PLAN OF SURVEY OF
PART OF LOT 19
REGISTERED PLAN 301
CITY OF OTTAWA

MONUMENT-URSO SURVEYING LTD.

SCALE 1 : 150

6 4.5 3 1.5 0 3 6

METRIC

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

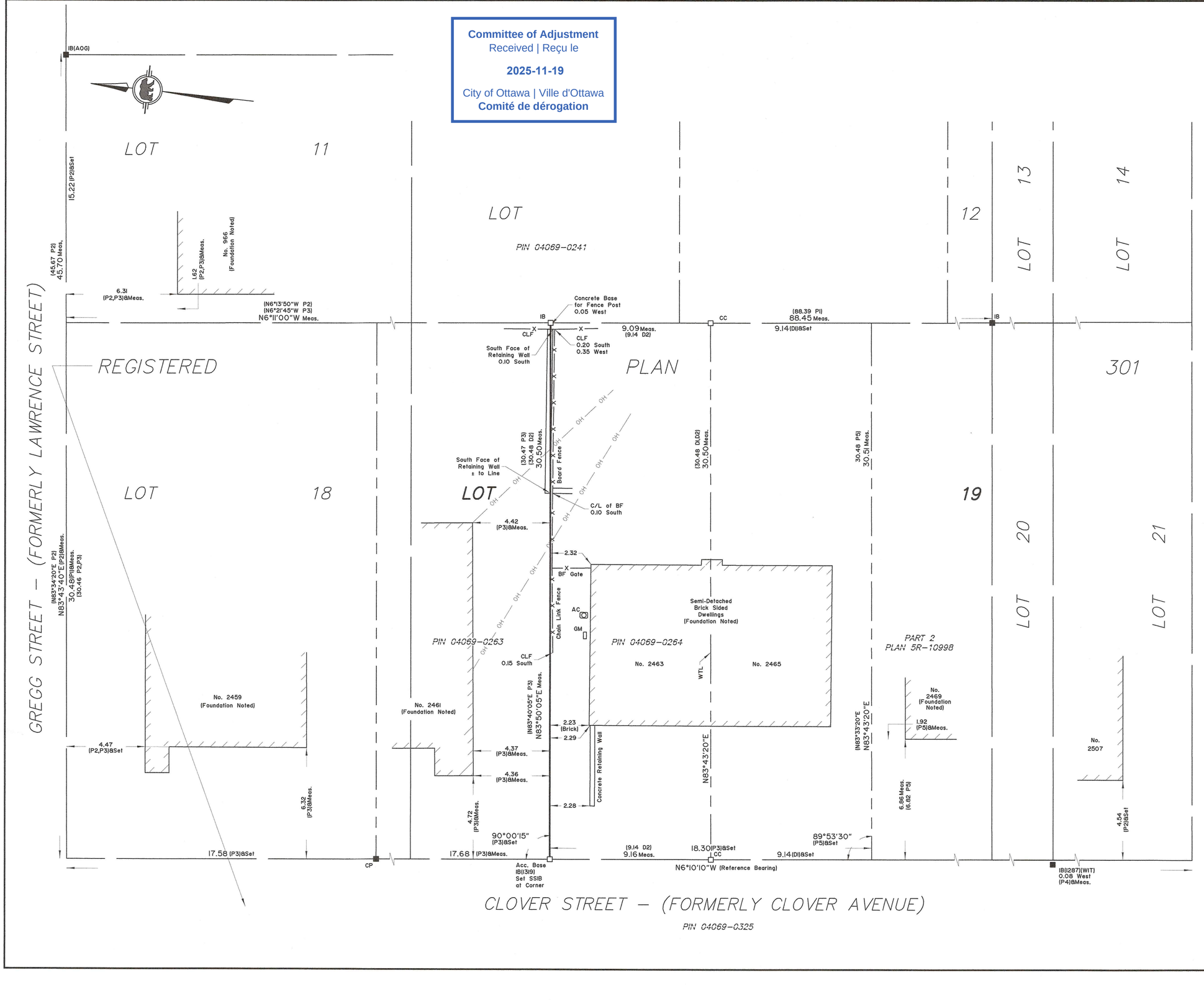
SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 21, 2023.

Aug 1/23
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
(WIT)	"	WITNESS
Meas.	"	MEASURED
(P1)	"	REGISTERED PLAN 301
(P2)	"	PLAN (AOG) DATED DEC 24, 1987
(P3)	"	PLAN (1319) DATED AUG 23, 1989
(P4)	"	PLAN (AOG) DATED MAY 25, 2023
(P5)	"	PLAN 5R-10998
(D1)	"	INST. OT50230
(D2)	"	INST. OT50231
WTL	"	CENTRELINE OF DIVISION WALL ± TO LINE
C/L	"	CENTRELINE
CLF	"	CHAIN LINK FENCE
BF	"	BOARD FENCE
—OH—	"	OVERHEAD WIRES

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-48454
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, Section 29(3).

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CLOVER STREET PER (P2) SHOWN HEREON HAVING A BEARING OF N6°10'10"W.

Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE, SUITE 203
OTTAWA, ON K2C 0P9
TEL: 613-800-1583

DRAWN: CS	FIELD: CS/FW	FILE No: R-7651 D1
PROCESSED: CS	CHECKED: CS	

GENERAL NOTES

GENERAL INFORMATION:

1. THE INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN DESIGNED AND ANALYZED IN ACCORDANCE TO DIVISION B - PART 9 (WITH COMPONENTS FALLING OUT OF PART 9 SCOPE DESIGNED TO PART 4) OF THE O.B.C. REG 332 / 24. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING FASTENING AND CONNECTION OF STRUCTURAL AND NON STRUCTURAL ELEMENTS MUST CONFORM TO SPECIFICATIONS, PROCEDURES AND GUIDELINES NOTED ON THIS DRAWING AND IN PART 9 OF THE O.B.C REG 332 / 24. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.

2. GUARD RAILS AND HAND RAILS SHALL BE DESIGNED AND CERTIFIED BY THE FABRICATOR'S PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IN ACCORDANCE
WITH THE LOADS PROVIDED IN ARTICLE 4.1.5.14 AND 3.4.6.4 (9) OF THE O.B.C REG 332 / 24.

3. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND 23 5/8" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE 0.B.C REG 332 / 24 OR BE CONSTRUCTED AS SET OUT IN O.B.C. REG 332 /24 SUPPLEMENTARY STANDARDS SB.7 (ARTICLE 9.6.6.2). FOR METAL GUARDS, SUPPLIER'S SHOP DRAWINGS ARE TO BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. REG 332 / 24 ARTICLE 4.1.10.1

4. DRAWINGS ARE NOT TO BE SCALED IN FIELD OR FROM ELECTRONIC FILES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. VERIFY ALL DISCREPANCIES
AND CONFLICTING INFORMATION ON DRAWINGS AND / OR SURVEY WITH ARCHITECT

5. STRUCTURAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENT AND SHALL BE USED IN CONJUNCTION WITH ALL REMAINING PARTS OF THE DOCUMENT. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS AND VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION. THE CONSULTANT SHALL BE NOTIFIED FOR ANY DISCREPANCIES

6. DESIGN REQUIREMENTS AS INDICATED ON BOTH THE SPECIFICATION AND DRAWINGS SHALL BE FOLLOWED ENTIRELY. WHERE COMPLIANCE WITH TWO OR MORE STANDARDS WITH CONFLICTING REQUIREMENTS IS SPECIFIED, NOTIFY THE CONSULTANT AND ENFORCE THE MOST STRINGENT REQUIREMENT.

7. SHOP DRAWINGS PREPARED BY CONTRACTORS, SUPPLIERS AND ETC. SHALL BE PROVIDED TO THE CONSULTANT FOR REVIEW. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE SIZES, LOCATIONS AND QUANTITIES OF ALL OPENINGS, SLEEVES, CHASES, ETC FROM ALL DISCIPLINES PRIOR TO FABRICATION OF STEEL OR PLACEMENT OF CONCRETE.

8. CONTRACTOR IS RESPONSIBLE, UNRELIEVED BY THE REVIEW OF SHOP DRAWINGS OR FIELD OBSERVATIONS BY OTHERS, FOR THE COMPLIANCE OF THE CONTRACT DOCUMENTS,
DIMENSIONS BETWEEN INDIVIDUALS OR SETS OF DRAWINGS, JOBSITE SAFETY AND CONSTRUCTION PROCEDURES, MEANS, METHODS, AND TECHNIQUES AND SEQUENCES.

9. STRUCTURAL STABILITY OF THE BUILDING RELIES ON THE FINISHED CONSTRUCTION WITH COMPLETED FRAMING, CONNECTIONS, WALLS AND FLOORS. TEMPORARY BRACING AND
SHORING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

10. TEMPORARY BRACING, SHORING, EARTH RETENTION SYSTEM, UNDERPINNING OR ANY WORK THAT MAY BE REQUIRED TO PROTECT THE EXITING SURROUNDING PROPERTIES, BUILDINGS, UTILITIES AND ETC. SHALL BE PROVIDED BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITOINS AND MEASUREMENTS AT THE SITE AND REPORT ANY DISCREPENCIES OR UNSATISFACTORY CONDITOINS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND / OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK

12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFECTS ON SURROUNDING EXISTING STRUCTURES FROM GROUND VIBRATIONS INDUCED BY THE CONSTRUCTION ACTIVITIES.

13. LOCATION OF ALL CONSTRUCTION AND / OR CONTROL JOINTS TO BE REVIEWED BY THE CONSULTANT

LUMBER NOTES:

1. ALL STRUCTURAL WOOD ELEMENTS SHALL HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.19 (INCLUDING SUPPLEMENT CAN / CSA 086/S1

2. STRUCTURAL LUMBER (EXCLUDING PRE-FABRICATED TRUSSES AND I TYPE JOISTS) TO BE #2 SPF OR BETTER AND MAX 19 % MC

3. STUDS FOR WALLS TO BE SPF #2 OR BETTER

4. BRIDGING TO WOOD TRUSSES MUST BE CLEARLY INDICATED ON TRUSS ERECTION DRAWINGS AND BRACE POINTS MARKED ON RELEVANT TRUSS MEMBERS

5. EXCEPT WHERE OTHERWISE SPECIFIED, NAILING SHALL CONFORM TO TABLES 9.23.3.4 AND 9.23.3.5 OF THE ONTARIO BUILDING CODE

6. WOOD TRUSSES AND ENGINEERED WOOD JOISTS SHALL CONFORM TO CSA 086 INCLUDING SUPPLEMENT CAN / CSA 086 AND SHALL BE DESIGNED FOR THE LIVE AND DEAD LOADS INDICATED ON THE STRUCTURAL DRAWINGS.

7. PLYWOOD, WAFERBOARD, STRANDBOARD SHEATHING ATTACHED TO
7.1. JOISTS SHALL BE FASTENED WITH 2" COMMON NAILS @ 6" C/C AT EDGES OF SHEATHING, AND 12" C/C ELSEWHERE U.N.0.
7.2. ROOF FRAMING: SEE ROOF SHEATHING FASTENING SCHEDULE
7.3. STUDS: SHALL BE FASTENED WITH 2" COMMON NAILS @ 6" C/C AT EDGES OF SHEATHING, AND 12" C/C ELSEWHERE U.N.0.

8. NO STRUCTURAL MEMBER IS TO BE NOTCHED UNLESS APPROVED BY THE STRUCTURAL ENGINEER

9. BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE OF CANADA. ANCHORAGE OF BRACING MEMBERS
SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

10. WOOD TRUSSES MUST BE DESIGNED FOR THE LOADS INDICATED ON THE STRUCTURAL DRAWINGS. USE OF LOADS OTHER THAN THOSE SPECIFIED MUST BE AUTHORIZED BY THE
STRUCTURAL ENGINEER.

11. PROVIDE EDGE SUPPORT FOR SHEATHING CONSISTING OF NOT LESS THAN 1 1/2" X 1 1/2" BLOCKING SECURELY NAILED BETWEEN FRAMING MEMBERS OR TONGUE AND GROOVE EDGE JOINT.

12. WOOD TRUSS CONNECTIONS TO SUPPORTING MEMBERS SHALL PROVIDE ADEQUATE RESISTANCE AGAINST UPLIFT FORCES AND SHALL PROVIDE LATERAL RESTRAINT TO THE SUPPORT. SUCH CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

13. TRUSSES MUST BE DESIGNED FOR THE BEARING LENGTHS AVAILABLE ON WALLS, LINTELS AND BEAMS INDICATED ON THE STRUCTURAL DRAWINGS.

14. SUBMIT SHOP DRAWINGS OF ALL WOOD TRUSSES INDICATING DESIGN LOADS, BEARING LENGTHS, AND ARRANGEMENT OF WEBS. SHOP DRAWINGS MUST ALSO INCLUDE AN ERECTION DIAGRAM SHOWING LOCATION AND MARKS OF TRUSSES, SPACING, BRIDGING, BRACING, AND ANCHORAGE OF THE BRACING AND BRIDGING. LOADS MUST BE CLEARLY INDICATED ON THE ERECTION DRAWINGS INCLUDING SNOW ACCUMULATIONS AND CONCENTRATED LOADS FROM CONVENTIONAL FRAMING MEMBERS WHICH ARE SUPPORTED ON THE TRUSSES. ERECTION DRAWINGS MUST SHOW THE BEARING CONDITIONS FOR THE TRUSSES, INCLUDING METAL HANGERS WHERE REQUIRED. ALL SHOP DRAWINGS, INCLUDING ERECTION DIAGRAMS MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO.

15. CONNECTIONS OF WOOD TRUSSES TO ONE ANOTHER AND CONNECTIONS BETWEEN WOOD TRUSSES AND OTHER STRUCTURAL MEMBERS SUPPORTED BY THE TRUSSES ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE CLEARLY DETAILED ON THE SHOP DRAWINGS.
15.1. SPECIFIC PURPOSE CONNECTORS (HURRICANE CLIPS) ARE REQUIRED AT ALL TRUSS - TO - PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.

16. TRUSSES ARE TO BE DESIGNED FOR UNBALANCED LOADING ACCORDING TO OBC 4.1.6.3, ALL LOAD VALUES USED MUST BE CLEARLY INDICATED ON THE SHOP DRAWINGS.

17. WALL PLATES IN STUD WALLS SHALL CONFORM TO CLAUSE 9.23.11 OF THE ONTARIO BUILDING CODE

18. PROVIDE WOOD NAILERS ON TOP FLANGE OF STEEL BEAMS WHERE REQUIRED. NAILER WIDTH SHALL MATCH WIDTH OF TOP FLANGE. FASTEN TO BEAM FLANGES WITH 1/2" Ø ASTM
A307 BOLTS @ 24" C/C IN A STAGGERED PATTERN, OR RAM SET.

19. MULTIPLE PLY LAMINATED VENEER LUMBER BEAMS SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTION. DO NOT CUT OR NOTCH UNLESS APPROVED BY A QUALIFIED PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO

20. THE DESIGN OF THE LATERAL BRACING FOR PRE-FABRICATED ROOF TRUSSES WEB MEMBERS AND ITS ANCHORAGE IS THE SOLE RESPONSIBILITY OF THE TRUSS SUPPLIER, SHOP DRAWINGS, STAMPED BY A PROFESSIONAL ENGINEER, INDICATING ALL LATERAL BRACING REQUIREMENTS SHALL BE SUBMITTED FOR REVIEW, AT THE ROOF TRUSS

21. ALL LOAD BEARING WOOD STUDS SHALL BE SHEATHED OR TEMPORARILY LATERALLY BRACED @ 24" C/C VERTICALLY PRIOR TO SUPPORTING ANY SUPERIMPOSED CONSTRUCTION LOADS

22. 2-PLY AND 3-PLY CONVENTIONAL BEAMS TO BE ATTACHED TOGETHER USING 3" LONG 10d SPIRAL NAILS @ 12" C/C IN 2, 3 AND 4 ROWS FOR 2 X 6, 2 X 8 AND 2 X 10 AND DEEPER
BEAMS RESPECTFULLY. NAILS TO BE DRIVEN FROM BOTH SIDES IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE.

Avid.
Structral
Engineering Ltd.

2463 Clover St
Ottawa, Ontario

PROJECT:

TITLE:
General Notes

REVISIONS:

DATE:	DESCRIPTION:	BY:
18/07/2025	ISSUED FOR PERMIT	SK

LICENSED PROFESSIONAL ENGINEER
S. KHOSRAVI
100546580
07/21/2025
PROVINCE OF ONTARIO

THE ENGINEERS SEAL PERTAINS ONLY TO THE STRUCTURAL PORTION OF THESE DRAWINGS.

PROJECT NO: 2505003	SCALE: AS SHOWN
SHEET NO: 1	SIZE: A2
DWN:	DOC NO: 01
CHECKED:	

GENERAL NOTES

23. 2-PLY AND 3-PLY DROPPED LVL BEAMS TO BE ATTACHED TOGETHER USING 3 1/2" SPIRAL WIRE NAILS @ 12" C/C IN (3) ROWS FOR 9 1/2" - 14" DEEP BEAMS AND (4) ROWS FOR 16" - 18" DEEP BEAMS, NAILS TO BE DRIVEN FROM BOTH SIDES IN A STAGGERED PATTERN. 4- PLY LVL BEAMS TO BE ATTACHED TOGETHER USING (2) ROWS OF 6" LONG SSDS SCREWS @24" C/C ON BOTH SIDES STAGGERED 12" BETWEEN OPPOSITE SIDES.

24. ALL BEARING WALL ARE TO HAVE HORIZONTAL BLOCKING AT MID-HEIGHT

25. ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT POINTS OF BEARING

26. WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST 3/4" OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF A BUILT
UP MEMBER ALONG THE LENGTH

27. EXPOSED DOUGLAS FIR STRUCTURE SHALL BE CLEAR GRADE. PROVIDE PROTECTION OF EXPOSED WOOD STRUCTURE FROM SUN, RAIN AND DAMAGE DURING CONSTRUCTION

28. PROVIDE WALL STUD REINFORCEMENT AS PER 9.5.2.3

CONCRETE NOTES:

1. THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS)
1.1. CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION: CAN CSA 23.1-24/ A23.2-24
1.2. METHODS OF TEST FOR CONCRETE: CAN / CSA 23.1
1.3. BILLET STEEL BARS FOR CONCRETE REINFORCEMENT: Fy = 400 MPa TO CSA G30.18
1.4. QUALIFICATION CODES FOR TESTING LABORATORIES: CAN / CSA A283
1.5. AIR ENTRAINING ADMIXTURES FOR CONCRTE: CAN3-266.1-M78
1.6. CHEMICAL ADMIXTURES FOR CONCRTEE: CAN3-266.2-M78
1.7. GUIDELINES FOR THE USE OF ADMIXTURES IN CONCRETE: CAN3-266.4-M78

2. CAST-IN-PLACE CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES WITH MAX. W/C RATIO OF .45 SEE TABLE FOR REQUIRED CONCRETE 28 DAY STRENGTHS.

3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE 4% TO 6% AIR- ENTRAINED

4. CONCRETE COVER CLEAR TO REINFORCING SHALL BE FOR THE UNDERSIDE OF:
FOOTINGS: 75 mm
SLABS: 25 mm
WALLS: 40 mm
ELEVATED SLABS: 25 mm

5. CONCRETE PADS OF 4" THICK OR LESS SHALL BE REINFORCED WITH 6 X 6 X 10GA WWF UNLESS OTHERWISE NOTED

6. REINFORCING STEEL REBAR SHALL NOT BE CUT, MOVED OR INTERRUPTED FOR ANY SLEEVES, PENETRATIONS OR BLOCKOUTS IN THE CONCRETE WALLS OR ELEVATED SLABS
UNLESS NOTED OTHERWISE

7. CONTRACTOR TO PROVIDE POUR SCHEDULE AND LOCATIONS OF POUR BREAKS (IF ANY) TO ENGINEER FOR REVIEW AND COMMENT PRIOR TO BEGINNING WORK
7.1. AT ALL CONSTRUCTION JOINTS ENSURE WATERSTOP AND SHEAR KEY IS PROVIDED
7.2. CONTRACTOR TO HIRE 3rd PARTY INSPECTION AND TESTING COMPANY FOR CONCRETE TESTING PER CSA STANDARDS NOTED ABOVE PRIOR TO BEGINNING WORK.

FOOTINGS:

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH 75 kPa MINIMUM ALLOWABLE BEARING STRENGTH SHOULD A GEOTECH REPORT NOT BE AVAILABLE.

2. PROTECT SOIL FOR FREEZING, ADJACENT TO AND BELOW ALL FOOTINGS

3. ALL FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE

4. BEARING SURFACES MUST BE APPROVED BY THE SOILS ENGINEER IMMEDICATELY BEFORE FOOTING CONCRETE IS PLACED. TLC IS NOT RESPONSIBLE FOR CONFIRMING BEARING CAPACITIES OF SOILS

EXCAVATION AND BACKFILL

1. REFER TO GEOTECHNICAL REPORT.

2. UNLESS ADEQUATE TEMPORARY BRACING ARE IN PLACE, BACKFILLING AND COMPACTION OF SOIL AGAINST FOUNDATION WALLS SHALL NOT BE PERFORMED UNTIL THE FLOOR THAT PROVIDE LATERAL STABILITY TO THE WALLS HAVE BEEN INSTALLED.

3. IN AREAS WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A WALL BACKFILLING SHALL BE PERFORMED ON BOTH SIDES SIMULTANEOUSLY AT SIMILAR HEIGHTS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF THE STRUCTURE

4. FOUNDATIONS SHALL BE BACKFILLED AS SOON AS PRACTICALLY FEASIBLE TO PREVENT EXCESSIVE MOISTURE INFILTRATION AND / OR FROST-HEAVE ACTION.

5. CONTRACTOR TO CONSULT WITH MECHANICAL / GEOTECHNICAL ENGINEER FOR SPECIAL GRAVEL FILL THAT MAY BE REQUIRED FOR DRAINAGE SYSTEM.

6. PROTECT SUB-GRADE FROM FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION

7. BACKFILL TO WITHIN 200 MM OF UNDERSIDE OF SLAB WITH GRANULAR TYPE "A" IN LAYERS UP TO 12" THICK, COMPACTED TO MINIMUM 95%SPMDD OR AS PER GEOTECHNICAL REPORT

8. FINAL 200 MM UNDER SLAB TO BE GRANULAR TYPE "A" COMPACTED TO MINIMUM 100% SPMDD OR AS PER GEOTECHNICAL REPORT.

9.. RE-USE OF EXCAVATED GRANULAR MATERIAL IS SUBJECT TO APPROVAL OF GEOTECHNICAL CONSULTANT

FOUNDATION:

1. CONTRACTOR SHALL EMPLOY APPROVED DEWATERING METHODS TO MAINTAIN THE SITE AT AN APPROPRIATE CONDITION FOR CONSTRUCTION.

2. EXCAVATIONS SHALL BE PERFORMED WITH ALL PROVINCIAL AND MUNICIPAL REQUIREMENTS.

3. ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED NATIVE SOIL OR BEDROCK WITH A MINIMUM ALLOWABLE BEARING VALUE OR OF (1500PSF) 75 kPa

4. PROVIDE MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR EXTERIOR FOOTINGS, CONSULT GEOTECHNICAL ENGINEER FOR INSULATION REQUIREMENTS IN LIEU OF COVER

5 CONTRACTOR SHALL PROVIDE PROTECTION TO NEW AND EXISTING UTILITIES DURING EXCAVATION TO PREVENT SETTLEMENT, DISPLACEMENT AND / OR DISRUPTION TO THE SERVICE

7. ALL FOUNDATION EXCAVATION SHALL BE CLEAN, DRY AND FREE OF ICE, FROST AND STANDING WATER PRIOR TO CONCRETE PLACEMENT. RE-APPROVAL OF THE SUBGRADE ILL BE REQUIRED IF THE EXCAVATED AREA HAS EXPERIENCED SATURATION OR FLOODING AFTER APPROVAL.

8. REFER TO NOTE FOR PROTECTION OF ADJACENT FOOTINGS.

9. PROVIDE DOWELS FROM FOOTINGS TO MATCH VERTICAL REINFORCING OF WALLS AND PIERS UNLESS OTHERWISE NOTED

10. UNLESS OTHERWISE NOTED, FOOTINGS AND PIERS ARE TO BE CONCENTRIC WITH COLUMN GRID LINES.

TEMPORARY WORKS

1. TEMPORARY WORKS SHALL BE DESIGNED TO SUPPORT ALL ANTICIPATED LOADS

2. THE TEMPORARY WORKS SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT THE WORK CAN BE PROPERLY AND SAFELY CONSTRUCTED AS REQUIRED BY THE SEALED STRUCTURAL DRAWINGS.

3. SUFFICIENT CLEARANCES SHALL BE PROVIDED BY THE TEMPORARY WORKS TO PERMIT ALL REQUIRED CONSTRUCTION ACTIVITIES TO PROCEED UNHINDERED

4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, SUPPLY AND CONSTRUCTION OF ALL TEMPORARY WORKS.

5. MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURE PLUMB AND IN THE TRUE ALIGNMENT AT ALL PAHSES OF WORK UNTIL COMPLETION (INCLUDING MASONRY WALLS, FLOOR AND ROOF DECKS, ETC). ANY BRACING COMPONENTS SHOWN ON THE PLANS ARE THOSE REQUIRED FOR THE COMPLETED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION
PURPOSES

6. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN, ERECTION, OPERATION, MAINTENANCE AND REMOVAL OF TEMPORARY SUPPORTS, TEMPORARY BRACINGS, SHORING SYSTEM AND FACILITIES AND THE DESIGN AND EXECUTION OF CONSTRUCTION METHODS REQUIRED IN THEIR USE

7. THE CONTRACTOR SHALL ENGAGE AND PAY FOR REGISTERED PROFESSIONAL ENGINEERING PERSONNEL SKILLED IN THE APPROPRIATE DISCIPLINES TO PERFORM THOSE FUNCTIONS REFERRED TO IN PARAGRAPH ABOVE OR AND IN ALL CASES WHERE SUCH TEMPORARY SUPPORTS, STRUCTURES, AND FACILITIES AND THEIR METHOD OF CONSTRUCTION ARE OF SUCH A NATURE THAT PROFESSIONAL ENGINEERING SKILL IS REQUIRED TO PRODUCE SAFE AND SATISFACTORY RESULTS. DESIGN OF SUCH SYSTEMS SHALL BE DONE BY A DESIGN PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO

Avid.
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2463 Clover St
Ottawa, Ontario

PROJECT:

TITLE:
General Notes

REVISIONS:

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LICENSED PROFESSIONAL ENGINEER
S. KHOSRAVI
100546580
07/21/2025
PROVINCE OF ONTARIO

THE ENGINEERS SEAL PERTAINS ONLY TO THE STRUCTURAL PORTION OF THESE DRAWINGS.

PROJECT NO: 2505003	SCALE: AS SHOWN
SHEET NO: 2	SIZE: A2
DWN:	DOC NO: 01
CHECKED:	

GENERAL NOTES

REINFORCING STEEL:

1. SPACING OF REBARS SHALL BE APPROXIMATELY UNIFORM WITHIN THE CORRESPONDING STRIPS. DO NOT ELIMINATE OR DISPLACE REINFORCING TO ACCOMODATE HARDWARE. IF INSERTS CAN NOT BE LOCATED AS SPECIFIED OBTAIN APPROVAL OF ALL MODIFICATIONS FROM THE CONSULTANT

2. WWF SHALL OVERLAP 2 FULL MESH PANELS AND BE MECHANICALLY TIED IN AREAS WHERE LAPPING IS REQUIRED.

3. DOWELS SHALL MATCH THE SIZE, SPACING AND QUANTITY OF THE MAIN REINFORCING STEEL REBAR UNLESS NOTED OTHERWISE

4. WELDING OF REBAR IS NOT PERMITTED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS. REBAR WELDING SHALL CONFORM TO LOCAL STANDARDS.

5. TENSION LAPS TO BE IN ACCORDANCE WITH THE REQUIREMENT OF CAN C-A23.3 LATEST EDITION. ALL OTHER LAPS AND EMBEDMENT OF DOWELS
SHALL BE 24 BAR DIAMETERS BUT NOT LESS THAN 600 mm IF NOT SPECIFIED OTHERWISE. SEE TABLE BELOW

6. DETAIL, BEND, SUPPORT AND PLACE REINFORCING STEEL TO CONFORM WITH R.S.I.O MANUAL OF STANDARD PRACTICE U/N

STRUCTURAL STEEL:

THE DESIGN OF STRUCTURAL STEEL IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
1.1 GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL: CAN / CSA G40.21
1.2 STRUCTURAL QUALITY STEELS: CAN / CSA G40.20/G40.21
1.3 LIMIT STATES DESIGN OF STEEL STRUCTURES: CAN3-S16.9
1.4 CERTIFICATION COMPANIES FOR FUSION WELDING AND FABRICATION OF STEEL STRUCTURES: CSA-W47.1-19
1.5 ELECTRODE STANDARDS: CSA-W48.7 (LATEST)
1.6 WELDED STEEL CONSTRUCTION (METAL ARC WELDING): CSA-W59-2018

STRUCTURAL STEEL SHALL COMPLY WITH CAN-CSA S16.14-M01 UNLESS NOTED OTHERWISE

ITEM	APPLICABLE SPECIFICATION
ROLLED SECTIONS	G40.21-13 -350W
HSS (TUBE) SECTIONS	G40.21-13 -350W (CLASS H)
CONNECTOR BOLTS	A325 (BEARING TYPE)
ANCHOR BOLTS	A307

61. ALL STEEL WORK SHALL BE GIVEN A ONE COAT OF APPROVED PRIMER.
2. ALL EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITIVE PAINT.
3. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
4. ALL SHOP CONNECTIONS TO BE WELDED. ALL FIELD CONNECTIONS SHALL WELDED OR BOLTED, USING HIGH TENSILE BOLTS BEARING TYP. PROVIDE MINIMUM 1/4" FILLET WELD ALL AROUND AT ALL STEEL TO STEEL CONNECTIONS TYPICAL UNLESS INDICATED OTHERWISE. FIELD AND SHOP CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED (ASTM STANDARD A325)

5. PROVIDE MINIMUM 1/2" (35 MPa) THICK NON-SHRINK GROUT BELOW COLUMN BASEPLATES - TYPICAL
6. CONTRACTOR TO HIRE 3rd PARTY INSPECTION AND TESTING COMPANY TO INSPECT BOLTS, WELDS, SECTION SIZES, AND ERECTION OF STEEL PER LATEST CSA STANDARDS.

FABRICATION AND DETAILING:

1. FABRICATION, ERECTION, STRUCTURAL DESIGN, AND DETAILING OF ALLSTEEL SHALL BE IN ACCORDANCE WITH CSA S16.

1.1 FILLET WELDS SHALL BE 5 mm MINIMUM UNLESS NOTED OTHERWISE.

1.2 BOLTS SHALL BE 3/4" MINIMUM A325 UNLESS NOTED OTHERWISE.

1.4 BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS IN EACH CONNECTED PIECE AND BE DESIGNED AS BEARING CONNECTIONS, U.N.O.

1.5 IN ADDITION TO ALL OTHER CRITERIA SPECIFIED IN ASTM F1554, ALL HOOKED ANCHOR RODS IN CONCRETE SHALL BE MANUFACTURED WITH A MINIMUM INSIDE BEND RADIUS OF 3 TIMES THE ROD DIAMETER, UNLESS NOTED OTHERWISE.

1.6 ALL WELDED HEADED STUDS AND WELDED DEFORMED BAR ANCHORS SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS OR SHOP FILLET WELDED TO DEVELOP THE TENSILE FACTORED RESISTANCE OF THE BAR. ANY FIELD FILLET WELDED DEFORMED BARS OR STUDS WILL BE REJECTED. SEE PLANS, SECTIONS, DETAILS, AND SCHEDULES FOR LOCATIONS ETC., THE CONTRACTOR SHALL CO-ORDINATE THE DESIGN, SUPPLY, AND INSTALLATION OF ALL STUDS AND ANCHORS, INCLUDING, BUT NOT LIMITED TO STUDS AND DEFORMED BAR ANCHORS ON COMPOSITE BEAMS, DRAG STRUTS, EMBEDDED PLATES, ETC.

1.7 UNLESS NOTED OTHERWISE, COLUMN CAP PLATES SHALL BE 16 mm THICK AND COLUMN BASE PLATES SHALL BE 20 mm MINIMUM THICK.

1.8 PROVIDE 6 mm CAP PLATES FOR ALL HSS MEMBERS U.N.O.

1.9 CONNECTION DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE ALTERED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL FROM TLC LTD.

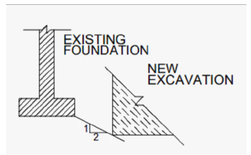
1.10 UNLESS NOTED OTHERWISE ON THE PLANS, REFER TO THE DETAILS IN THE GENERAL NOTES FOR FRAMING FOR SUPPORT OF ROOF TOP MECHANICAL EQUIPMENT.

1.11 ALL STRUCTURAL STEEL OUTSIDE OF THE BUILDING ENVELOPE TO BE HOT-DIP GALVANIZED UNLESS NOTED OTHERWISE.

1.12 DESIGN DRAWINGS INCLUDE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. SEE ALSO ARCHITECTURAL DRAWINGS FOR ROOF AND FLOOR ELEVATIONS, ROOF SLOPES, EDGE DETAILS, AND ADDITIONAL DIMENSIONS AND DETAILS. WHERE ELEVATIONS, ROOF SLOPES, ETC., ARE SHOWN ON THE STRUCTURAL DRAWINGS, THEY MUST BE CONFIRMED WITH THE ARCHITECTURAL DRAWINGS.

PROTECTION OF ADJACENT FOUNDATION:

1. PROTECT LATERAL STABILITY OF BEARING STRATA UNLESS NOTED
2. UNLESS OTHERWISE NOTED IN GEOTECHNICAL REPORT DO NOT EXCAVATE BELOW A LINE
EXTENDING DOWNWARD FROM ANY BEARING STRATA AT A SLOPE OF 1 VERTICAL AND 2HORIZONTAL.
3. ADJUST FOOTING AND TRENCH ELEVATIONS TO MEET THIS REQUIREMENT (SEE DIAGRAM).



COLD FORMED STRUCTURAL STEEL FRAMING:

1. COLD FORMED STEEL FRAMING TO CONFORM TO CAN/CSA 136-16 COLD FORMED STEEL STRUCTURAL MEMBERS.

2. THESE DRAWINGS INDICATE PRIMARY STRUCTURAL METAL STUD FRAMING ELEMENTS - INCLUDING STUD AND JOIST SIZES AND SPACING, GRAVITY LOAD BEARING AND EXTERIOR WIND BEARING WALLS.

3. CONTRACTOR IS RESPONSIBLE FOR DETAILED DESIGN OF ALL COMPONENTS, ASSEMBLIES, DETAILS AND CONNECTIONS (INCLUDING FLOOR AND CEILING TRACKS, BRIDGING, CLIPS AND ACCESSORIES, FASTENINGS AND ALL OTHER COMPONENTS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012 AND CSA 136 TO RESIST FORCES AND MOMENTS INDICATED ON THE STRUCTURAL DRAWINGS AND IN THE SPECIFICATIONS.

4. STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-S136 AND SHALL BE IDENTIFIED AS THE SPECIFICATION, GRADE, MECHANICAL PROPERTIES AND COATING TYPE AND THICKNESS.

5. MINIMUM YIELD STRENGTH OF STEEL SHALL BE AS FOLLOWS.

5.1. MINIMUM THICKNESS UP TO 1.146 mm (43MILS): 230 MPA
5.2. MINIMUM THICKNESS OVER 1.146 (43 MILS): 345 MPA

6. METAL STUD FRAMING ELEMENTS ARE DESIGNATED IN ACCORDANCE TO THE BAILEY PRODUCT GUIDES.

7. PROVIDE BRIDGING AT THE FOLLOWING MAXIMUM SPACINGS, SPACED AT EQUAL INTERVALS OVER THE LENGTH OF MEMBER?

7.1. WIND BEARING STUDS: 5'-0" MAX
7.2. AXIAL LOAD BEARING STUDS: 4'-0" MAX
7.3. JOISTS: 7'-0" MAX

8. PROVIDE 40mm STUD OR FURRING CHANNEL SECURED BETWEEN STUDS FOR ATTACHMENT OF FIXTURES INCLUDING LAVATORY BASINS, GRAB BARS, TOWEL RAILS, ELECTRICAL BOXES, ETC.

9. TOUCH UP WELDS WITH ZINC RICH PRIMER.

10. COMPONENTS SHALL BE GALVANIZED AT LOCATIONS EXPOSED TO WEATHER.

11. ALL CONNECTIONS SHALL BE SCREWED OR WELDED. POWDER DRIVEN FASTENERS ARE NOT ACCEPTABLE FOR ANY STRUCTURAL APPLICATION.

Avid.
Structral
Engineering Ltd.

2463 Clover St
Ottawa, Ontario

PROJECT:

TITLE:
General Notes

REVISIONS:

DATE:	DESCRIPTION:	BY:
18/07/2025	ISSUED FOR PERMIT	SK

LICENSED PROFESSIONAL ENGINEER
S. KHOSRAVI
100546580
07/21/2025
PROVINCE OF ONTARIO

THE ENGINEERS SEAL PERTAINS ONLY TO THE STRUCTURAL PORTION OF THESE DRAWINGS.

PROJECT NO: 2505003	SCALE: AS SHOWN
SHEET NO: 3	SIZE: A2
DWN:	DOC NO: 01
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GENERAL NOTES

12. MEMBER WEB OPENINGS SHALL BE POSITIONED MINIMUM 10" FROM CONNECTIONS.

13. AT WALL LOCATIONS WHERE MULTIPLE STUDS ARE REQUIRED TO SUPPORT VERTICAL LOADS, A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO SUPPORT THOSE LOADS THROUGH THE STRUCTURE INCLUSIVE OF THE FLOOR SYSTEM TO THE FOUNDATIONS. THIS MAY BE ACCOMPLISHED THROUGH THE USE OF BEAMS, HEADERS, BLOCKING, STIFFENERS OR OTHER APPROPRIATE MEANS BASED ON LOCATION AND DETAILING CONSIDERATIONS.

14. OSB OR PLYWOOD SHEATHING SHALL BE ATTACHED TO LIGHT GAGE FRAMING USING #10 TEK SCREWS @ 16" C/C. THE SCREWS SHALL BE OF SUFFICIENT LENGTH TO PENETRATE THROUGH THE COLD-FORMED STEEL FRAMING MEMBER BY AT LEAST (3) EXPOSED THREADS. ALL SCREWS SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 WHEN SHEATHING IS PRESSURE TREATED OR FIRE RETARDANT TREATED.

SHOP DRAWINGS:

1. SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL WORK AND ANY WORK AFFECTING THE STRUCTURE TO THE ENGINEER TO OBTAIN APPROVAL PRIOR TO PROCEEDING TO FABRICATION.

2. EACH OF THE FOLLOWING SHOP DRAWINGS MUST BEAR THE SIGNATURE OF A QUALIFIED ENGINEER LICENSED IN THE PROVINCE OF ONTARIO:

2.1. DRAWINGS FOR TEMPORARY WORK
2.2. DRAWINGS FOR ANY STRUCTURAL STEEL CONNECTIONS DESIGNED BY THE CONTRACTORS SUPPLIERS
2.3. TRUSS ENGINEERING DRAWINGS
2.4. REBAR SHOP DRAWINGS
2.5. PRE-ENGINEERING BUILDING SHOP DRAWINGS

3. EVERY SHOP DRAWING AND BAR LIST MUST BE CHECKED IN THE DETAILING OFFICE BEFORE BEING ISSUED FOR REVIEW BY THE CONSULTANT. SHEETS THAT ARE NOT SIGNED BY A CHECKER WILL NOT BE REVIEWED.

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Ottawa, Ontario

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PROJECT NO: 2505003	SCALE: AS SHOWN
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DWN:	DOC NO: 01
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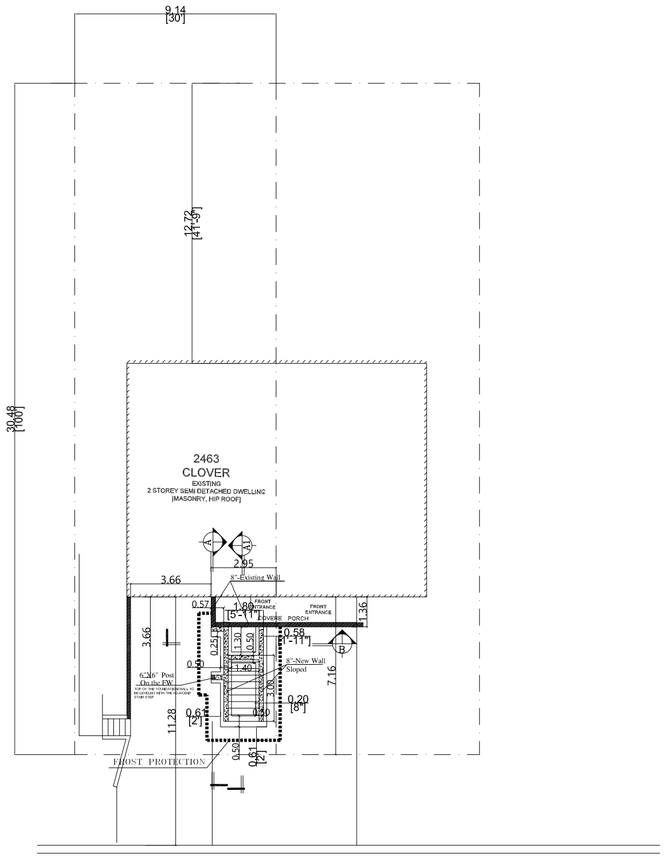
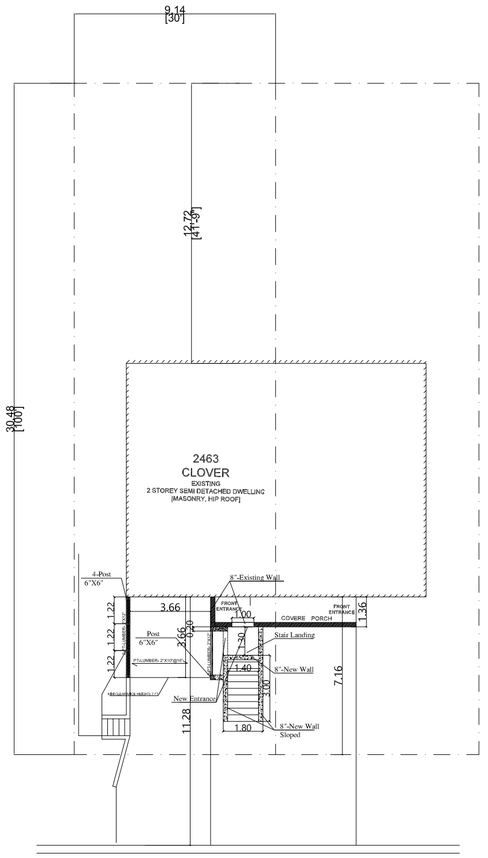


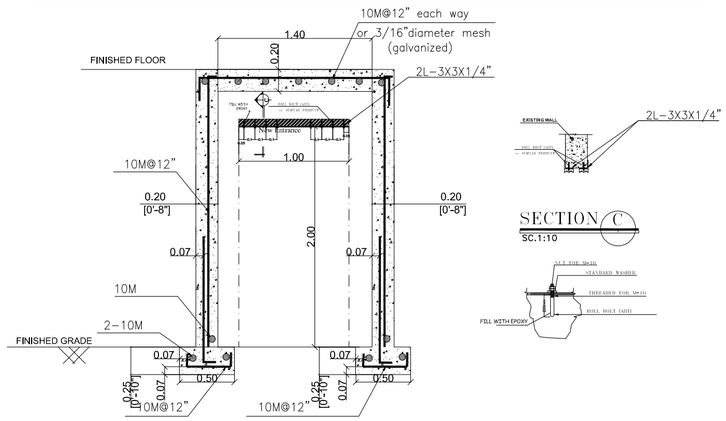


STRUCTURAL DESIGN CRITERIA:

USE:	RESIDENTIAL
BULDING CODE:	ONTARIO BUILDING CODE 2024
REFERENCE WIND LOAD q(1/50):	0.41 KPa
SNOW LOAD Ss (1/50):	2.4 KPa, SR(1/50): 0.4 KPa
LIVE LOAD:	1.9 KPa
ESTIMATED DEAD LOAD:	1 KPa for roof 1.2 KPa for floors

MATERIAL SPECIFICATION:

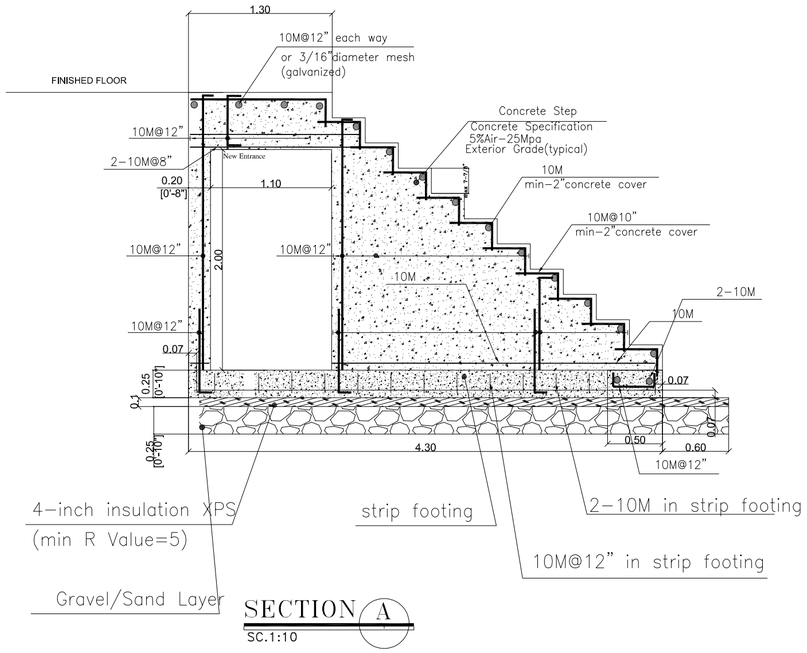
TIMBER:	SELECT STRUCTURAL SPF PT-LUMBER
NAIL:	16D = 3.5" COMMON WIRE NAIL
Concrete:	f'c = 30Mpa



SECTION B
SC.1:10

FOUNDATION FORMWORK OF STAIR

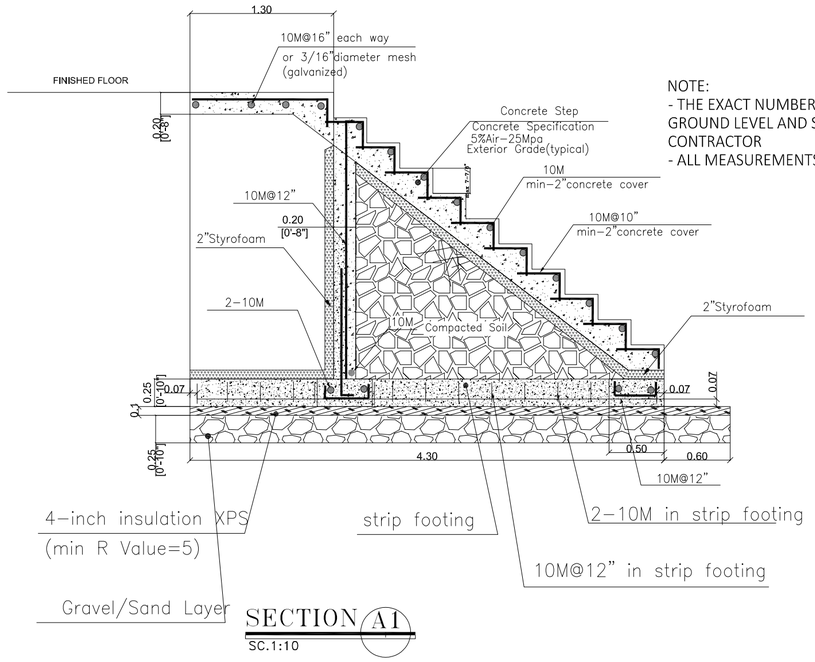
SC= 1/50



SECTION A
SC.1:10

PROPOSED DECK & STAIR

SC= 1/50



SECTION A1
SC.1:10

NOTE:
- THE EXACT NUMBER OF THE STAIR DEPENDS ON THE GROUND LEVEL AND SHOULD BE VERIFIED ON SITE BY THE CONTRACTOR
- ALL MEASUREMENTS ARE IN METER EXCEPT NOTED

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PROJECT:

TITLE:
FOUNDATION FORMWORK OF STAIR & PROPOSED DECK & STAIR

REVISIONS:

DATE:	DESCRIPTION:	BY:
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PROJECT NO: 2505003	SCALE: AS SHOWN
SHEET NO: S1	SIZE: A2
DWN:	DOC NO: 02
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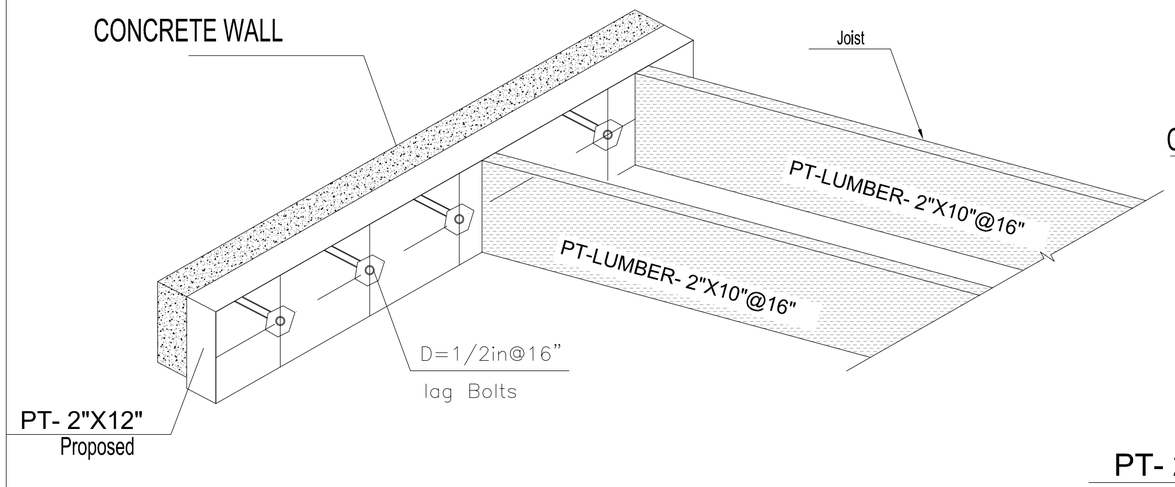
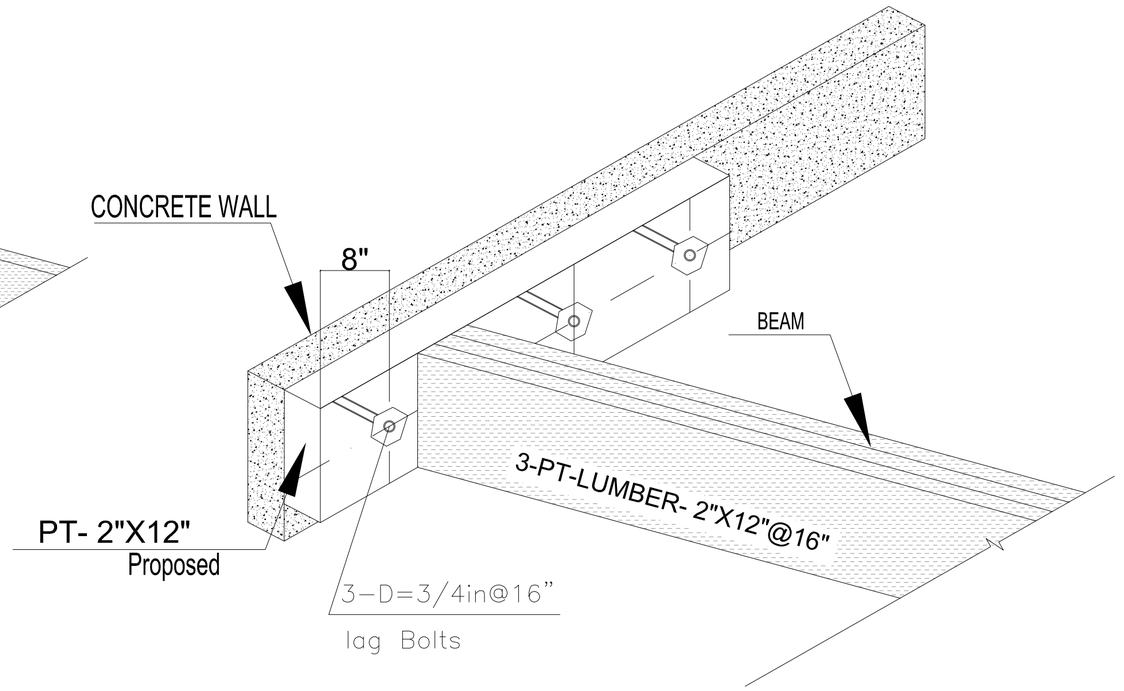


DECK JOIST CONNECTION TO CONCRETE WALL



BEAM CONNECTION TO CONCRETE WALL

Simpsons steel hangers to be used to connect the joists to the beams.

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PROJECT:

TITLE:
JOIST CONNECTION TO CONCRETE WALL

REVISIONS:

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07/21/2025
PROVINCE OF ONTARIO

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DWN:	DOC NO: 03
CHECKED:	

PROPOSED ELEVATION VIEW

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PROJECT:

TITLE:
NEW CONCRETE STEP & DEMO-ELEVATION

REVISIONS:

DATE:	DESCRIPTION:	BY:
10/03/2025	ISSUED FOR PERMIT	SK

LICENSED PROFESSIONAL ENGINEER
S. KHOSRAVI
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10/03/2025
PROVINCE OF ONTARIO

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Including the proposed basement walkout and the window lintels.

PROJECT NO: 2505003	SCALE: AS SHOWN
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DWN:	DOC NO.: 01
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