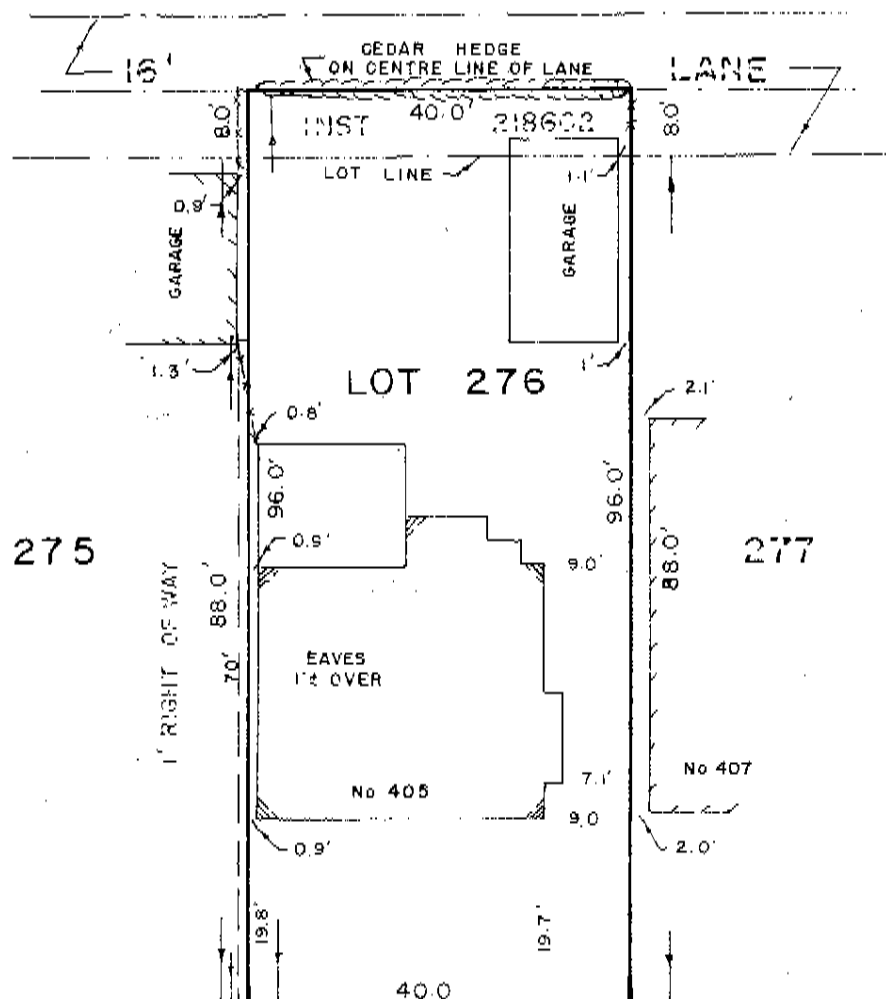


original



HURON

AVENUE

SOUTH

Note: Not For Registration Purposes

LEGEND  
(If applicable)

- I.B. ■ IRON BAR 24" x 5/8"
- S.I.B. □ STANDARD IRON BAR 4" x 1"
- — — INDICATES FENCE
- (fd.) — FOUND
- R.I.B. ● 1/2" ROUND IRON BAR
- C.C. ✕ — CUT CROSS
- N.&W. ⊙ — NAIL & WASHER
- — — INDICATES HEDGE

FARLEY &amp; MARTIN LTD.

Professional Engineers — Ontario Land Surveyors  
OTTAWA, ONTARIO

LOT 276 &amp; PART OF 16' LANE

HURON AVENUE SOUTH  
OTTAWA

PLAN 207509

Date: MARCH 31, 1977

Scale: 1" = 20'

Revised:

DRAWN BY:

O.L.S.



Committee of Adjustment  
Received | Reçu le  
  
2025-06-26  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

1  
A200



SCALE:

1 : 48



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Ottawa ON, K1Y 0X6

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Ottawa, ON K1Y 0X2

PROJECT  
HURON

PREPARED FOR  
Yana and Patrick McNaimay  
DRAWN BY  
LANE MACKENZIE

DOCUMENT REVISIONS

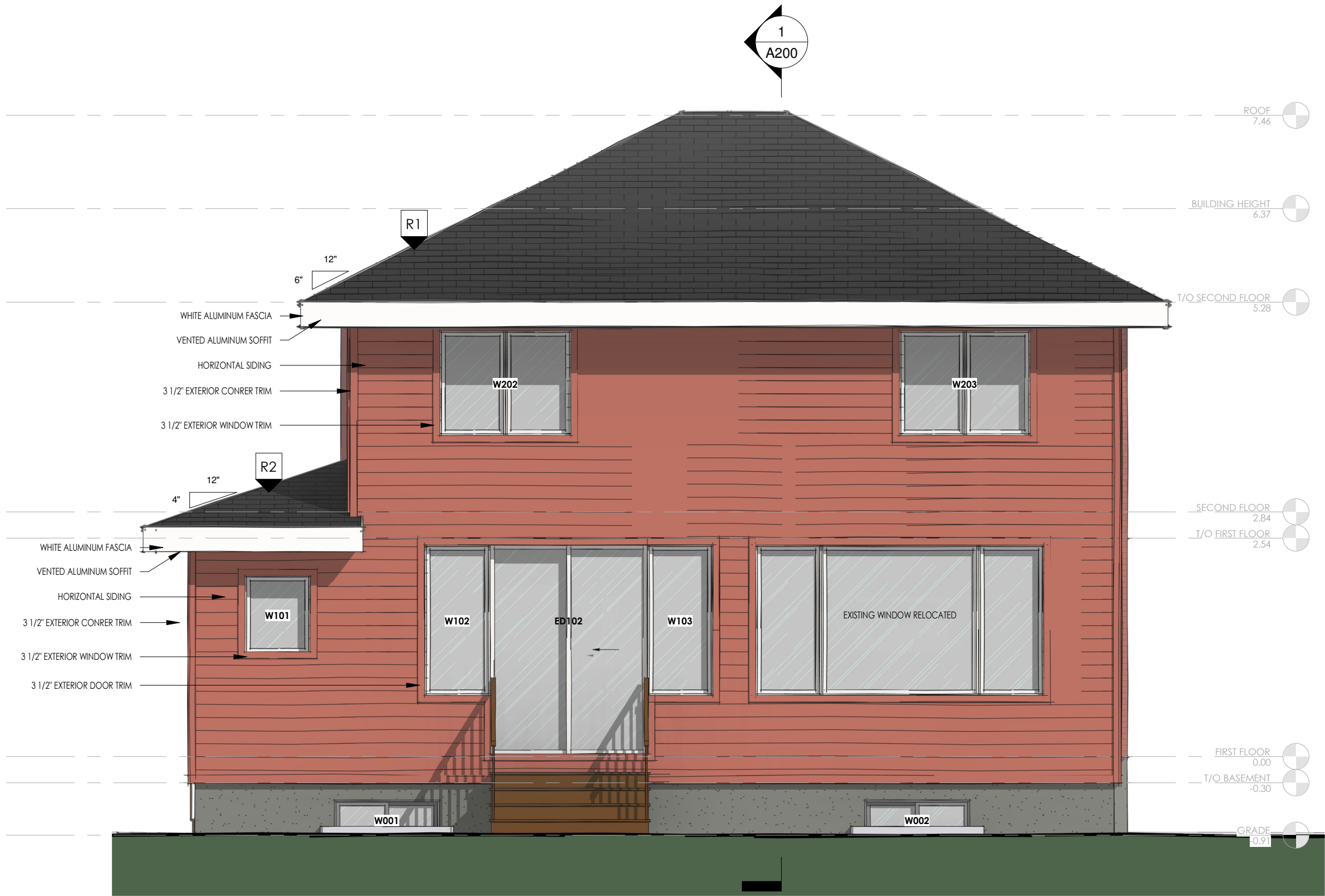
No.	DATE	DESCRIPTION
1		

DOCUMENT DATE  
May 9, 2025

DOCUMENT STATUS  
Construction

FRONT ELEVATION

A300



PROJECT  
HURON

PREPARED FOR  
Yana and Patrick McNamey

DRAWN BY  
LANE MACKENZIE

DOCUMENT REVISIONS		
No.	DATE	DESCRIPTION
1		

DOCUMENT DATE  
May 9, 2025

DOCUMENT STATUS  
Construction

REAR ELEVATION

A301



PROJECT  
HURON

PREPARED FOR  
Yana and Patrick McNaimay  
DRAWN BY  
LANE MACKENZIE

DOCUMENT REVISIONS		
No.	DATE	DESCRIPTION
1		

DOCUMENT DATE  
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DOCUMENT STATUS  
Construction

RIGHT ELEVATION

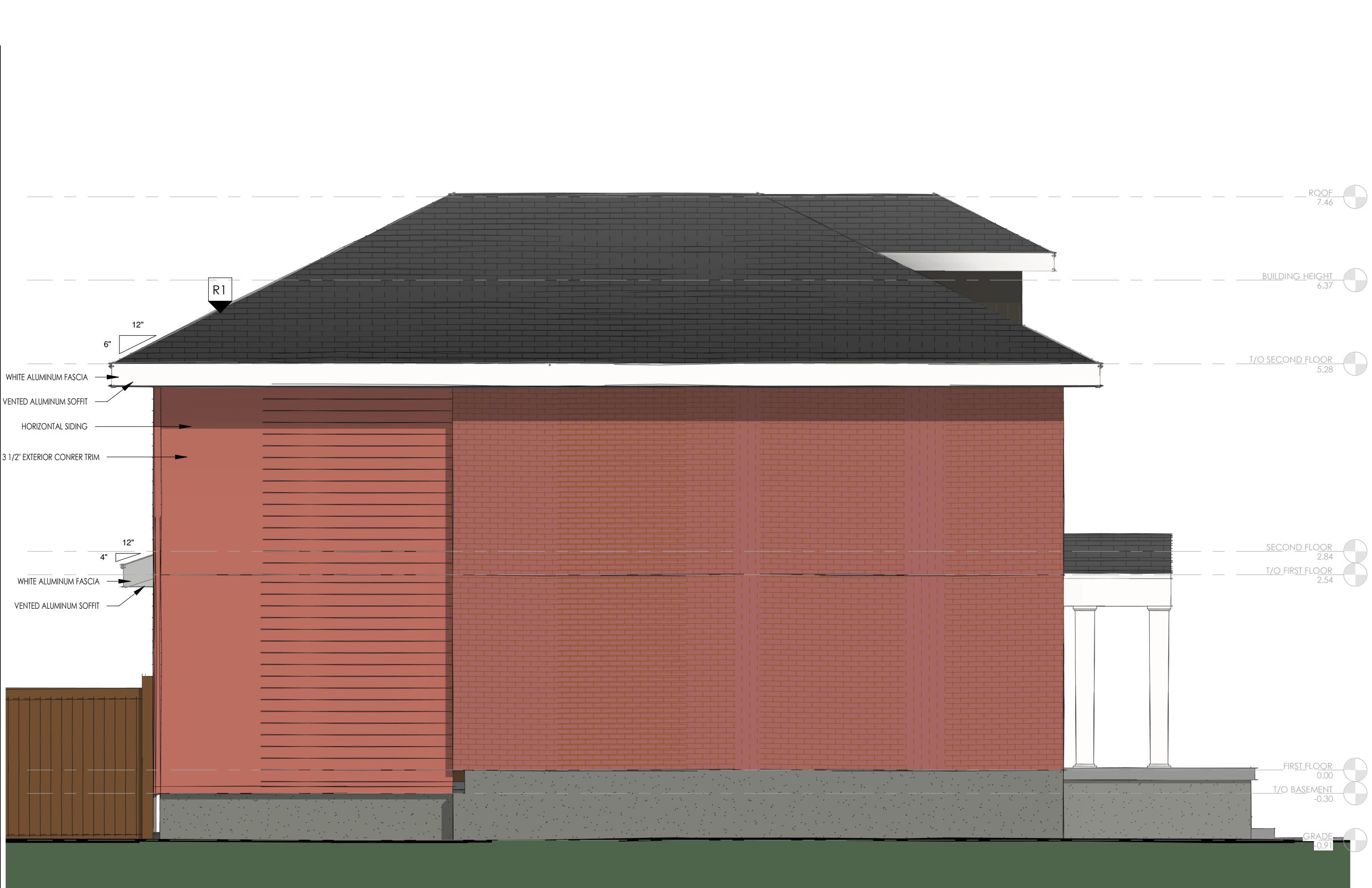
A302



ALLOWABLE GLAZING PERCENTAGE: 68 SQ/FT  
CURRENT GLAZING @ 32 SQ/FT

SCALE:

1 : 48



SCALE:

1 : 48



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DOCUMENT STATUS  
Construction

LEFT ELEVATION

A303



# HURON

405 Huron Ave S  
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## CONSTRUCTION NOTES

### STANDARD NOTES

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THIS DESIGN AND CONSTRUCTION DRAWINGS ARE FOR THE USE OF THE CLIENT NOTED AND ARE FOR THE USE IN THE CONSTRUCTION OF ONE BUILDING ONLY.

ALL NOTES INDICATED UNDER THE TITLE "CONSTRUCTION NOTES" ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED SET OF CONSTRUCTION DRAWINGS TO ASSIST IN THE CONSTRUCTION PROCESS.

ALL WORK/TRADES SHALL CONFORM TO C.M.H.C. REQUIREMENTS, THE ONTARIO BUILDING CODE, THE NATIONAL BUILDING CODE AND LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

THE BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE REPORTED TO CROSSFORD CONSTRUCTION LTD.

CROSSFORD CONSTRUCTION LTD. SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS, SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED ON THE JOB SITE, THESE ARE THE SOLE RESPONSIBILITY OF THE OWNER.

ALL CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADINGS.

FLOOR LOAD - LIVE = 40 lbs      ROOF LOAD - LIVE = 40 lbs  
FLOOR LOAD - DEAD = 15 lbs      ROOF LOAD - DEAD = 15lbs

WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

### SITE PLAN NOTES

ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.

ALL SITE PLAN INFORMATION TAKEN FROM PEROPERTY SURVEY OR OTHER SOURCE AS NOTED ON SITE PLAN, THIS DRAWING.

WHEN AVAILABLE OWNER TO SUPPLY SURVEY PROVIDED FROM AN ONTARIO LAND SURVEYOR.THE SURVEY SHALL HAVE GRADE ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, STREET NAME AND LOCATION OF SERVICES, EASEMENTS AND RIGHTS OF WAY.

### STRUCTURAL NOTES

ALL STRUCTURAL ENGINEERING REQUIRED BY AUTHORITIES HAVING JURISDICTION TO BE PROVIDED BY THE OWNER UNLESS NOTED OTHERWISE.

ALTHOUGH THESE PLANS HAVE BEEN DESIGNED BY USING STANDARD DESIGN METHODS FROM THE ONTARIO BUILDING CODE. THE AUTHORITIES HAVING JURISDICTION MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER.

### INSULATION & VENTILATION NOTES

6 MIL POLY VAPOUR BARRIER TO BE USED AND INSTALLED ON THE WARM SIDE OF THE INSULATION.

INSULATION MAY BE LOOSE FILL, BATT TYPE OR SPRAYED-IN FOAM. CONTRACTOR AND OWNER TO CONFIRM TYPE OF INSULATION PRIOR TO CONSTRUCTION TO ENSURE ALL KNOWLEDGE IS OBTAINED FOR BEST HEATING AND COOLING RESULTS.

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF VENTS, CONTINUOUSE RIDGE VENT, GABLE VENTS OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS. VENTED AREAS - 1/300 RATIO FOR INSULATED ATTICE AREA AS PER ONTARIO BUILDING CODE  
- 1/500 RATIO FOR CRAWL SPACE EXCEPT WHEN HEATED

MECHANICAL VENTILATION TO BE PROVIDED AS REQUIRED BY THE ONTARIO BUILDING CODE. MECHANICAL VENTILATION REQUIRED IN ALL BATHROOMS AND KITCHEN COOKING AREAS.

### FOUNDATION & FOOTING NOTES

ALL FOOTINGS AND FOUNDATIONS TO RUN MINIMUM 5'-0" BELOW FINISHED GRADE AND REST ON UNDISTURBED SOIL. ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 75 KPA PER SQUARE FOOT (P.S.F.). WHERE SOIL CONDITIONS, SUCH AS WEAKER SOIL, ROCK AND/OR HIGH WATER TABLE ARE REVEALED, FOOTINGS AND FOUNDATIONS WILL NEED APPROVAL BY AUTHORITIES HAVING JURISDICTION AND/OR AN ENGINEER.

FOOTINGS UNDER ALL CONCRETE WALLS TO HAVE A MINUMUM 4" PROJECTION AND BE MINIMUM 6" DEEP. STEPPED FOOTINGS SHALL HAVE A MINIMUM RUN OF 1'-6" AND MAXIMUM RISE OF 1'-6" FOR FIRM SOILS AND 1'-4" FOR SAND OR GRAVEL.

FOUNDATION WALLS TO EXTEND MINIMUM 6" ABOVE FINISHED GRADE.

GARAGE OR EXTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 32 MPa (4650 psi) AFTER 28 DAYS. THE SLAB SHALL HAVE AN AIR ENTRAINMENT OF 5% TO 8%.

BASEMENT CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 15 MPa (2200 psi AFTER 28 DAYS.

CONCRETE SLABS SHALL HAVE A MINIMUM BEARING OF 4", UNLESS NOTED OTHERWISE.

PROVIDE MINIMUM 6" CRUSHED STONE UNDER BASEMENT FLOOR SLABS AND GARAGE FLOOR SLABS.

ALL OPENINGS OVER 4'-0" WIDE IN CONCRETE FOUNDATION WALLS TO BE REINFORCED WITH 2-10M BARS BOTH SIDES TO 8" BELOW OPENINGS, EXTENDING 1'-0" HORIZONTALLY BEYOND OPENING BOTH SIDES. WHERE BRICK IS USED OVER FOUNDATION WALL OPENINGS, REFER TO PLANS FOR LINTEL SIZE.

BEAM POCKETS TO HAVE 1/2" AIRSPACE AROUND END OF BEAM AND MINMUM 3 1/2" END BEARING.

ALL NON-BEARING STUD PARTITIONS AND FIRST RISER (IN BASEMENT) TO BE PLACED ON SILL GASKET

ALL "GRADING" SHOWN ON PLANS ARE ESTIMATE ONLY. CONTRACTOR TO CONFIRM EXISTING SITE GRADING TO DETERMINE IF FOUNDATION WALL HEIGHTS WILL REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.

PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED, REFER TO LOCAL BUILDING AUTHORITIES FOR APPROVAL.

ALL ABOVE GRADE MASONRY SHALL CONFORM TO SECTION 9:20 OF THE ONTARIO BUILDING CODE. REFER TO PLANS FOR STEEL LINTEL SIZES.

ALL FLASHINGS TO BE INSTALLED UP 8" BEHIND BUILDING WRAP AND BELOW BOTTOM COURSE OF BRICK WITH VERTICAL JOINTS RAKED CLEAN. WEEP HOLES @ 31" O.C. MAXIMUM.

### WOOD FRAMING NOTES

ALL FRAMING LUMBER TO THE SPECIFICATONS OF S.P.F. NO. 2 GRADE (KILN DRIED) OR BETTER AND IN CONFORMANCE WITH N.L.G.A. STANDARD GRADING RULES FOR CANADIAN LUMBER, UNLESS NOTED OTHERWISE. NON-GRADED LUMBER NOT ALLOWED EXCEPT IN CONSTRUCTION OF FARM BUILDINGS.

ALL WOOD COLUMNS IN FRAMED WALLS TO BE WELL NAILED INTO ADJACENT FRAMING TO RESIST LATERAL MOVEMENT.

ALL FLOOR JOIST SPANS TO HAVE BLOCKING @ 6'-11" O.C. MAX.

FLOOR JOISTS TO BE DOUBLED UNDER ALL PARALLEL NON-BEARING PARTITIONS OVER 6'-0" LONG. JOISTS MAY BE BLOCKED APART 4" @ 4'-0" O.C. TO ALLOW THE PASSAGE OF ANY DUCTING, PIPING OR ELECTRICAL ETC.

DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF BEARING STUD WALLS. ALL WOOD LINTELS AND BEAMS OF DOUBLE MEMBERS TO BE NAIL LAMINATED AS PER ONTARIO BUILDING CODE.

ALL WOOD LINTELS TO BE 2-2x10, UNLESS OTHERWISE NOTED.

DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE EXTERIOR STUDS TO INTERIOR PARTITIONS AND BEARING WALLS. REVIEW PLANS CLOSELY TO DETERMINE ACCURATELY THE LOCATION OF THE DIMENSIONS TO INTERIOR PARTITIONS OR BEARING WALLS. FACE OF EXTERIOR STUD WALL AND FOUNDATION WALL TO BE FLUSH. IF BRICK VENEER IS USED IN THE EXTERIOR WALL CONSTRUCTION, REFER TO PLANS AND SECTIONS FOR DIMENSIONING.

ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMPPROOFED WITH 45 lb FELT, 6 MIL POLY OR OTHER APPROVED CONSTRUCTION METHOD. SILL PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS @ MAXIMUM 4'-0" O.C. OR OTHER APPROVED CONSTRUCTION METHOD. EXTERIOR SILL PLATES TO BE LEVEL AND SEALED TO CONCRETE.

FOR ROOF TRUSS DESIGN, REFER TO ROOF TRUSS MANUFACTURER SPECIFICATIONS FOR ALL DESIGN CRITERIA AND REQUIRED ENGINEERING. PROVIDE BRACING IN ACCORDANCE WITH TRUSS MANUFACTURER.

### HEATING & PLUMBING NOTES

ALL HEATING AND PLUMBING LAYOUTS TO BE DESIGNED OR PROVIDED BY MECHANICAL DESIGNER OR CONTRACTOR AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

INSTALLATION OF ALL HEATING SYSTEMS (ELECTRIC, FORCED AIR ETC.) MUST COMPLY WITH MANUFACTURERS SPECIFICATIONS AND CONFORM WITH LOCAL BUILDING CODES AND REGULATIONS.

ALL GAS CONNECTIONS WILL REQUIRE SEPARATE PERMITS AND INSPECTIONS.

ALL FUEL BURNING APPLIANCES INCLUDING FIREPLACES, FURNACES AND STOVES TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR MAY REQUIRE SEPARATE PERMITS AND INSPECTIONS.

DRYER TO BE VENTED TO THE EXTERIOR.

PROVIDE STANDPIPES TO THE EXTERIOR AS REQUIRED TO PREVENT PLUMBING GAS ODOUR.

### ELECTRICAL NOTES

ALL ELECTRICAL LAYOUTS TO BE DETERMINED BY OWNER OR CONTRACTOR IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ELECTRICAL SAFETY AUTHORITY.

ALL ELECTRICAL ENGINEERING REQUIRED BY AUTHORITIES HAVING JURISDICTION TO BE PROVIDED BY THE OWNER UNLESS NOTED OTHERWISE.

SMOKE DETTECTORS, FIRE ALARMS AND CARBON MONOXIDE SENSORS TO BE INSTALLED AS PER O.B.C. COMPLIANCE

### FINISHING NOTES

5/8" TYPE 'X' (RECOMMENDED) GYPSUM BOARD (DRYWALL) TO BE APPLIED TO GARAGE SIDE OF WALL THAT SEPARATES GARAGE FROM MAIN RESIDENCE. WALL TO BE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES WITH ALL JOINTS TAPED AND SEALED.

ALL INTERIOR AND EXTERIOR FINISHING TO BE SPECIFIED BY OWNER. ANY FINISHING NOTED ON PLANS TO BE CONFIRMED BY OWNER. ALL INTERIOR AND EXTERIOR FINISHES TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS.

ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHERSTRIPPED AS PER MANUFACTURERS SPECIFICATIONS. DOORS FROM MAIN RESIDENCE TO GARAGE TO BE SAME AS NOTED ABOVE AND BE SELF CLOSING. ALL GLASS IN DOORS TO BE TEMPERED GLASS, UNLESS NOTED OTHERWISE.

CAULK OVER AND AROUND ALL EXTERIOR OPENINGS.

DRIP CAPS AND FLASHINGS TO BE INSTALLED OVER AND AROUND ALL EXTERIOR OPENINGS AS REQUIRED.

ALL FLOOR FINISHES, WALL FINISHES, MILLWORK FINISHES ETC. TO BE CONFIRMED BY OWNER.

### MISCELLANEOUS NOTES

PROVIDE FIRE STOPPING AT ALL OPENINGS WHERE DUCTING, PIPING ETC. PASS THROUGH FLOORS.

WINDOWS NOTED ON THESE DRAWINGS HAVE ONLY THE SIZE (WIDTH AND HEIGHT INDICATED ON THEM. ALL OTHER WINDOW OPTIONS ARE TO BE DETERMINED BY THE OWNER. ALL WINDOWS ARE TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

DOORS NOTED ON THESE DRAWINGS HAVE ONLY THE SIZE (WIDTH AND HEIGHT INDICATED ON THEM. ALL OTHER DOOR OPTIONS ARE TO BE DETERMINED BY THE OWNER. ALL DOORS ARE TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

FLOOR DRAINS SHALL BE INSTALLED WHERE GRAVITY DRAINAGE IS POSSIBLE (NOT TO FOUNDATION DRAINS)

LOT TO BE GRADED SO THAT SURFACE WATER WILL NOT ACCUMULATE AT OR NEAR BUILDING AND WILL NOT AFFECT ADJACENT PROPERTIES. AS PER 9.14.6 OF THE ONTARIO BUILDING CODE.

OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE TO BE FULL HEIGHT, UNLESS NOTED OTHERWISE.

## 3D VIEW



## SHEET LIST

SHEET #	SHEET NAME
01	WINDOW AND DOOR SCHEDULES
02	ASSEMBLIES AND DETAILS
A100	FOUNDATION
A101	BASEMENT
A102	FIRST FLOOR
A103	SECOND FLOOR
A104	ROOF
A200	SECTION
A300	FRONT ELEVATION
A301	REAR ELEVATION
A302	RIGHT ELEVATION
A303	LEFT ELEVATION

INFORMATION  
Committee of Adjustment  
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2025-06-26

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Ottawa, ON K1Y 0X2

PROJECT  
**HURON**  
PREPARED FOR  
Yana and Patrick McNairnay  
DRAWN BY  
LANE MACKENZIE

### DOCUMENT REVISIONS

No.	DATE	DESCRIPTION
1		

### DOCUMENT DATE

June 9, 2025

### DOCUMENT STATUS

Construction

COVER

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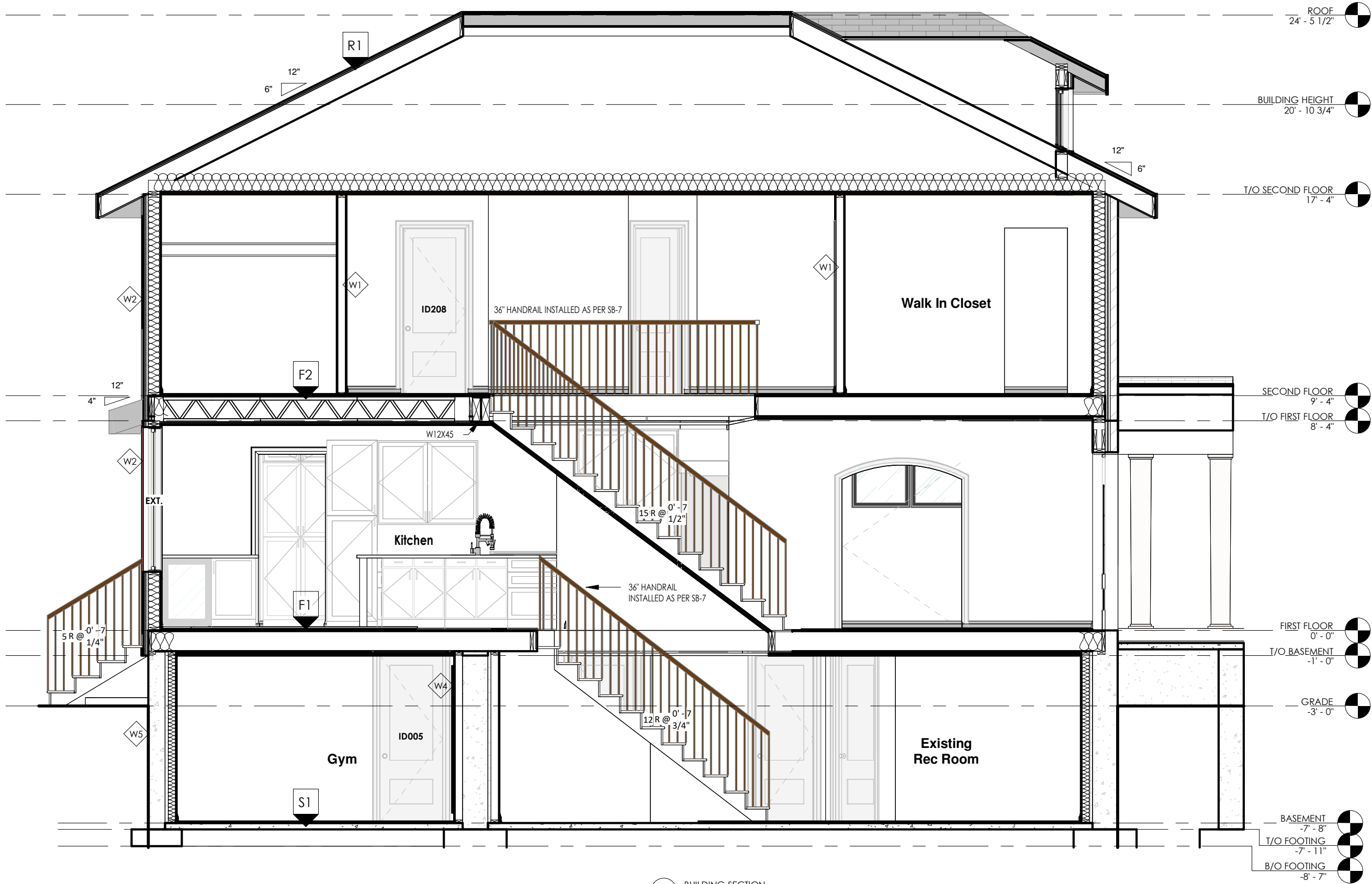
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Construction

SECTION

A200



1 BUILDING SECTION  
1/4" = 1'-0"

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





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

crossford

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FRONT ELEVATION

A300



SCALE:

1/4" = 1'-0"

crossford

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REAR ELEVATION

A301



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RIGHT ELEVATION

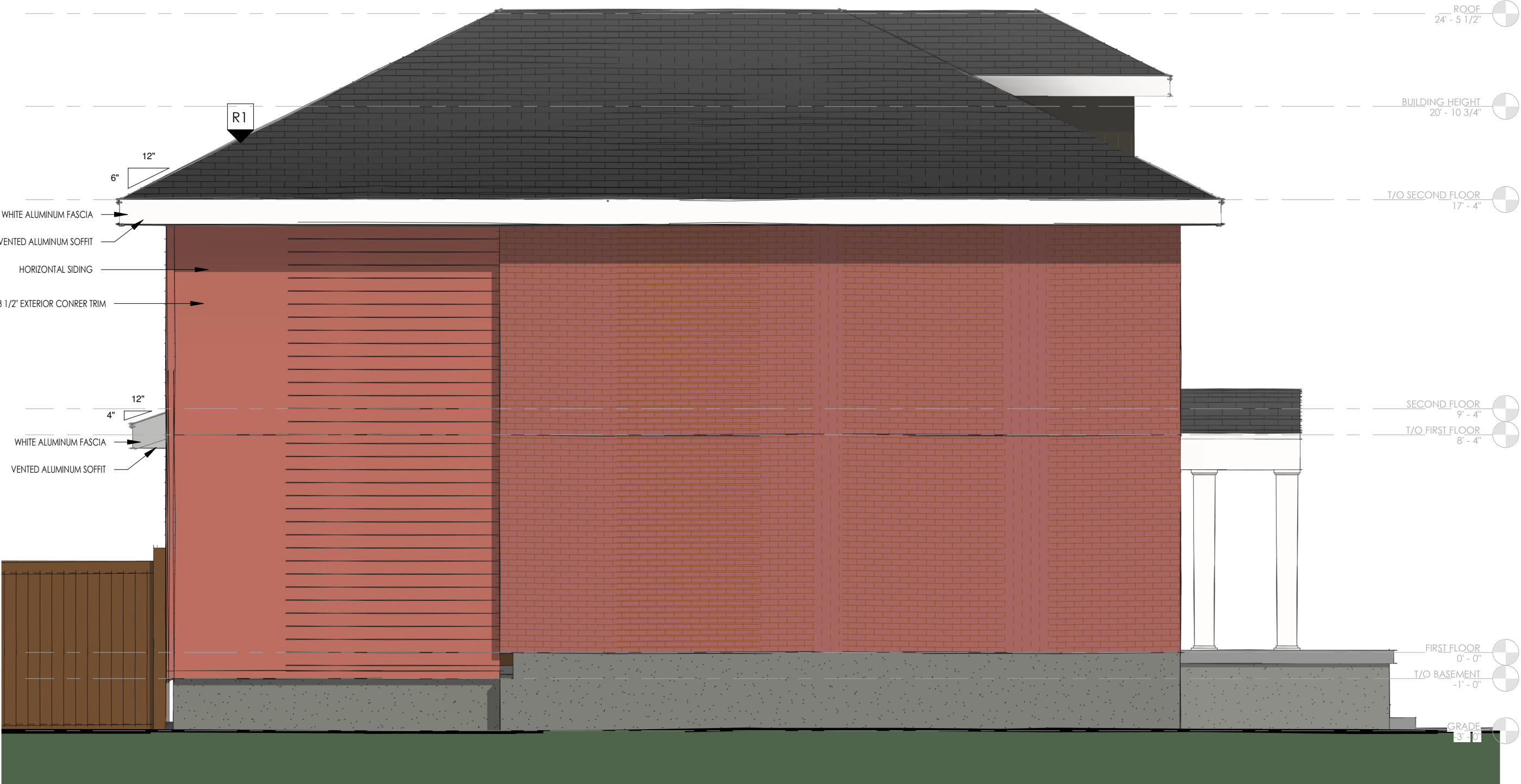
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LEFT ELEVATION

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