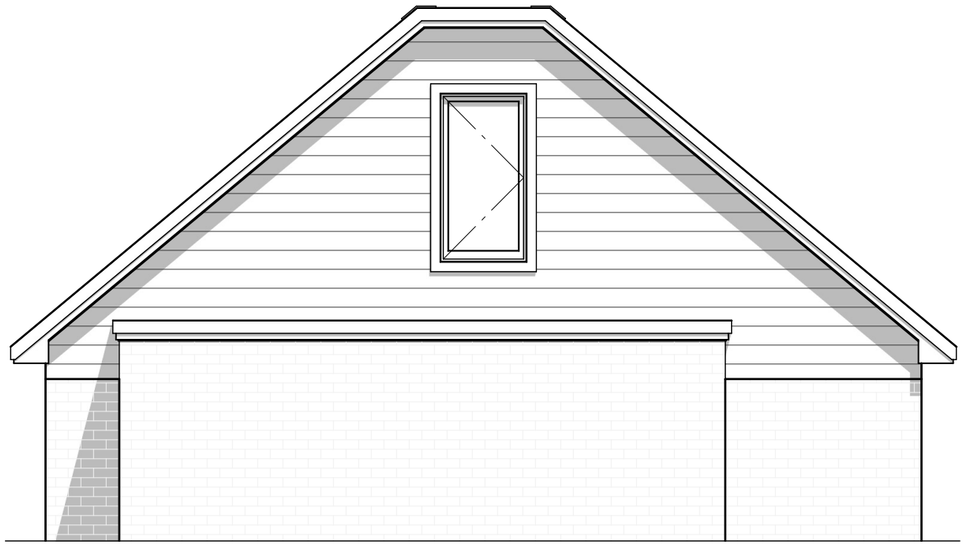
EXISTING RIGHT ELEVATION

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



EXISTING LEFT ELEVATION

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



EXISTING REAR ELEVATION

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

DESIGNER
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BCIN : 46516

WALKER
HOME DESIGN

walker-design.ca

THIRD STOREY ADDITION

PROJECT TYPE

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NOTES

EXISTING ELEVATIONS

DRAWING TITLE

TABLOID [11x17]

SHEET SIZE

AS INDICTED

SCALE

A-3

SHEET NO. 10:05:21

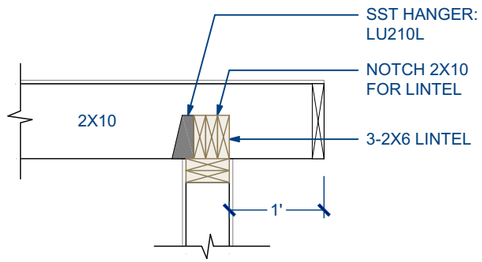
F1 FLOORING FINISH AS SPECIFIED
3/4" O.S.B. T+G SHEATHING [GLUED AND SCREWED]
ENGINEERED JOISTS @ 19.2"OC [S.F.L.]
1x3 STRAPPING @ 24" OC
1/2" GYPSUM BOARD

R1 35 YEAR OR BETTER ASPHALT SHINGLES
DECK ARMOUR MEMBRANE 48" UP EAVES
7/16" PLYWOOD SHEATHING C/W H-CLIPS
ENGINEERED TRUSSES @ 24" OC
BLOWN-IN CELLULOSE INSULATION **[R-60]**
6mil POLY VAPOR BARRIER
1x3 STRAPPING @ 24" OC
1/2" GYPSUM BOARD

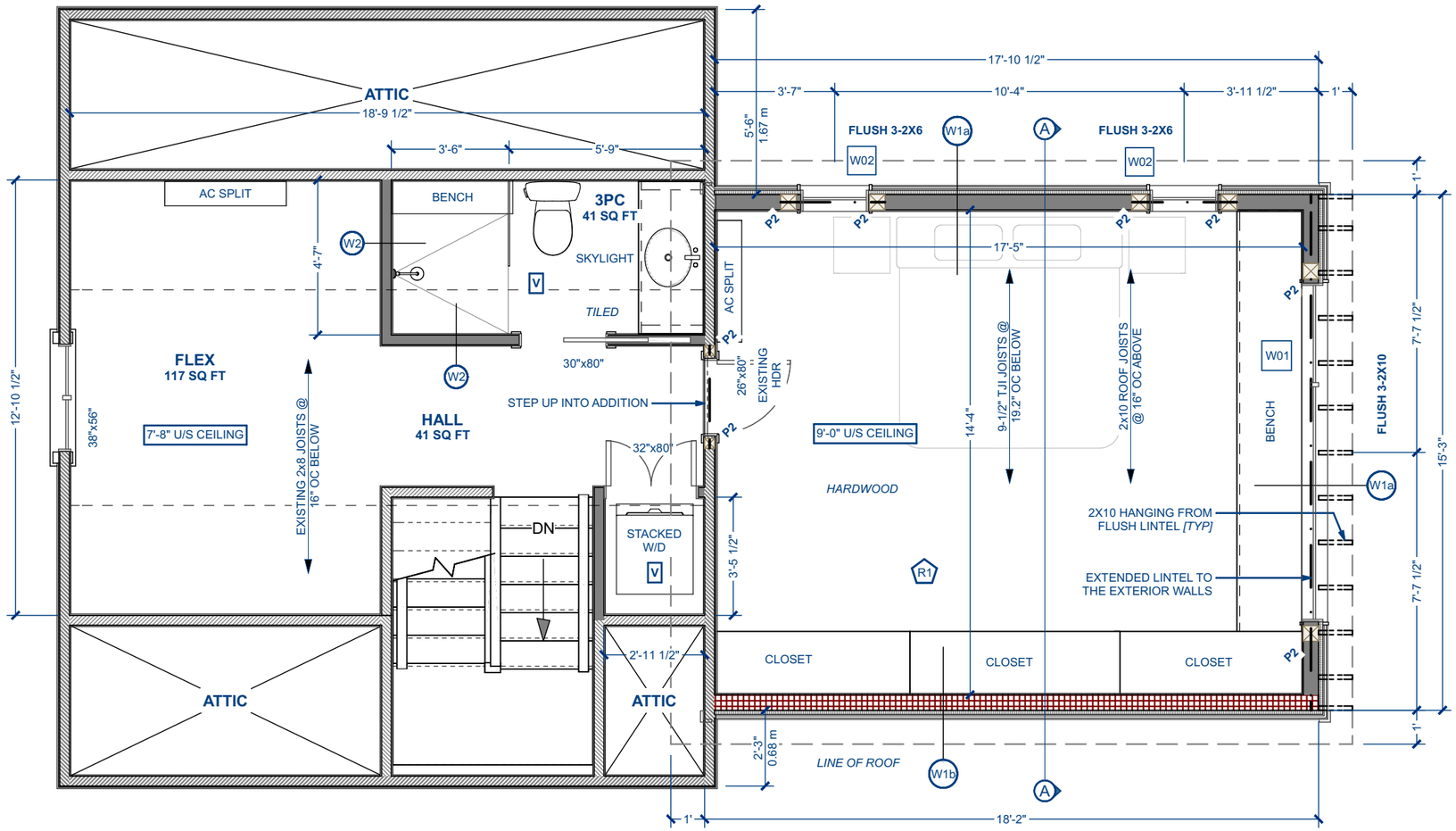
W1a COMPOSITE SIDING [NON-COMBUSTIBLE]
1x3 STRAPPING @ 24" OC
POLYISO INSULATION [TAPE JOINTS] **[R-5]**
7/16" OSB SHEATHING
2x6 WOOD STUDS @ 16" OC
ROCKWOOL INSULATION **[R-24]**
6mil POLY VAPOR BARRIER
1/2" GYPSUM BOARD

W1b COMPOSITE SIDING [NON-COMBUSTIBLE]
1x3 STRAPPING @ 16" OC
ROCKWOOL COMFORT BOARD **[R-5]**
AIR BARRIER
5/8" DENSGLASS BOARD
2x6 STEEL STUDS @ 16" OC
ROCKWOOL INSULATION **[R-24]**
6mil POLY VAPOR BARRIER
1/2" TYPE X GYPSUM BOARD
1/2" TYPE X GYPSUM BOARD

STRUCTURAL NOTE:
ALL LINTELS ABOVE EXISTING WINDOWS TO BE 2PLY 2X6 OR LARGER SUPPORTED ON 2PLY 2X6 STUDS OR LARGER
(TO BE CONFIRMED ON SITE)



FLUSH LINTEL DETAIL
SCALE: 5/8" = 1'-0"



POST LEGEND

P1	3" STEEL TELEPOST
P2	2PLY 2x4 OR 2x6
P3	3PLY 2x4 or 2x6
P4	4PLY 2x4 or 2x6
P5	8x8 TIMBER POST
P6	MITEK REDJACK 2.5 LD
P7	MITEK BLACKJACK 3.0 MD

ALL POSTS TO BE P2 SUPPORTING 2-2x10 LINTEL UNLESS NOTED OTHERWISE

WALL LEGEND

	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	NEW WALLS

PROJECT NORTH

PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROVIDE **P3** POST UNDER ALL GIRDER TRUSSES, PROVIDE SQUASH BLOCKS DOWN TO FOUNDATION

[S.F.L.] = SEE FLOORING LAYOUT

DESIGNER
THESE DRAWINGS HAVE BEEN REVIEWED AND RESPONSIBILITY TAKEN BY: JAMES WALKER
BCIN : 46516

WALKER HOME DESIGN
walker-design.ca

THIRD STOREY ADDITION
PROJECT TYPE

531 GILMOUR STREET
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SHEET SIZE

AS INDICTED
SCALE

A-4
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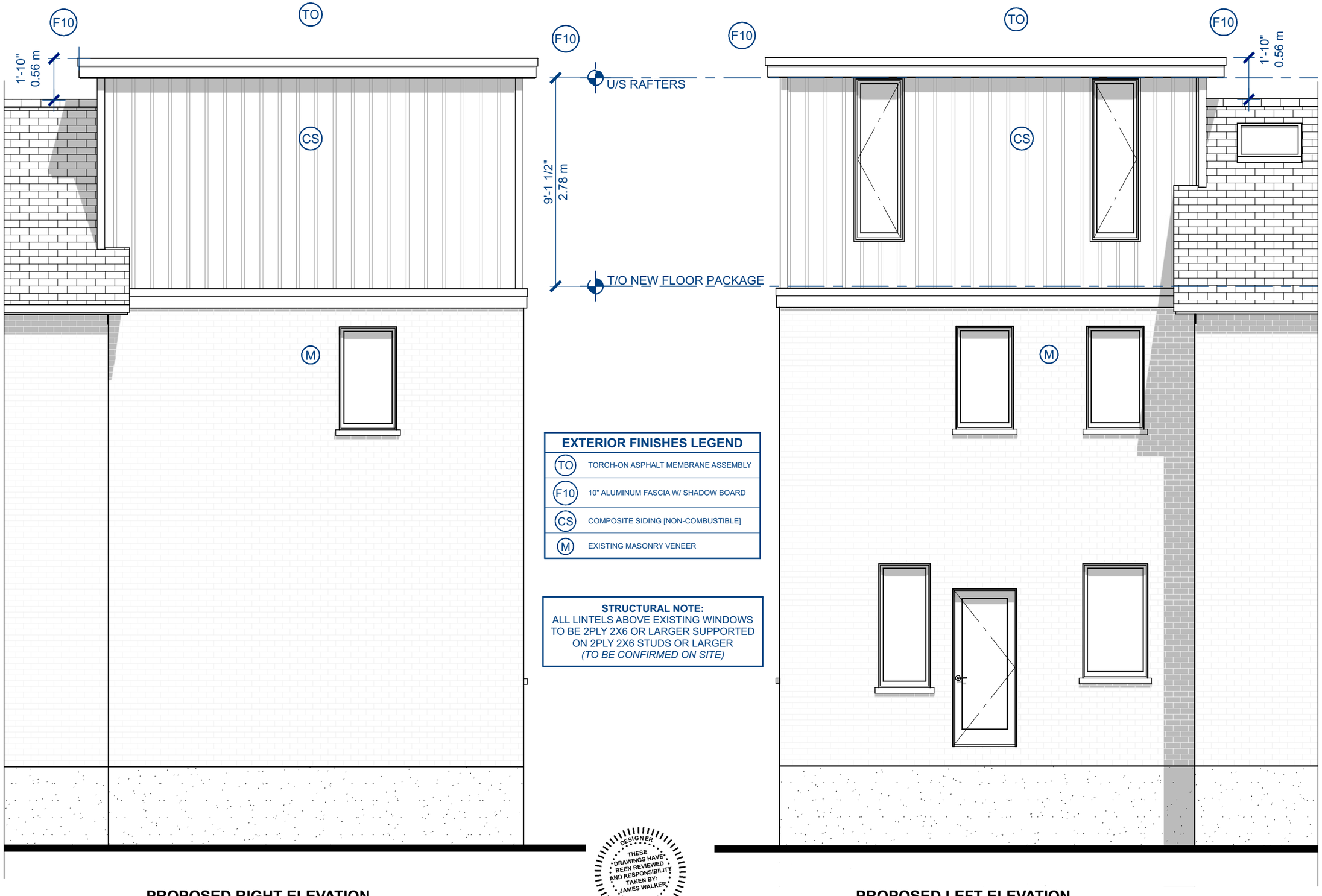

EXTERIOR FINISHES LEGEND

TO	TORCH-ON ASPHALT MEMBRANE ASSEMBLY
F10	10" ALUMINUM FASCIA W/ SHADOW BOARD
CS	COMPOSITE SIDING [NON-COMBUSTIBLE]
M	EXISTING MASONRY VENEER

STRUCTURAL NOTE:
ALL LINTELS ABOVE EXISTING WINDOWS TO BE 2PLY 2X6 OR LARGER SUPPORTED ON 2PLY 2X6 STUDS OR LARGER
(TO BE CONFIRMED ON SITE)

DESIGNER
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BCIN : 46516

PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

WALKER HOME DESIGN
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THIRD STOREY ADDITION
PROJECT TYPE

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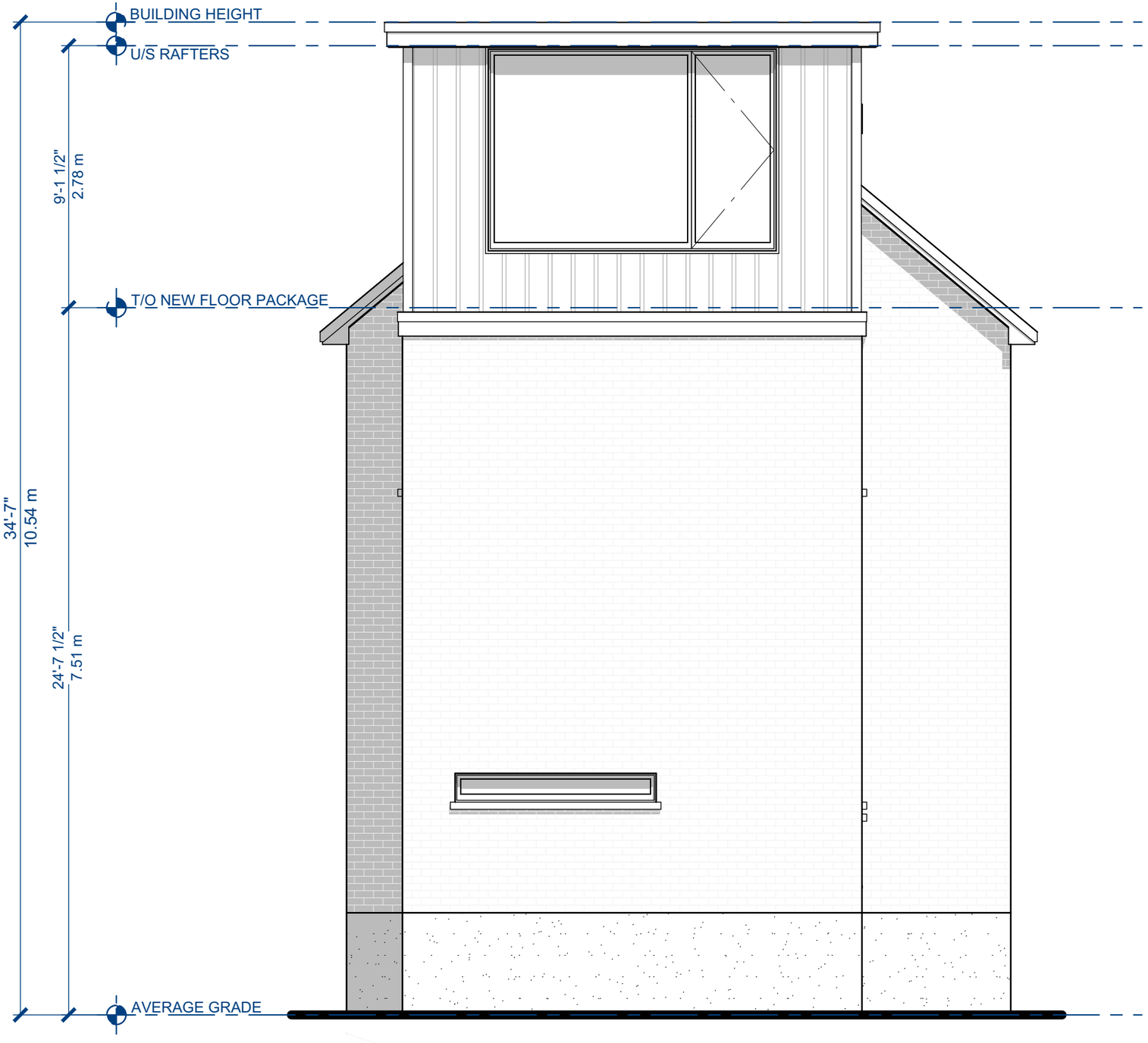
TABLOID [11x17]
SHEET SIZE

AS INDICTED
SCALE

A-5

SHEET NO. 10:05:22



STRUCTURAL NOTE:
ALL LINTELS ABOVE EXISTING WINDOWS TO BE 2PLY 2X6 OR LARGER SUPPORTED ON 2PLY 2X6 STUDS OR LARGER
(TO BE CONFIRMED ON SITE)

EXTERIOR FINISHES LEGEND

TO	TORCH-ON ASPHALT MEMBRANE ASSEMBLY
F10	10" ALUMINUM FASCIA W/ SHADOW BOARD
CS	COMPOSITE SIDING [NON-COMBUSTIBLE]
M	EXISTING MASONRY VENEER

PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

DESIGNER
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WALKER
HOME DESIGN
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THIRD STOREY ADDITION
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TABLOID [11x17]
SHEET SIZE

AS INDICTED
SCALE

A-6
SHEET NO. 10:05:22

R1

35 YEAR OR BETTER ASPHALT SHINGLES
DECK ARMOUR MEMBRANE 48" UP EAVES
7/16" PLYWOOD SHEATHING C/W H-CLIPS
ENGINEERED TRUSSES @ 24" OC
BLOWN-IN CELLULOSE INSULATION **[R-60]**
6mil POLY VAPOR BARRIER
1x3 STRAPPING @ 24" OC
1/2" GYPSUM BOARD

W1a

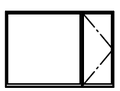
COMPOSITE SIDING [NON-COMBUSTIBLE]
1x3 STRAPPING @ 24" OC
POLYISO INSULATION [TAPE JOINTS] **[R-5]**
7/16" OSB SHEATHING
2x6 WOOD STUDS @ 16" OC
ROCKWOOL INSULATION **[R-24]**
6mil POLY VAPOR BARRIER
1/2" GYPSUM BOARD

W1b

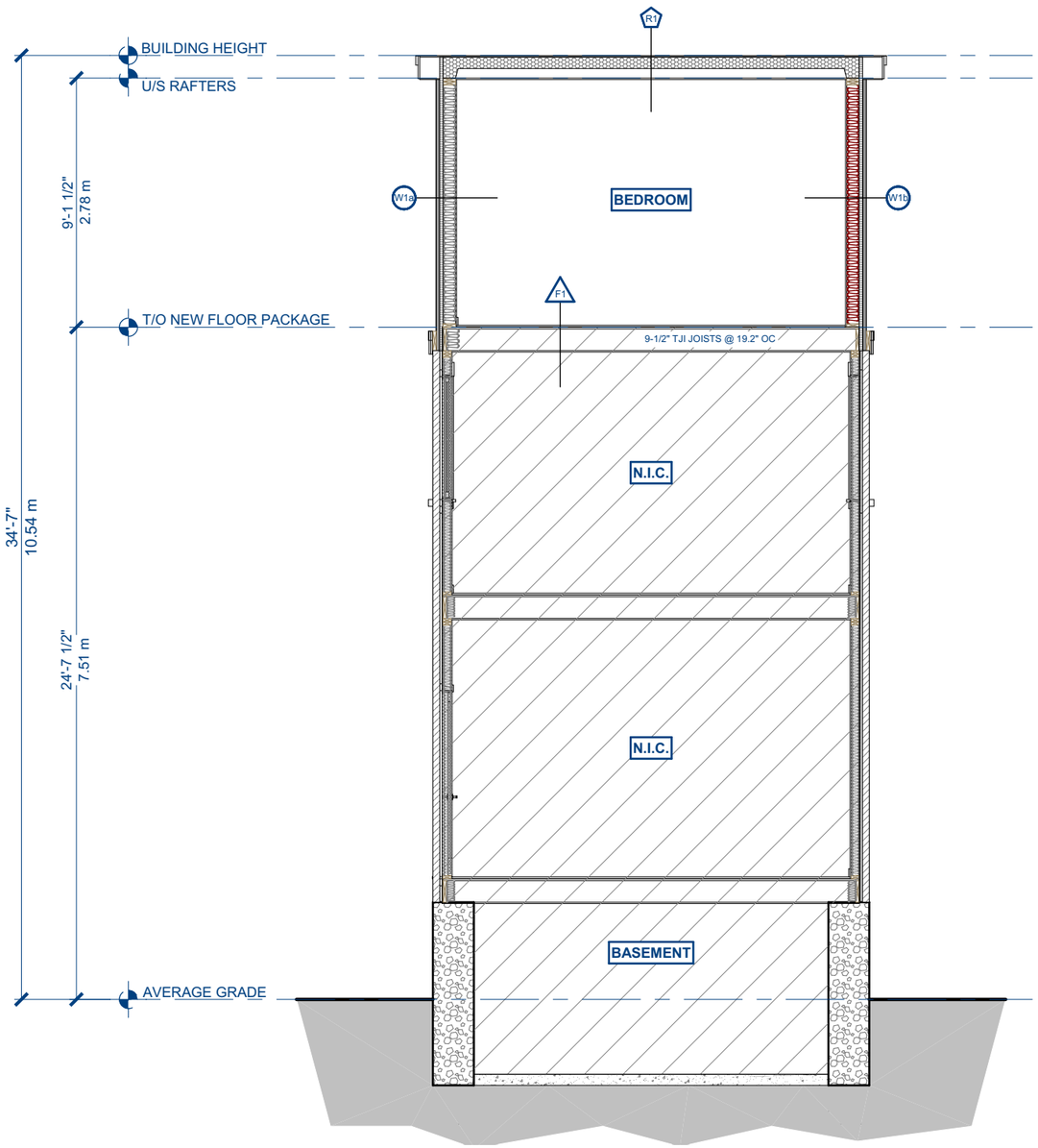
COMPOSITE SIDING [NON-COMBUSTIBLE]
1x3 STRAPPING @ 16" OC
ROCKWOOL COMFORT BOARD **[R-5]**
AIR BARRIER
5/8" DENSGLASS BOARD
2x6 STEEL STUDS @ 16" OC
ROCKWOOL INSULATION **[R-24]**
6mil POLY VAPOR BARRIER
1/2" TYPE X GYPSUM BOARD
1/2" TYPE X GYPSUM BOARD

F1

FLOORING FINISH AS SPECIFIED
3/4" O.S.B. T+G SHEATHING [GLUED AND SCREWED]
ENGINEERED JOISTS @ 19.2"OC [S.F.L.]
1x3 STRAPPING @ 24" OC
1/2" GYPSUM BOARD

WINDOW SCHEDULE							
NUMBER	WIDTH	HEIGHT	R/O	TYPE	3D EXTERIOR ELEVATION	ROOM NAME	QTY
W01	120 "	84 "	121 1/2"X85 1/2"	DOUBLE CASEMENT		UNSPECIFIED	1
W02	24 "	84 "	25 1/2"X85 1/2"	SINGLE CASEMENT		UNSPECIFIED	2

WINDOW SCHEDULE
SCALE: NTS



STRUCTURAL NOTE:
ALL LINTELS ABOVE EXISTING WINDOWS TO BE 2PLY 2X6 OR LARGER SUPPORTED ON 2PLY 2X6 STUDS OR LARGER
(TO BE CONFIRMED ON SITE)

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

DESIGNER
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BCIN : 46516

WALKER HOME DESIGN
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THIRD STOREY ADDITION
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SCALE

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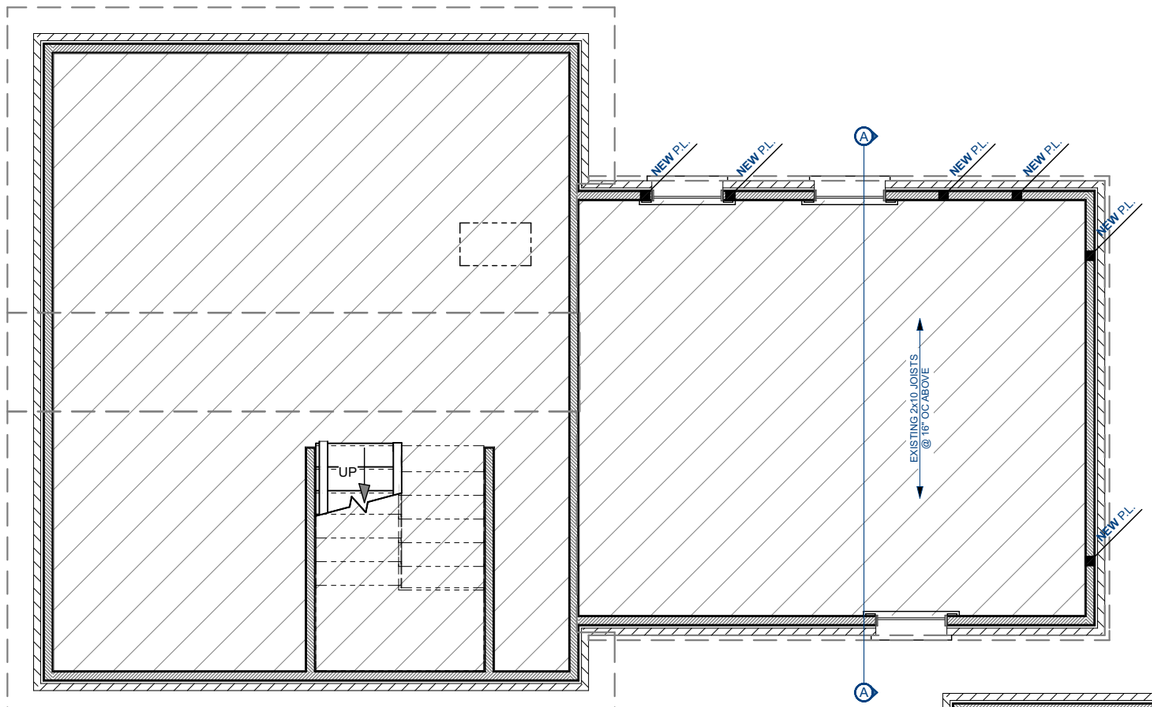

PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

DESIGNER
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WALKER HOME DESIGN
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TABLOID [11x17]
SHEET SIZE

AS INDICTED
SCALE

A-8

SHEET NO. 10:05:22

MEMBER TO MEMBER ASSEMBLY:

UNLESS NOTED OTHERWISE MULTI-PLY MEMBER MUST BE ATTACHED TOGETHER AS FOLLOWS:

1. DROPPED BEAM CONVENTIONAL LUMBER UP TO 3 PLIES USE 3" NAILS IN TWO ROWS 12" C/C
2. DROPPED BEAM CONVENTIONAL LUMBER 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
3. FLUSH BEAM CONVENTIONAL LUMBER UP TO 3 PLIES USE 3" NAILS IN THREE ROWS AT 6" C/C
4. FLUSH BEAM CONVENTIONAL LUMBER 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
5. DROPPED LVL BEAM UP TO 3 PLIES USE 3-1/2" NAILS IN TWO ROWS 12" C/C
6. DROPPED LVL BEAM 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
7. FLUSH LVL BEAM UP TO 3 PLIES USE 3-1/2" NAILS IN THREE ROWS AT 6" C/C
8. FLUSH LVL BEAM 4 PLIES USE ½" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
9. WOOD POST UP TO 3 PLY USE 3" NAILS IN TWO ROWS AT 12" C/C
10. WOOD POST UP TO 4 PLY USE 6" LONG ¼" DIAMETER LAG SCREWS IN ONE ROW AT 24" C/C STAGGER ON BOTH SIDES OF POST
11. WOOD POST UP TO 5 PLY USE 4-1/2" LONG ¼" DIAMETER LAG SCREWS IN ONE ROW AT 24" C/C STAGGER ON BOTH SIDES OF POST

FOOTINGS

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH MINIMUM ALLOWABLE BEARING STRENGTH OF 95KPa UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER, TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE.
2. DRAINAGE OF FOOTINGS UNDER FOUNDATION WALL TO CONFORM TO 9.14.2.1 – PROVIDE MIN. 4" DIA. WEEPING TILE @ PERIMETER AS PER OBC 9.14.3.
3. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF THE FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL (OBC 9.14.2.1).
4. THE GENERAL CONTRACTOR SHALL OBTAIN THE SOILS INVESTIGATION REPORT & ANALYSIS PRIOR TO POURING FOOTINGS. ALL REQUIREMENTS FOR THE SITE PREPARATION & SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL, MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY THE APPROPIATE CONSULTING ENGINEER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS REPORT INFORMATION MADE AVAILABLE TO CONTRACTOR.

CONCRETE

1. CONCRETE COVER CLEARANCE TO REINFORCING SHALL BE FOR THE UNDERSIDE OF; FOOTINGS = 3" SLABS = 1"
2. ALL CONCRETE WALLS & FOOTINGS TO BE 20 Mpa. ALL WALL FOOTINGS TO BE 24" WIDE X 8" DEEP UNLESS NOTED OTHERWISE (REFER TO FOUNDATION PLANS)
3. FOUNDATION/FOOTING TO BE DESIGNED FOR 75 Kpa ALLOWABLE SOIL BEARING CAPACITY
4. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE; SLAB ON GRADE, FOOTINGS 2500 PSI GARAGE SLAB & EXTERIOR FLATWORK 4650 PSI REMAINING CONCRETE 3000 PSI
5. FOR EXPOSED FOUNDATION WALLS, USE CONCRETE WITH 6% AIR ENTRAINMENT
6. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK & FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED,
7. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY WITH MINIMUM ALLOWABLE BEARING STRENGTH OF 75 Kpa UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFIED STRENGTH AND PROPER PLACING OF ALL CONCRETE AND POSITIONING OF ALL REINFORCING STEEL.
9. CONCRETE MIXES TO COMPLY WITH 9.3.1.7 OF THE OBC 2012
10. CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS TO COMPLY WITH 9.3.1.6 OF THE OBC 2012

MASONRY VENEER NOTES:

1. MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING CONFORMING TO OBC TABLE 9.20.9.5.
2. FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, BENEATH WEEP HOLES, AND OVER THE HEADS OF DOORS AND WINDOWS IF THE DISTANCE BETWEEN THE TOP OF THE OPENING AND THE BOTTOM OF THE EAVE EXCEEDS ¼ OF THE EAVE OVERHANG (OBC 9.20.13.3).
3. THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALLS IN SUCH THAT ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING (OBC 9.20.13.8).
4. WEEP HOLES MUST NOT BE SPACED MORE THAN 2'7" APART AND BE PROVIDED AT THE BOTTOM OF EVERY MASONRY VENEER CAVITY (OBC 9.20.13.8).

WINDOW/DOOR STANDARDS:

1. WINDOW AND SLIDING GLASS DOORS SHALL CONFORM TO PERFORMANCE STANDARDS OUTLINED IN CAN/CSA A440-2 (OBC 9.7.4.3).
2. DOORS, INCLUDING SLIDING DOORS THAT OPEN AND ARE MORE THAN 23 5/8" ABOVE GRADE, OR A LANDING SHALL HAVE A RESTRICTED OPENING OR BE SUPPLIED WITH GUARDS CONFORMING TO OBC 9.8.8.1 & SB-7 WITH MAX OPENING OF 4".
3. RESISTANCE TO FORCED ENTRY SHALL BE IN CONFORMANCE WITH OBC 9.7.5.2 FOR DOORS AND 9.7.5.3. FOR WINDOWS
4. WINDOW WELLS BELOW GROUND LEVEL ARE TO BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (OBC 9.14.6.3).
5. THERMAL RESISTANCE OF WINDOWS SHALL BE AS PER SB-12
6. THERMAL RESISTANCE OF DOORS SHALL BE AS PER SB-12
7. GLAZING INSTALLED OVER STAIRS, RAMPS OR LANDINGS THAT HAVE SILLS EXTENDING LESS THAN 36" FROM THE TOP OF THE LANDING OR TREAD NEED TO BE PROTECTED BY A GUARD AS OUTLINED IN SECTION 9.8.8 OR BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE LATERAL LOADS FOR GUARDS AS IDENTIFIED IN 4.1.5.14 (STRUCTURAL GLASS) (9.8.8.1(8))

STRUCTURAL STEEL

ALL ITEMS SHALL COMPLY WITH CORRESPONDING APPLICABLE STEEL GRADE SPECIFICATION;
ROLLED SECTIONS G40.21m-350W
HSS (TUBE) SECTIONS G40.21M-350W (CLASS H)
CONNECTOR BOLTS A325 (BEARING TYPE)
ANCHOR BOLTS A307

1. ALL STEEL WORK SHALL BE GIVEN ONE COAT OF APPROVED PRIMER
2. FIELD AND SHOP CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED (ASTM A325)
3. WELDING SHALL CONFORM TO LATEST CSA SPECIFICATION W59 AND BE UNDERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47.1
4. ALL EXPOSED WELDS SHALL BE CONTINUOUS AND BE GROUND SMOOTH.
5. ALL EXTERIOR EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITIVE PAINT.

GENERAL INFORMATION

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
2. COPYRIGHT FOR THE DESIGN & DRAWINGS PREPARED BY WALKER HOME DESIGN INC., WHETHER SINGULARLY OR IN COMBINATION AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF WALKER HOME DESIGN INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF WALKER HOME DESIGN INC.
3. IT IS THE INTENT OF THE DESIGNER THAT ALL WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING CODE & AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
4. ALL DETAILS & SECTIONS SHOWN ARE INTENDED TO BE TYPICAL & SHALL APPLY TO ANY SIMILAR SITUATION THROUGHOUT THE PROJECT UNLESS A SPECIFIC DETAIL IS PROVIDED.
5. ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE CODES & BY-LAWS & PERFORM ALL WORK IN COMPLIANCE WITH ALL RULES & REGULATIONS.
6. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES & CONSTRUCTION SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING & ITS COMPONENTS PARTS DURING CONSTRUCTION
7. ALL APPROPRIATE TRADES SHALL VERIFY CONDITIONS & DIMENSIONS ON THE JOB SITE PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ALL DISCREPANCIES TO THE GENERAL CONTRACTOR.
8. ALL INFORMATION ON THESE DRAWINGS IS IN CONFORMANCE WITH THE 2012 OBC AND ALL APPLICABLE MUNICIPAL CODES & REGULATIONS
9. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING THE FASTENING AND CONNECTION FOR STRUCTURAL AND NON-STRUCTURAL ITEMS MUST CONFORM TO THE SPECIFICATIONS, PROCEDURES AND GUIDELINES NOTED ON THIS DRAWING & THE 2012 OBC.
10. WALKER HOME DESIGN TO BE MADE AWARE OF ANY MAJOR DESIGN CHANGES OR DISCREPANCIES ON SITE

WOOD CONSTRUCTION

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS
2. ROOF SHEATHING: UNLESS NOTED OTHERWISE, 1/2" SOFTWOOD OR DOUGLAS FIR PLYWOOD SHEATHING TO BE UNCLOKED DIAPHRAGM WITH 2 ½" COMMON NAILS @ 4" C/C PLACED AT PANEL EDGES TO BE H-CLIPPED AND 6" C/C AT INTERMEDIATE SUPPORT
3. SAWN LUMBER SHALL CONFORM TO CAN/CSA 086.1-M94 AND SHALL IDENTIFY LUMBER BY OFFICIAL GRADE MARKS
4. ALL WOOD FRAMING OR LUMBER USED IN THE MANUFACTURING OF COMPONENTS TO BE SPF NO.2 OR BETTER, STAMPED SD OR KD WITH MAXIMUM 19% MOISTURE CONTENT
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED
6. PROVIDE ADDITIONAL 5/8" UNDERLAYMENT WHERE CERAMIC TILE PRODUCTS ARE TO BE INSTALLED (OBC 9.30.6.3).
7. PROVIDE SOLID BLOCKING UNDER ALL INTERIOR PARTITIONS PARALLEL TO FLOOR JOISTS & SOLID BLOCK ALL JOISTS & TRUSSES AT POINT OF SUPPORT.
8. THE SELECTED JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEERS SEAL FOR REVIEW BY THE DESIGNER. ALL JOISTS TO BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS
9. ALL LVL MUST BE 2.0E 3100FB UNLESS NOTED OTHERWISE
10. SHOP DRAWINGS FOR TRUSSES AND PRE-ENGINEERED WOOD ELEMENTS (I-JOISTS AND LAMINATED PRODUCTS) SHALL BE SINGLE SOURCED AND STAMPED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN AND REGISTERED IN THE APPROPRIATE DRAWING PROVINCE. SHOP DRAWINGS SHALL DETAIL ALL SIZES, SPACING & LOCATION OF BRIDGING, BLOCKING, HANGERS, UPLIFT CLIPS, FASTENERS AND CONNECTOR TYPES. ALL ELEMENTS AND CONNECTIONS ARE TO BE DESIGNED IN ACCORDANCE THE 2012 OBC. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THE TRUSSES.
11. THE SELECTED TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEERS SEAL FOR REVIEW BY DESIGNER
12. WOOD TRUSSES, BRIDGING AND BRACING DESIGN SHALL CONFORM TO CA/CSA 086.1-M94 FOR ENGINEERS SEAL FOR REVIEW BY THE DESIGNER
13. DESIGN & DETAIL ANCHORAGE FOR WIND UPLIFT FORCES IN ACCORDANCE WITH THE 2012 OBC REQUIREMENTS
14. MANIPULATION, INSTALLATION, TEMPORARY AND PERMANENT BRACING OF TRUSS MEMBERS AND ROOF SYSTEM MUST TO CONFORM TO GUIDELINES AND PROCEDURES NOTED ON THE BUILDING COMPONENT SAFETY INFORMATION GUIDE (BCSI) TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
15. DO NOT CUT OR REMOVE ANY TRUSS MEMBERS
16. FRAMING ANCHORS SHALL BE ZINC COATED SHEET STEEL CONFORMING TO MOST CURRENT CSA STANDARDS
17. EACH TRUSS TO BE ANCHORED TO WOOD PLATES AND SHEATHING WITH TENSION ANCHORS BY SIMPSON OR EQUIVALENT
18. NAILS SHALL BE ZINC COATED CONFORMING TO THE MOST CURRENT CSA B11 STANDARDS
19. FASTENERS SHALL CONFORM TO 9.23.3 OF THE 2012 OBC
20. NAILING OF FRAMING MEMBERS MUST CONFORM TO TABLE 9.23.3.4 & TABLE 9.23.13.8 WITH MINIMUM PENETRATION IN SUPPORTING MEMBERS OF 1 ½". GYPSUM BOARD TO BE FASTENED TO SUPPORTING MEMBERS WITH NAILS OR SCREWS CONFORMING TO THE GUIDELINES IN SECTION 9.29.5 FOR INTERIOR WALL & CEILING FINISHES.
21. STUD WALL REINFORCEMENT IN THE MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS TO BE IN CONFORMANCE WITH 9.5.2.3 OF THE 2010 OBC.
22. BRACING & LATERAL SUPPORT OF EXTERIOR WALLS IN EACH STOREY SHALL BE BRACED WITH AT LEAST ONE DIAGONAL BRACE CONFORMING TO 9.23.10.2 (3).
23. SILL PLATES SHALL BE MINIMUM 2X4 PT ANCHORED TO FOUNDATION WALL USING ½" BOLTS @ 7'-10" MAX. MINIMUM OF TWO BOLTS PER WALL SECTION. SET SILL PLATE I N A FULL BED OF MORTAR OR ON TOP OF LEVELED FLAT FOUNDATION WAS AS PER OBC 9.23.7.2. SEAL IN ACCORDANCE WITH SECTION 9.25.3
24. FLASHING SHALL BE INSTALLED BEHIND SHEATHING MEMBRANE (9.20.13.6(3)). FLASHING MUST BE INSTALLED WHERE SLOPED SURFACES INTERSECTING TO FORM A VALLEY, INTERSECTION OF ROOF WALLS AND SHINGLED ROOFS AND AT CHIMNEY SADDLE INTERSECTIONS (9.26.4).
25. PLUMBING CONSTRUCTION SHALL CONFORM TO PART 7 OF OBC (9.31.2.1)
26. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM (OBC 9.19.1.2).ROOF VENT AREA MUST BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA. IF ROOF SLOPE IS LESS THAN 1/6, THE MINIMUM AREA OF 1/150 SHALL BE USED.
27. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 2'11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL (OBC 9.26.5).
28. WATER HEATERS SHALL BE ANCHORED TO PREVENT OVERTURNING (OBC 9.31.6.2).
29. AIR BARRIERS ARE TO BE CONTINUOUS AND COMPLY WITH (OBC 9.25.3). VAPOR BARRIERS SHALL COMPLY WITH 9.25.4.
30. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING SHALL BE TIGHT FITTING, WEATHER-STRIPPED, AND CONTAIN A SELF-CLOSING DEVICE (OBC 9.10.9.16 (4) & 9.10.13.5).
31. A MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE NON TREATED WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE (9.23.2.3).
32. FINISHED FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2).
33. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDED HAS DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SUCH WINDOWS SHALL PROVIDE INDIVIDUAL, UNOBSTRUCTED OPENING PORTION HAVING 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15" (OBC 9.9.10).
34. SPANS AND SIZES OF WOOD LINTELS SHALL CONFORM TO 9.23.12.3 (TABLE A-12 TO A-16).
35. ONE (1) SMOKE ALARM TO BE PROVIDED IN ALL BEDROOMS AND ONE (1) ON ALL LEVELS INCLUDING BASEMENT AND BE INTERCONNECTED (DIRECT AC POWER, NOT BATTERY) C/W VISUAL SIGNAL CONFORMING TO 18.5.3 OF THE NFPA 72 CODE 72 (OBC 9.10.19.3) (9.10.19.4)
36. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (OBC 9.33.4.1, 9.33.4.2, 9.33.4.3).
37. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT 2'-11" IF THE WALKING SURFACE IS LESS THAN 5'-11" ABOVE THE ADJACENT GRADE OTHERWISE THE HEIGHT MUST BE A MINIMUM OF 3'-6". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF 2'-11" (OBC 9.8.8.3).
38. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRCASES (OBC 9.8.6.2).
39. IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS (OBC 7.4.6.4).
40. FACTORY BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC S61O-M STANDARD FOR FACTORY BUILT FIREPLACES.
41. RESIDENTIAL STAIRS, RAILINGS & GUARDRAILS SHALL CONFORM TO 9.8 OF THE 2012 OBC
    MAXIMUM RISE: 200mm (7-7/8") MINIMUM RISE: 200mm (4-15/16")
    MINIMUM RUN: 260mm (10-1/2") MAXIMUM RUN: 355mm (14")
    NOSING: 25mm (1")
    MINIMUM HEADROOM CLEARANCE: 6'-5" (DESIGN MINIMUM OF 6'-9")
    HANDRAIL HEIGHT: MIN. 34", MAX: 42"
    HANDRAIL CLEARANCE FROM WALL: 2"
    NUMBER OF HANDRAILS: PROVIDE ADDITIONAL HANDRAIL
    IF SPACING EXCEEDS 3'-7". HANDRAIL ON EACH SIDE FOR CURVED STAIRS.
    BALUSTER SPACING: 4" MAX

DESIGNER
THESE DRAWINGS HAVE BEEN REVIEWED AND RESPONSIBILITY TAKEN BY: JAMES WALKER
BCIN : 46516

WALKER HOME DESIGN
walker-design.ca

THIRD STOREY ADDITION
PROJECT TYPE

531 GILMOUR STREET
PROJECT ADDRESS

REVISIONS
3 - CONCEPT VER2.0 - 2024-06-26
4 - CONCEPT VER3.0 - 2024-07-11
5 - ENGINEER REVIEW - 2024-07-20
6 - ENGINEER REVIEW 2 - 2024-08-16
7 - PERMIT SUBMIT VER1.0 - 2024-08-21
8 - COA REVISIONS - 2025-05-13

NOTES

GENERAL NOTES
DRAWING TITLE

TABLOID [11x17]
SHEET SIZE

AS INDICTED
SCALE

A-9
SHEET NO. 10:05:22