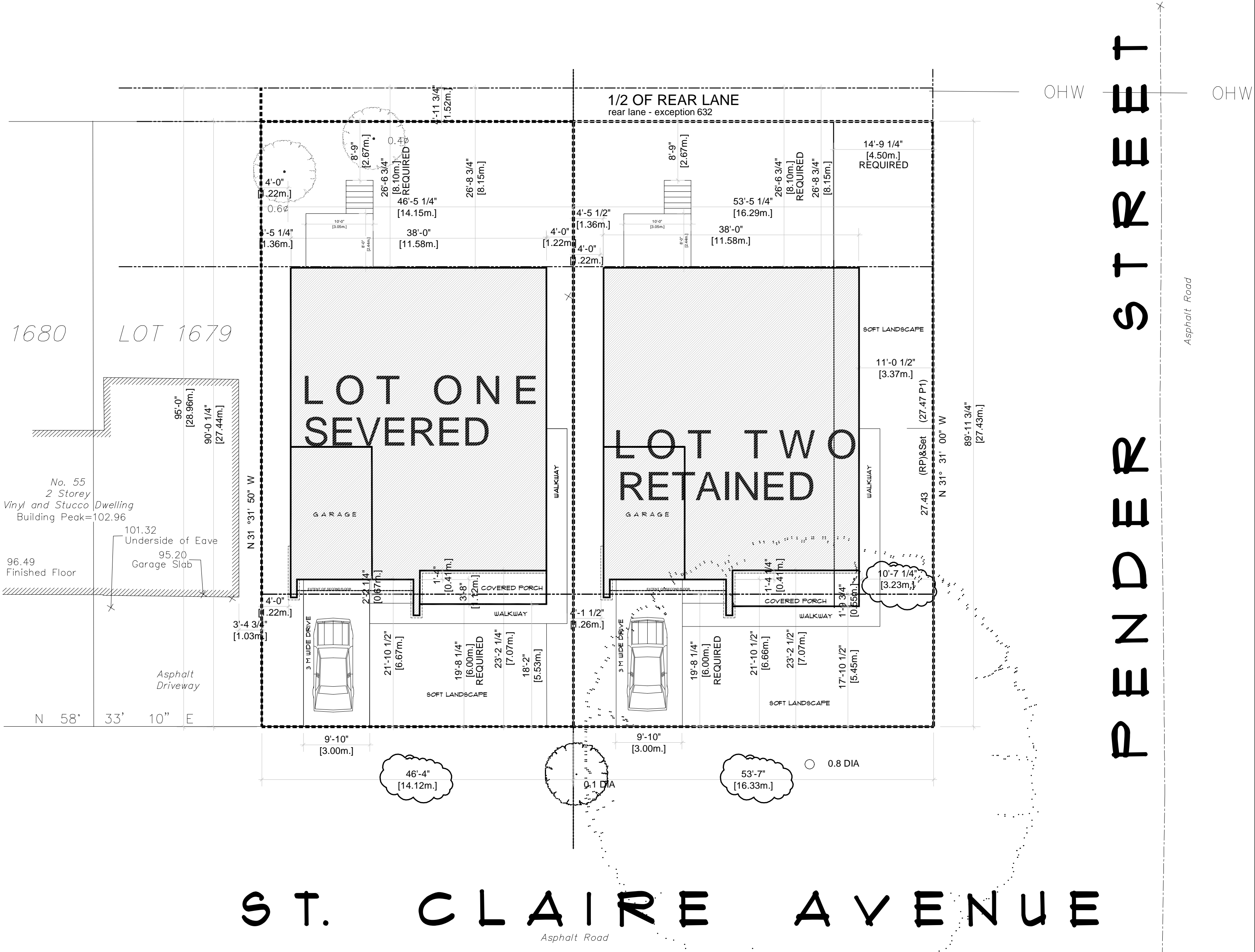


Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

| ITEM | REQUIREMENT | SEVERED LOT ONE - INTERIOR LOT - ST. CLAIRE | RETAINED LOT TWO CORNER LOT - ST. CLAIRE & PENDER | VARIANCE REQ'D |
|---|---|--|---|----------------|
| PERMITTED USE | DETACHED HOUSE | DETACHED HOUSE w/ ACCESS DWELLING | DETACHED HOUSE w/ ACCESS DWELLING | |
| LOT DIMENSIONS LOT AREA | 600 SQ.M. | 743.3 SQ.M. INCLUDES 1.52M DEPTH OF REAR LANE NOT INCLUDING REAR LANE AREA | 743.3 SQ.M. INCLUDES 1.52M DEPTH OF REAR LANE NOT INCLUDING REAR LANE AREA | YES |
| LOT WIDTH | 15.5 M | 14.12 M | 16.33 M | YES |
| FRONT YARD SETBACK | 6.0 M | 6.61 M | 6.66 M | |
| REAR YARD SETBACK PART V - SECTION 144 | 28% OF LOT DEPTH (ON 8.1M) | LOTS 25-32 M DEEP) INCLUDES THE 1.52 M LANE 8.15 M | 8.15 M | |
| REAR YARD AREA | 114.6 SQ.M LOT ONE, 132.18 SQ.M LOT TWO, 28% OF LOT DEPTH (ON 8.1M) | 114.7 SQ.M INCLUDES 1.52M DEPTH OF REAR LANE | 132.18 SQ.M INCLUDES 1.52M DEPTH OF REAR LANE | |
| INTERIOR SIDE YD. SETBACK | 2.1 M TOTAL NO SIDE LESS THAN 0.9M | 1.22 M | 1.22 M | |
| EXTERIOR SIDE YD. SETBACK | 4.5 M | | 3.23 M | YES |
| MAXIMUM HEIGHT | 8.5 M | 8.5 M | 8.5 M | |
| MAX. LOT COVERAGE | 45% | 175.21 SQ.M, 42.8 % DOES NOT INCLUDE HARD SURFACES INCLUDES 1.52M DEPTH OF REAR LANE | 31 % DOES NOT INCLUDE HARD SURFACES INCLUDES 1.52M DEPTH OF REAR LANE | |
| PERMITTED PROJECTIONS INTO REQUIRED YARDS | UP TO 2M BUT NO CLOSER THAN 1M TO LOT LINE | OVERHANGS ARE PROPOSED TO BE 0.6 M | OVERHANGS ARE PROPOSED TO BE 0.6 M | |
| FRONT YARD SOFT LANDSCAPE | 45% | 88 SQ.M. TOTAL FRONT YD. 31.4 SQ.M. HARD LANDSCAPING 6.8% SOFT LANDSCAPING | 101 SQ.M. TOTAL FRONT YD. 31.4 SQ.M. HARD LANDSCAPING 6.8% SOFT LANDSCAPING | |
| REAR YARD SOFT LANDSCAPE | 15% MIN | 114.7 SQ.M. TOTAL REAR YD. 101.26 SQ.M. SOFT LANDSCAPING - 53.4% | 132.18 SQ.M. TOTAL REAR YD. 125.3 SQ.M. SOFT LANDSCAPING - 54.4% | |
| REAR YARD HARD SURFACE | 10% MAX | 0% | 0% | |

ZONING REQUIREMENTS
51 ST. CLAIRE AVE.
OTTAWA, ON
ZONING - (R1-PP) - ZONING BY-LAW 2008-250
CITY OF OTTAWA
UPDATED JANUARY 21, 2025



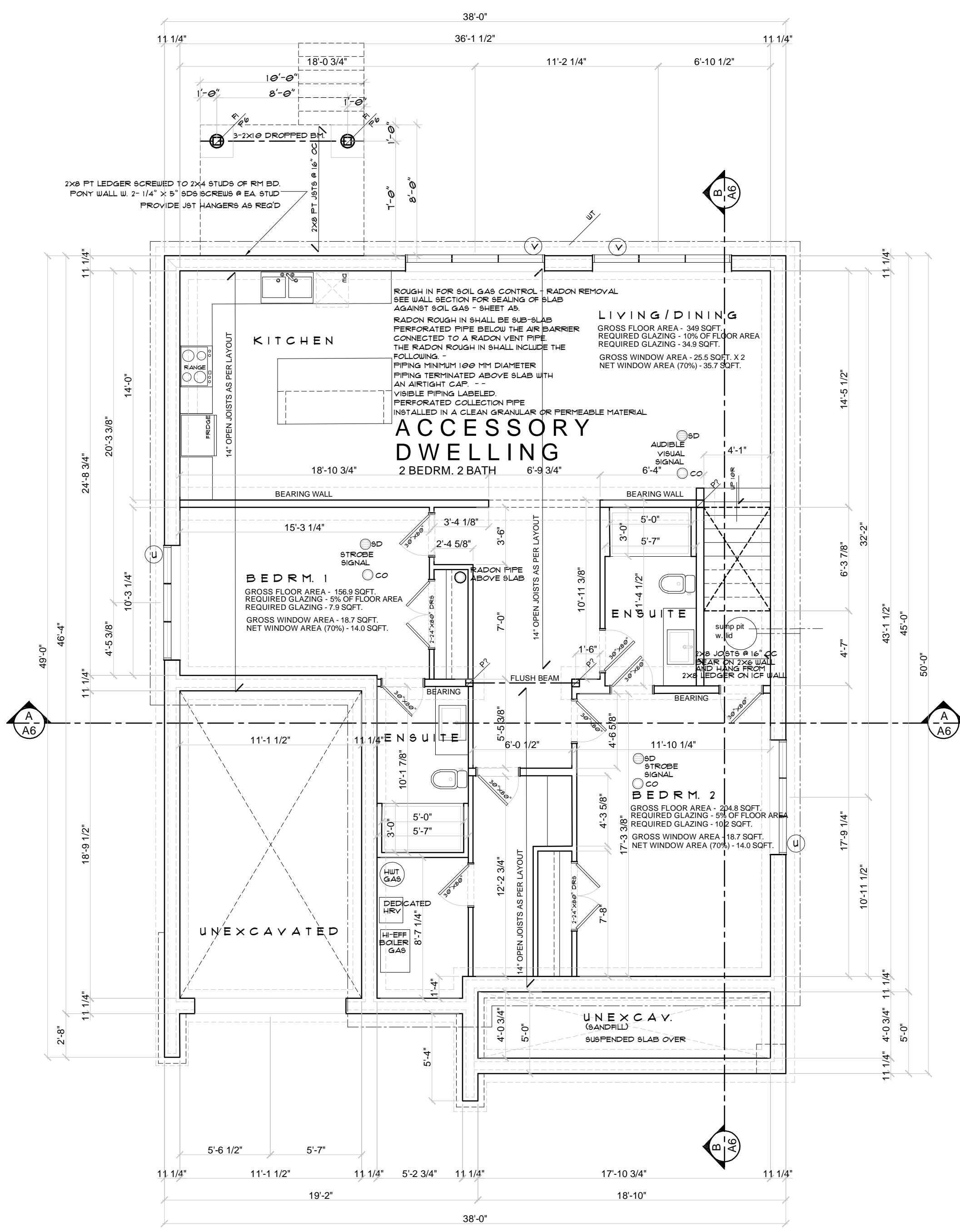
| DATE | REVISION | INT. |
|------------|---------------------------------|------|
| 01/21/2024 | REVISED PLANS TO SUIT CIV. APP. | 02 |
| 11/21/2025 | FOR SEVERANCE AND PRIOR YAR. | 02 |

11.30.2025
SEVERANCE APPLICATION

DECLARATION OF DESIGNER
I, CHARLENE ZANDBELT, DECLARE THAT:
I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE BUILDING CODE, I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.
INDIVIDUAL BCIN: 22185 FIRM BCIN: 27218
I CERTIFY THAT THE INFORMATION CONTAINED IN THIS SCHEDULE IS TRUE TO THE BEST OF MY KNOWLEDGE.
11/21/2025
Charlene Zandbelt
REGISTERED ARCHITECT

TUCKER
DESIGN COMPANY LTD.
COMPLETE DESIGN & DRAFTING SERVICE
WORKING DRAUGHTS
CHARLENE ZANDBELT, MAAT
ARCHITECTURAL TECHNOLOGIST (613) 229-5031

PROJECT: 51 ST. CLAIRE AVE. OTTAWA, ON
DRAWING NAME: SITE PLAN & ZONING RESTRICTIONS
SCALE: 3/32" = 1'-0" DATE: 11-2025 DWG. NO.: S1
DWN BY: C. ZANDBELT FILE NAME: SASHA ST. CLAIR APP. V1



BASEMENT FLOOR PLAN
 1496 SQ.FT. NOT INCLUDING GARAGE

ENTIRE FLOOR STRUCTURE BETWEEN BASEMENT AND GROUND FLOOR FIRE SEPARATION FLOOR ASSEMBLY -

FIRE SEPARATION
 F10 (TABLE 2 / 85-3) - 1 HR. FRR // 51 0TC
 ENG. INVD.
 7/8" OSB SHEATHING
 5/8" T & G PLY - GULLED AND SCREWED
 FLOOR JOISTS AS PER JOIST PLAN - MAX 24" OC
 MIN. R12 SAFE AND SOUND INSULATION
 RESILIENT CHANNEL # 2x4 CC
 TWO LAYERS 5/8" TYPE 'X' GYPSUM B.D.
 PAINT FINISH

BEARING WALL ASSEMBLY
 2x6 STUDS @ 16" OC - DOUBLE TOP PLATES

FOUNDATION PLAN NOTES:
 WT - 4" DIAMETER CONTINUOUS WEIRING
 TILE W/ GEO-TEXTILE SOCC W/
 6" MIN. GRANULAR COVER
 (SEE TILE TO SUPP PITS)
 BF - BEAM POCKETS TO SUIT
 STRUCTURAL MEMBERS
 ALL FOOTINGS TO HAVE MIN 5'-0" GR COVER
 TO UNDERSIDE
 ALL FOOTINGS TO REST ON UNDISTURBED SOIL
 ALL EXCAVATION TO EXTEND TO U/S OF EXISTG
 FOOTINGS

BASEMENT FLOOR SLAB ASSEMBLY
 4" FOUNDED CONC FLOOR SLAB (MIN 20 MPa)
 1" RIGID INSULATION R12 (GREEN CORNING CELFLOST 200 OR EQUIV.)
 AT PERIMETER OF FOUNDATION WALL / BASEMENT SLAB
 2 PLY CROSS LAMINATED HD POLY V.B. UNDER SLAB
 2" RIGID INSULATION R12 (GREEN CORNING CELFLOST 200 OR EQUIV.)
 W/ TAPED JOISTS
 8" MIN. CLEAN COMPACTED GRANULAR 'A' ON UNDISTURBED SOIL

TYPICAL FRONT PORCH SLAB
 THE FRONT PORCH SLAB MAY BE CONSTRUCTED
 AS FOLLOWS:
 32 MPa CONCRETE, 6" CONCRETE SLAB
 W/ 5-8% AIR ENTRAINMENT
 10# BARS @ 16" OC IN BOTH DIRECTIONS W/
 BARS PLACED 2" FROM THE BOT OF SLAB
 10# BENT DOUBLES @ 26" OC BENT 24" INTO
 THE SLAB AND 24" INTO FOUNDATION WALL
 SLOPE SLAB 1% TO EXTERIOR

UPDATED JANUARY 27 2026

| | | |
|------------|-----------------------------|------|
| 01.21.2025 | REVISED FOR MINOR VARIANCE | CZ |
| 11.28.2025 | TRUSS LAYOUTS & ENGINEERING | CZ |
| DATE | REVISION | INT. |

11.28.2025
TRUSS LAYOUTS & ENGINEERING

DECLARATION OF DESIGNER
 I, CHARLENE ZANDBELT, DECLARE
 I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK
 ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4
 OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS
 REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL BCIN: 22189 FIRM BCIN: 27278

I CERTIFY THAT
 THE INFORMATION CONTAINED IN THIS SCHEDULE IS TRUE TO
 THE BEST OF MY KNOWLEDGE

11.27.2025
 Charlene Zandbelt
 ARCHITECTURAL TECHNOLOGIST

TUCKER
 DESIGN COMPANY LTD.
 COMPLETE DESIGN & DRAFTING SERVICE
 WORKING DRAUGHTS

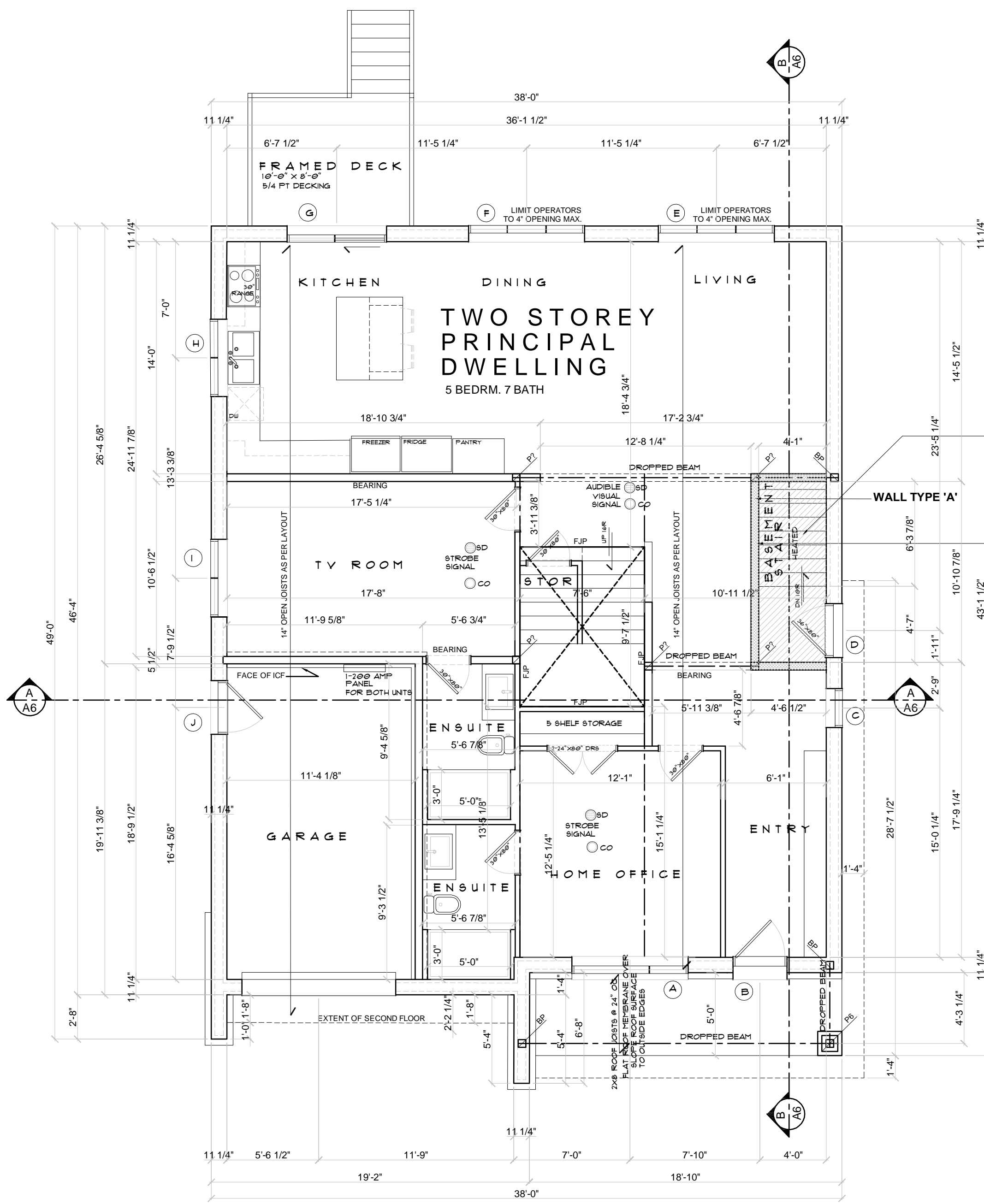
CHARLENE ZANDBELT, M.A.S.T.O.
 ARCHITECTURAL TECHNOLOGIST (613)229-5231

| | |
|---------------|----------------------------------|
| PROJECT: | 51 ST. CLAIRE AVE. OTTAWA, ON |
| DRAWING NAME: | BASEMENT PLAN |
| SCALE: | 3/16" = 1" |
| DATE: | 11.2025 |
| DWG. NO.: | A1 |
| DWN BY: | C. ZANDBELT |
| FILE NAME: | 5104 ST. CLAIRE AVE |

Committee of Adjustment
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- INTERIOR PARTITION ASSEMBLY**
2"x4" WOOD STUDS @ 16" OC
1/2" GYPSUM BD. BOTH SIDES
ALL INTERIOR PARTITION WALLS BETWEEN BEDROOMS / BATHS / LAUNDRY, OFFICE AND GREAT RM TO BE INSULATION FOR SOUND
- TYPICAL FRAMED FLOOR ASSEMBLY -**
FIRE SEPARATION - OVER BASEMENT STAIRS
F110 (TABLE 2 / SB-3) - 1 HR FRR // 5/8" STC ENG HDWD
7/16" OSB SHEATHING
5/8" T & G PLY - GULLED AND SCREWED FLOOR JOISTS AS PER JOIST PLAN - MAX 24" OC MIN. R12 BSAFE AND SOUND INSULATION
RESILIENT CHANNEL @ 24" OC
TWO LAYERS 5/8" TYPE X GYPSUM BD.
PAINT FINISH
- WALL TYPE 'A'**
ALL WALLS SEPARATING BASEMENT STAIR FROM PRINCIPAL DWELLING SPACE
FIRE SEPARATION ASSEMBLY @ EXT STAIR
W1/A (TABLE 1 / SB-3) - 1 HR FRR // 5/8" STC ONE LAYER 5/8" TYPE X GYPSUM BD.
TWO ROWS OF 2x4 STUDS @ 16" OC ON COMMON 2x6 PLATE
ROCKWOL BSAFE AND SOUND R12 ON ONE SIDE
RESILIENT CHANNEL @ 24" OC ONE SIDE
TWO LAYERS 5/8" TYPE X GYPSUM BD.
- BEARING WALL ASSEMBLY**
2x6 STUDS @ 16" OC - DOUBLE TOP PLATES
- LINTEL SCHEDULE**
UNLESS NOTED OTHERWISE
ALL LINTELS TO BE 2"x6"
BUILT UP BEAM OR EQUIV.
ALL POSTS TO BE BLOCKED SOLD TO STRUCTURE BELOW
ALL LINTELS TO HAVE MIN 3" BEARING EACH SIDE.
- POST SCHEDULE**
ALL LINTELS TO BEAR ON MIN P2
UNLESS NOTED OTHERWISE
ALL POSTS TO BE BLOCKED SOLD TO STRUCTURE BELOW
P2 - 2"x6"
P3 - 3"x6"
P4 - 4"x6"
P5 - 5"x6"
- TYPICAL FRAMED FLOOR ASSEMBLY NOT RATED** FINISH AS NOTED
FINISH AS NOTED
SCHLUTER UNCOUPLING MEMBRANE ON FLOOR TO RECEIVE TILE/STONE
WAX PAPER ON FLOOR TO RECEIVE HOLLOW
5/8" PLYWOOD @ 1/4"
OSB SHEATHING (SEE LAYOUT)
W/ CROSS BRIDGING @ 6" OC MAX.
1"x4" STRAPPING @ 16" OC TO FIN. AREAS ONLY
1/2" DRYWALL (TO FIN. AREAS ONLY)
- EXTERIOR WALL ASSEMBLY**
4" STONE VENEER OR PREFINISHED SIDING
FOX BLOCKS (CF WALL - 6" CORE)
1/2" GYPSUM BD. - SMOOTH FINISH
ALL BUTT JOINTS TO BE PELED AND SKIM COAT
ALL LIGHT SENSITIVE AREAS TO RECEIVE SKIM COAT
- TYPICAL FRONT PORCH SLAB**
THE FRONT PORCH SLAB MAY BE CONSTRUCTED AS FOLLOWS:
32 MPa CONCRETE, 6" CONCRETE SLAB
W/ 5-88 AIR ENTRAINMENT
10#1 BARS @ 16" OC IN BOTH DIRECTIONS W/ BARS PLACED 2" FROM THE BOT OF SLAB
10#1 BENT DOUBLES @ 24" OC BENT 24" INTO THE SLAB AND 24" INTO FOUNDATION WALL
SLOPE SLAB 1% TO EXTERIOR
- EXTERIOR WALL ASSEMBLY SEC FLOOR GARAGE**
4" STONE VENEER OR PREFINISHED SIDING
TYVEK AIR BARRIER
7/16" OSB SHEATHING
2x6 STUDS @ 16" OC - DOUBLE TOP PLATE
R22 BATT INSULATION
6 MIL POLY V.B.
1/2" GYPSUM BOARD, MUD AND TAPE
PAINT FINISH

GROUND FLOOR PLAN
1491 SQ.FT. NOT INCLUDING GARAGE
3223 SQ.FT. TOTAL PRINCIPAL DWELLING NOT INCL. GARAGE

UPDATED JANUARY 27 2026

| DATE | REVISION | INT. |
|------------|-----------------------------|------|
| 01.21.2024 | REVISED FOR MINOR VARIANCE | CZ |
| 11.28.2025 | TRUSS LAYOUTS & ENGINEERING | CZ |

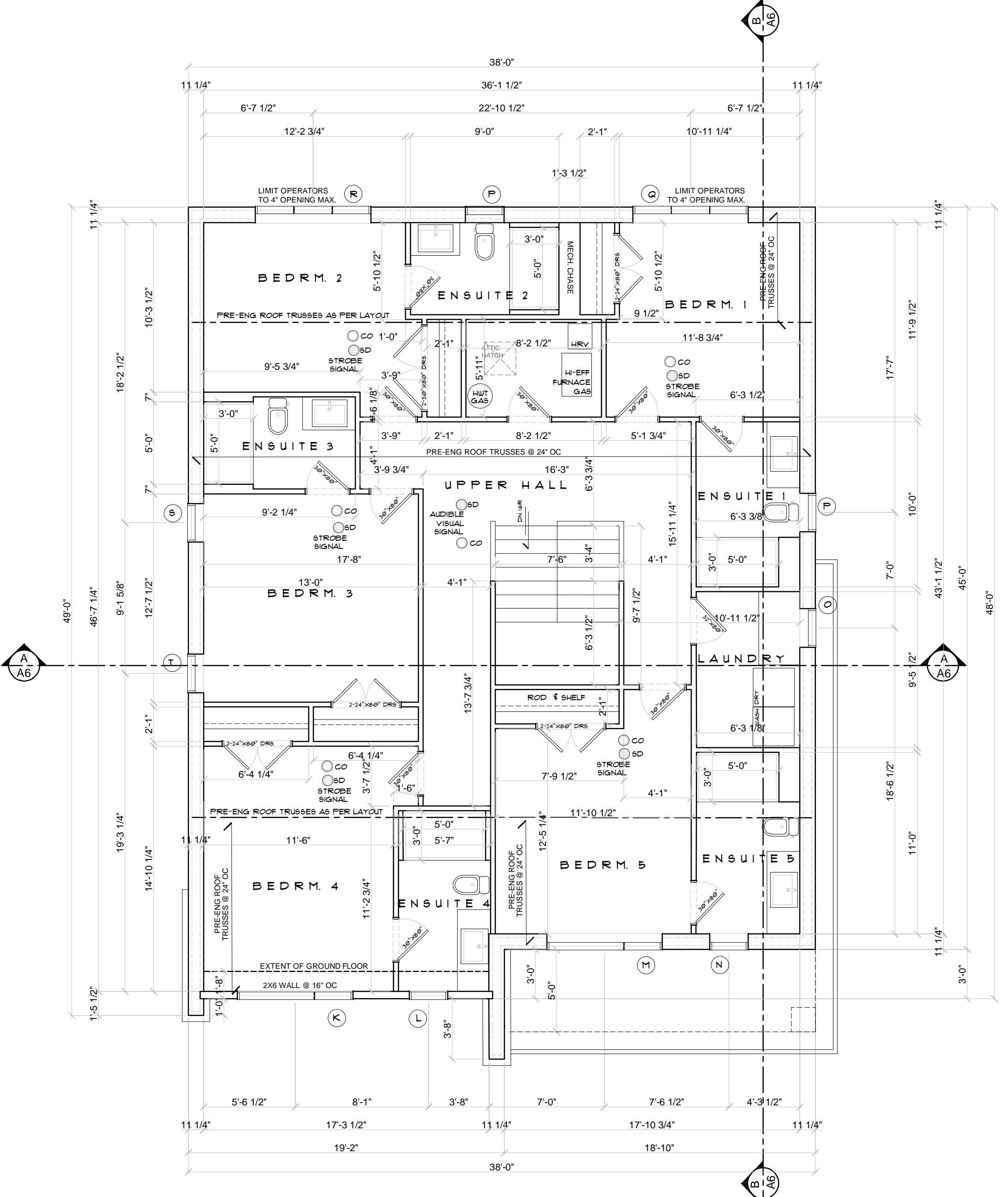
11.28.2025
TRUSS LAYOUTS & ENGINEERING

DECLARATION OF DESIGNER
I, CHARLENE ZANDBELT, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.
INDIVIDUAL BCIN: 2289 FIRM BCIN: 27278
I CERTIFY THAT THE INFORMATION CONTAINED IN THIS SCHEDULE IS TRUE TO THE BEST OF MY KNOWLEDGE.
11.27.2025
Charlene Zandbelt
ARCHITECTURAL TECHNOLOGIST

TUCKER
DESIGN COMPANY LTD.
COMPLETE DESIGN & DRAFTING SERVICE
WORKING DRAWINGS
CHARLENE ZANDBELT, M.A.S.T.A.
ARCHITECTURAL TECHNOLOGIST
(613) 229-5231

PROJECT: 511 ST. CLAIRE AVE. OTTAWA, ON
DRAWING NAME: GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"
DATE: 11.2025
DWG. NO.: A2
DWN BY: C. ZANDBELT
FILE NAME: 24250 ST. CLAIRE AVE

Committee of Adjustment
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Revised | Modifié le : 2026-01-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SECOND FLOOR PLAN
1767 SQ. FT.

- INTERIOR PARTITION ASSEMBLY**
2"x4" WOOD STUDS @ 16" OC
1/2" GYPSUM BD. BOTH SIDES
ALL INTERIOR PARTITION WALLS BETWEEN BEDROOMS / BATHS / LAUNDRY, OFFICE AND GREAT RM TO BE INSULATION FOR SOUND
- TYPICAL FRAMED FLOOR ASSEMBLY -**
FIRE SEPARATION - OVER BASEMENT STAIRS
F102 (TABLE 2 / SB-3) - 1 HR FRFR // 5/8" STC
ENG HDWG
7/8" OSB SHEATHING
5/8" T & G, PLY - GULLED AND SCREWED
FLOOR JOISTS AS PER JOIST PLAN - MAX 24" OC
MIN. R12 SAFE AND SOUND INSULATION
RESILIENT CHANNEL @ 24" OC
TWO LAYERS 5/8" TYPE 'X' GYPSUM BD.
PAINT FINISH
- WALL TYPE 'A'**
ALL WALLS SEPARATING BASEMENT STAIR FROM PRINCIPAL DWELLING SPACE
FIRE SEPARATION ASSEMBLY @ EXT STAIR W/1A (TABLE 1 / SB-3) - 1 HR FRFR // 5/8" STC
ONE LAYER 5/8" TYPE 'X' GYPSUM BD.
TWO ROWS OF 2x4 STUDS @ 16" OC ON COMMON 2x6 PLATE
ROOF, SAFE AND SOUND INS. ON ONE SIDE
RESILIENT CHANNEL @ 24" OC ONE SIDE
TWO LAYERS 5/8" TYPE 'X' GYPSUM BD.
- BEARING WALL ASSEMBLY**
2x6 STUDS @ 16" OC - DOUBLE TOP PLATES
- LINTEL SCHEDULE**
UNLESS NOTED OTHERWISE
ALL LINTELS TO BE 2"x6"
BUILT UP BEAM OR EQV.
ALL POINTS TO BE BLOCKED SOLD TO STRUCTURE BELOW
ALL LINTELS TO HAVE MIN 3" BEARING EACH SIDE
- POST SCHEDULE**
ALL LINTELS TO BEAR ON MIN. P2
UNLESS NOTED OTHERWISE
ALL POINTS TO BE BLOCKED SOLD TO STRUCTURE BELOW
P2 - 2"x6"
P3 - 3"x6"
P4 - 4"x6"
P5 - 5"x6"
- TYPICAL FRAMED FLOOR ASSEMBLY NOT RATED** FINISH AS NOTED
FINISH AS NOTED
SCHLUTER UNCOUPLING MEMBRANE ON FLOORS TO RECEIVE TILE/STONE
WAX PAPER ON FLOOR TO RECEIVE HDUD
5/8" PLYWOOD @ 4" G
JOIST SIZE AND SPACING (SEE LAYOUT)
W/ CROSS BRIDGING @ 6" OC MAX
1"x4" STRAPPING @ 16" OC TO FIN. AREAS ONLY
1/2" DRYWALL (TO FIN. AREAS ONLY)
- EXTERIOR WALL ASSEMBLY**
4" STONE VENEER, OR
PREFINISHED SIDING
FOX BLOCKS (OF WALL - 6" CORE)
1/2" GYPSUM BD. - SMOOTH FINISH
ALL BUTT JOINTS TO BE PELED AND SKIM COAT
ALL LIGHT SENSITIVE AREAS TO RECEIVE SKIM COAT
- TYPICAL FRONT PORCH SLAB**
THE FRONT PORCH SLAB MAY BE CONSTRUCTED AS FOLLOWS:
32 MPa CONCRETE, 6" CONCRETE SLAB
W/ 5-8# AIR ENTRAINMENT
10# BARS @ 16" OC IN BOTH DIRECTIONS W/ BARS PLACED 2" FROM THE BOT OF SLAB
10# BENT DOUBLS @ 24" OC BENT 24" INTO THE SLAB AND 24" INTO FOUNDATION WALL
SLOPE SLAB 1% TO EXTERIOR
- EXTERIOR WALL ASSEMBLY SEC. FLOOR GARAGE**
4" STONE VENEER, OR
PREFINISHED SIDING
TYVEK AIR BARRIER
7/16" OSB SHEATHING
2x8 STUDS @ 16" OC - DOUBLE TOP PLATE
R22 BATT INSULATION
6 MIL POLY V.B.
1/2" GYPSUM BOARD, MUD AND TAPE
PAINT FINISH

UPDATED JANUARY 27 2026

| | | |
|------------|-----------------------------|------|
| 01.21.0206 | REVISED FOR MINOR VARIANCE | CZ |
| 11.28.2025 | TRUSS LAYOUTS & ENGINEERING | CZ |
| DATE | REVISION | INT. |

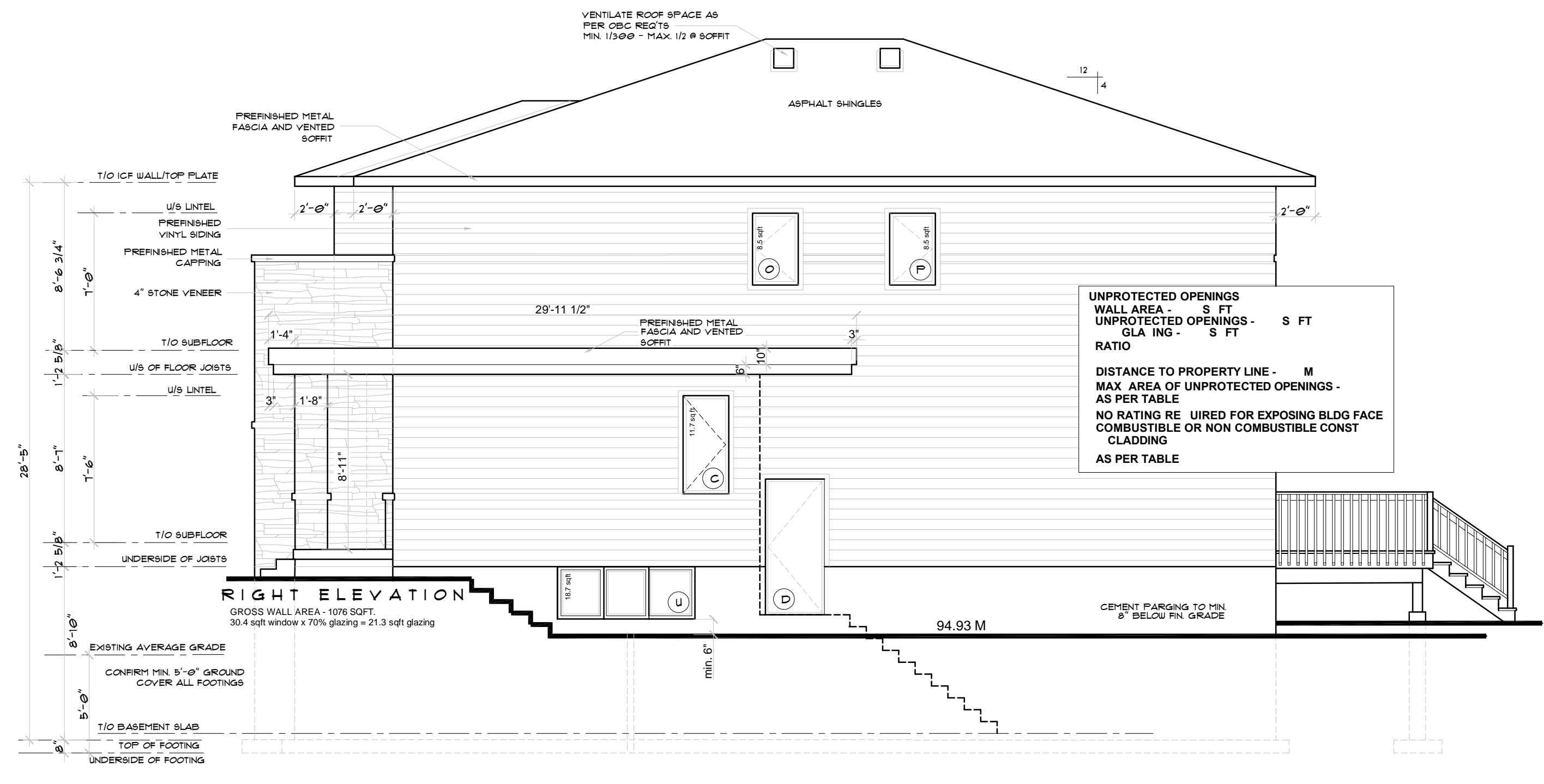
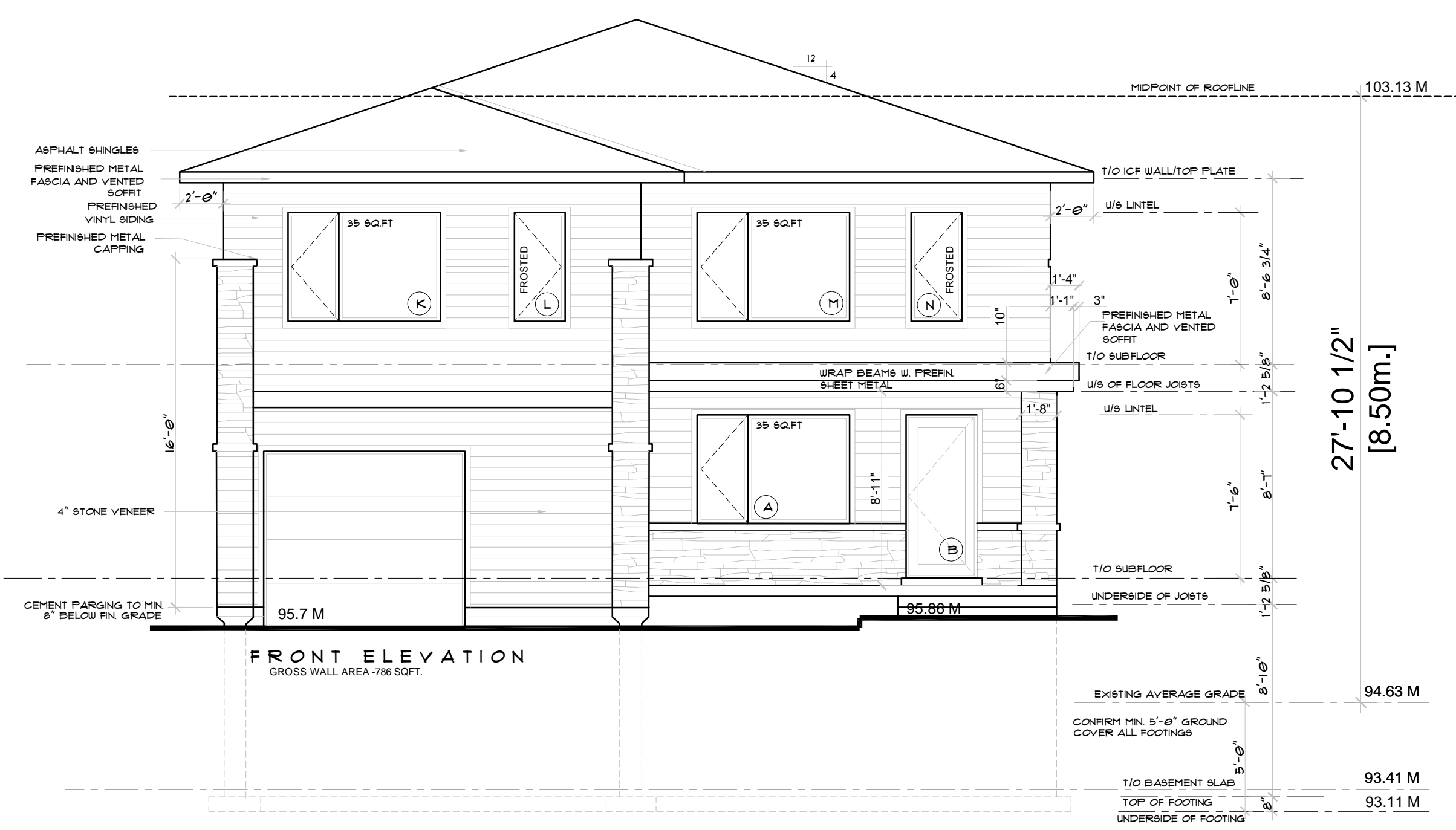
11.28.2025
TRUSS LAYOUTS & ENGINEERING

DECLARATION OF DESIGNER
I, CHARLENE ZANDEBELT, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.
INDIVIDUAL BCIN: 2289 FIRM BCIN: 2728
I CERTIFY THAT THE INFORMATION CONTAINED IN THIS SCHEDULE IS TRUE TO THE BEST OF MY KNOWLEDGE.
11.27.2025
Charlene Zandbelt
ARCHITECTURAL TECHNOLOGIST

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DESIGN COMPANY LTD.
COMPLETE DESIGN & DRAFTING SERVICE
WORKING DRAWINGS
613-729-5231

PROJECT: 51 ST. CLAIRE AVE. OTTAWA, ON
DRAWING NAME: SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
DATE: 11.2025
DWG. NO.: A3
DWN BY: C. ZANDEBELT
FILE NAME: 5104 ST. CLAIRE AVE

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2026-01-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



UPDATED JANUARY 27 2026

| DATE | REVISION | INT. |
|------------|-----------------------------|------|
| 01.21.2025 | REVISED FOR MINOR VARIANCE | CZ |
| 11.28.2025 | TRUSS LAYOUTS & ENGINEERING | CZ |

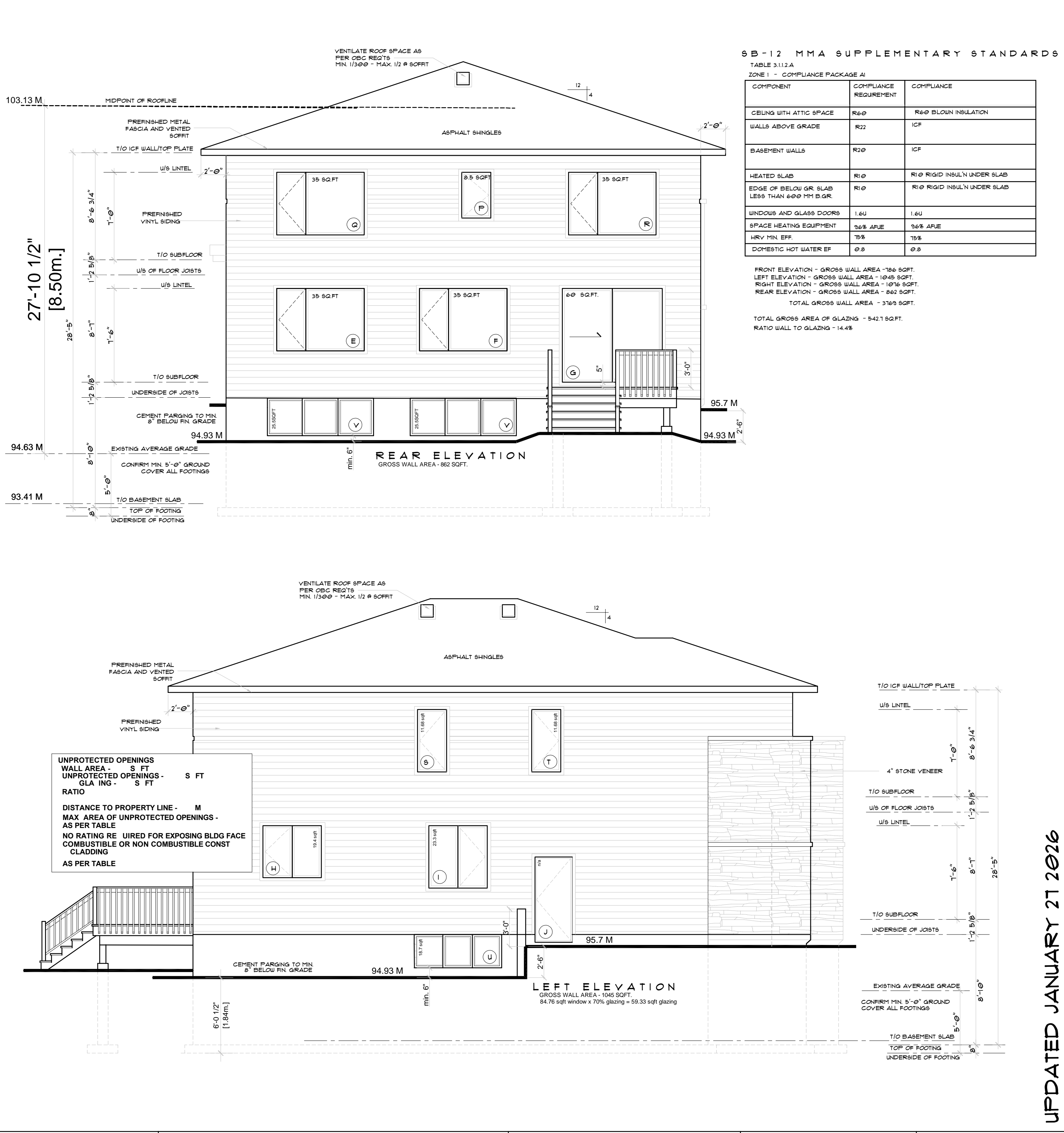
11.28.2025
TRUSS LAYOUTS & ENGINEERING

DECLARATION OF DESIGNER
 I, CHARLENE ZANDBELT, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.
 INDIVIDUAL BCIN: 22183 FIRM BCIN: 27278
 I CERTIFY THAT THE INFORMATION CONTAINED IN THIS SCHEDULE IS TRUE TO THE BEST OF MY KNOWLEDGE.
 11.27.2025
Charlene Zandbelt
 ARCHITECTURAL TECHNOLOGIST

TUCKER
 DESIGN COMPANY LTD.
 COMPLETE DESIGN & DRAFTING SERVICE
 WORKING DRAWINGS
 CHARLENE ZANDBELT, MAATO
 ARCHITECTURAL TECHNOLOGIST (613)229-5231

PROJECT: 51 ST. CLAIRE AVE. OTTAWA, ON
 DRAWING NAME: ELEVATIONS
 SCALE: 3/16" = 1"
 DATE: 11.2025
 DWN BY: C. ZANDBELT
 FILE NAME: 51050 ST. CLAIRE AVE
 DWG. NO.: **A4**

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2026-01-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



5B-12 MMA SUPPLEMENTARY STANDARDS
 TABLE 3.11.2.A
 ZONE 1 - COMPLIANCE PACKAGE A1

| COMPONENT | COMPLIANCE REQUIREMENT | COMPLIANCE |
|--|------------------------|-----------------------------|
| CEILING WITH ATTIC SPACE | R60 | R60 BLOWN INSULATION |
| WALLS ABOVE GRADE | R20 | ICF |
| BASEMENT WALLS | R20 | ICF |
| HEATED SLAB | R10 | R10 RIGID INSULN UNDER SLAB |
| EDGE OF BELOW GR. SLAB LESS THAN 600 MM B.G.R. | R10 | R10 RIGID INSULN UNDER SLAB |
| WINDOWS AND GLASS DOORS | 1.6U | 1.6U |
| SPACE HEATING EQUIPMENT | 36% AFUE | 36% AFUE |
| HRV MIN. EFF. | 75% | 75% |
| DOMESTIC HOT WATER EP | 0.8 | 0.8 |

FRONT ELEVATION - GROSS WALL AREA - 186 SQFT.
 LEFT ELEVATION - GROSS WALL AREA - 1045 SQFT.
 RIGHT ELEVATION - GROSS WALL AREA - 1076 SQFT.
 REAR ELEVATION - GROSS WALL AREA - 862 SQFT.
 TOTAL GROSS WALL AREA - 3169 SQFT.
 TOTAL GROSS AREA OF GLAZING - 9421 SQFT.
 RATIO WALL TO GLAZING - 14.4%

UNPROTECTED OPENINGS
 WALL AREA - S FT
 UNPROTECTED OPENINGS -
 GLAZING - S FT
 RATIO
 DISTANCE TO PROPERTY LINE - M
 MAX. AREA OF UNPROTECTED OPENINGS -
 AS PER TABLE
 NO RATING REQUIRED FOR EXPOSING BLDG FACE
 COMBUSTIBLE OR NON COMBUSTIBLE CONST
 CLADDING
 AS PER TABLE

UPDATED JANUARY 27 2026

| DATE | REVISION | INT. |
|------------|-----------------------------|------|
| 01.21.2024 | REVISED FOR MINOR VARIANCE | CZ |
| 11.28.2025 | TRUSS LAYOUTS & ENGINEERING | CZ |

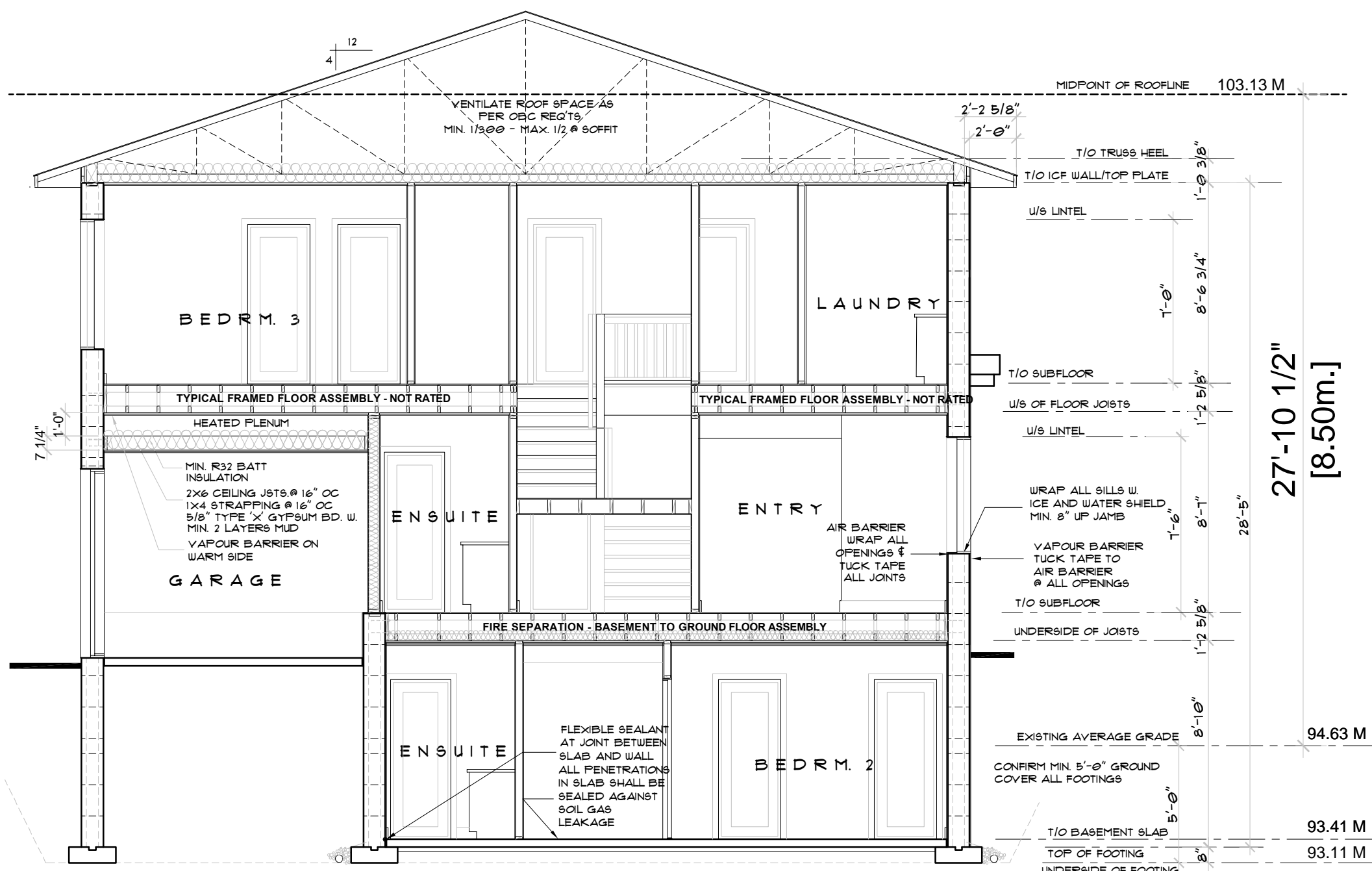
11.28.2025
TRUSS LAYOUTS & ENGINEERING

DECLARATION OF DESIGNER
 I, CHARLENE ZANDBELT, DECLARE THAT:
 I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK
 ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4
 OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS
 REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.
 INDIVIDUAL BCIN: 22183 FIRM BCIN: 27178
 I CERTIFY THAT
 THE INFORMATION CONTAINED IN THIS SCHEDULE IS TRUE TO
 THE BEST OF MY KNOWLEDGE
 11.27.2025
 Charlene Zandbelt
 ARCHITECTURAL TECHNOLOGIST

TUCKER
 DESIGN COMPANY LTD.
 COMPLETE DESIGN & DRAFTING SERVICE
 WORKING DRAWINGS
 (613) 229-5231

PROJECT:
 51 ST. CLAIRE AVE.
 OTTAWA, ON
 DRAWING NAME:
 ELEVATIONS
 SCALE: 3/16" = 1"
 DATE: 11.2025
 DWG. NO.:
 DWN BY: C. ZANDBELT
 FILE NAME: 51044 ST. CLAIRE AVE
A5

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2026-01-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation



EXTERIOR WALL ASSEMBLY
4" STONE VENEER OR
PREFINISHED SIDING
FOX BLOCKS ICF WALL - 6" CORE
1/2" GYPSUM BD - SMOOTH FINISH
ALL BUT JOINTS TO BE FEARED AND SKIM COAT
ALL LIGHT SENSITIVE AREAS TO RECEIVE SKIM COAT

INTERIOR PARTITION ASSEMBLY
2"x4" WOOD STUDS @ 16" OC
1/2" GYPSUM BD BOTH SIDES
ALL INTERIOR PARTITION WALLS BETWEEN
BEDROOMS / BATHS / LAUNDRY, OFFICE AND GREAT RM
TO BE INSULATION FOR SOUND

BEARING WALL ASSEMBLY
2x6 STUDS @ 16" OC
ON 2"x4" STRIP FTG
W/ 3"x6" LONG BARS @ 8" OC
4" 15M TRANSVERSE BARS @ 16" OC

LINTEL SCHEDULE
UNLESS NOTED OTHERWISE,
ALL LINTELS TO BE 2"x4"x8"
BUILT UP BEAM OR EQUIV.
ALL POSTS TO BE BLOCKED SOLID
TO FOUNDATION.
ALL LINTELS TO HAVE MIN 3" BEARING
EACH SIDE

POST SCHEDULE
ALL LINTELS TO BEAR ON MIN. P2
UNLESS NOTED OTHERWISE.
ALL POSTS TO BE BLOCKED SOLID
TO FOUNDATION WALL.

FIRE SEPARATION FLOOR ASSEMBLY -
FIRE SEPARATION - OVER BASEMENT STAIRS
FIRE SEPARATION - BASEMENT TO GROUND FLOOR ASSEMBLY
RID (TABLE 2 / SB-3) - 1 HR. FRR // 5/8" STC
ENG. HICID.
7/8" OSB SHEATHING
5/8" 1" E.G. FLY - GULLED AND SCREWED
FLOOR JOISTS AS PER JOIST PLAN - MAX 24" OC
MIN. R32 SAFE AND SOUND INSULATION
RESILIENT CHANNEL # 24" OC
TWO LAYERS 5/8" TYPE 'X' GYPSUM BD.
PAINT FINISH

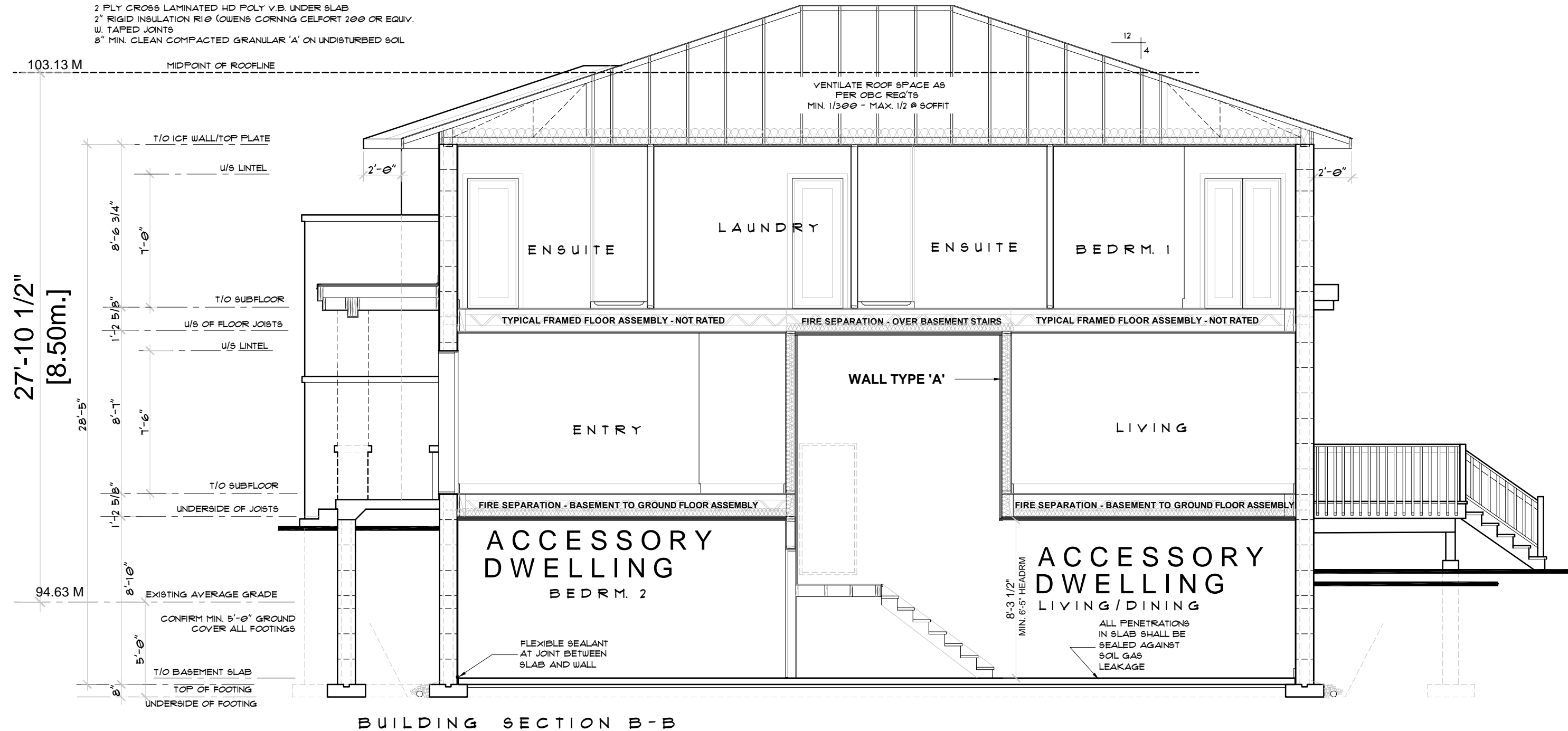
WALL TYPE 'A'
ALL WALLS SEPARATING BASEMENT
STAIR FROM PRINCIPAL DWELLING SPACE
FIRE SEPARATION ASSEMBLY # EXST STAIR
W/ A (TABLE 1 / SB-3) - 1 HR. FRR // 5/8" STC
ONE LAYER 5/8" TYPE 'X' GYPSUM BD
TWO LAYERS OF 2x4 STUDS @ 16" OC
ON COMMON 2x6 PLATE
ROCKWOL SAFE AND SOUND R32 ON ONE SIDE
RESILIENT CHANNEL # 24" OC ONE SIDE
TWO LAYERS 5/8" TYPE 'X' GYPSUM BD.
PAINT FINISH

GARAGE TO HOUSE FRAMED WALL ASSEMBLY
PAINT FINISH
1/2" GYPSUM BD W/ TWO LAYERS MUD ON TAPE
2x6 WALL STUDS @ 16" OC
R32 BATT INSULATION
& MIL POLY V.B.
1/2" GYPSUM BD W/ TWO LAYERS MUD ON TAPE
PAINT FINISH

BUILDING SECTION A-A

TYPICAL FRONT PORCH SLAB
THE FRONT PORCH SLAB MAY BE CONSTRUCTED
AS FOLLOWS:
3) 4" MIN. CONCRETE, 4" CONCRETE SLAB
W/ 5"x8" AIR ENTRAINMENT
10M BARS @ 16" OC IN BOTH DIRECTIONS W/
BARS PLACED 3" FROM THE BOT OF SLAB
10M BENT DOUELS @ 20" OC BENT 24" INTO
THE SLAB AND 24" INTO FOUNDATION WALL
SLOPE SLAB 1% TO EXTERIOR.

BASEMENT FLOOR SLAB ASSEMBLY
4" FOUNDED CONC. FLOOR SLAB (MIN 20 MPa)
1" RIGID INSULATION R5 (OWENS CORNING CELFORT 200 OR EQUIV.)
AT PERIMETER OF FOUNDATION WALL / BASEMENT SLAB
2" FLY CROSS LAMINATED HD POLY V.B. UNDER SLAB
3" RIGID INSULATION R10 (OWENS CORNING CELFORT 200 OR EQUIV.)
W/ TAPED JOINTS
6" MIN. CLEAN COMPACTED GRANULAR 'A' ON UNDISTURBED SOL.



BUILDING SECTION B-B

UPDATED JANUARY 27 2026

| DATE | REVISION | INT. |
|------------|-----------------------------|------|
| 01.21.2024 | REVISED FOR MINOR VARIANCE | CZ |
| 11.28.2025 | TRUSS LAYOUTS & ENGINEERING | CZ |

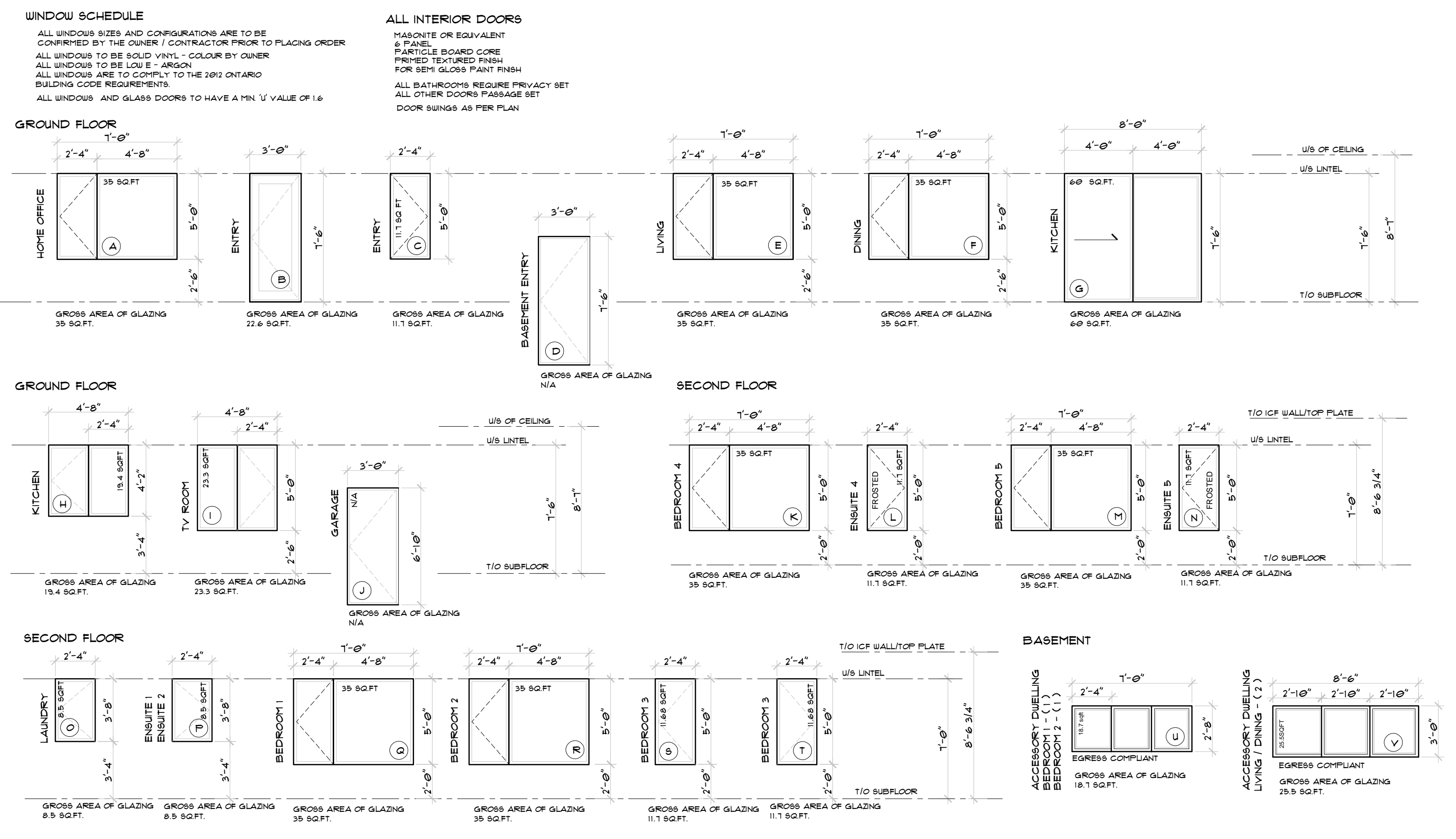
11.28.2025
TRUSS LAYOUTS & ENGINEERING

DECLARATION OF DESIGNER
I, CHARLENE ZANDBELT, DECLARE THAT:
I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK
ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4
OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS
REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.
INDIVIDUAL BCIN: 22183 FIRM BCIN: 27178
I CERTIFY THAT
THE INFORMATION CONTAINED IN THIS SCHEDULE IS TRUE TO
THE BEST OF MY KNOWLEDGE
11.27.2025
Charlene Zandbelt
ARCHITECTURAL TECHNOLOGIST

TUCKER
DESIGN COMPANY LTD.
COMPLETE DESIGN & DRAFTING SERVICE
WORKING DRAWINGS
CHARLENE ZANDBELT, M.A.S.T.A.
ARCHITECTURAL TECHNOLOGIST (613)229-5231

PROJECT: 51 ST. CLAIRE AVE. OTTAWA, ON
DRAWING NAME: BUILDING SECTION A-A / SPECS
SCALE: 3/16" = 1'-0" DATE: 11.2025 DWG. NO.: A6
DWN BY: C. ZANDBELT FILE NAME: 5104 ST. CLAIRE AVE

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2026-01-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



CONSTRUCTION SPECIFICATIONS

GENERAL NOTES:
 ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO AND SHALL NOT BE LESS THAN THE STANDARDS SET OUT IN THE 1994 ONTARIO BUILDING CODE AND ANY LOCAL OR OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK IN WHOLE OR IN PART.
 THE CONTRACTOR AND / OR HIS SUBTRADEES SHALL CHECK AND VERIFY ALL DIMENSIONS AND INSTALLATIONS PRIOR TO CONSTRUCTION OF THAT PORTION OF THE WORK. DISCREPANCIES, ERRORS, OMISSIONS OR CONCERNS SHALL BE VERIFIED WITH THE DESIGNER AND CONTRACTOR IMMEDIATELY.
 EXCAVATION AND BACKFILL:
 EXCAVATION FOR FOUNDATIONS SHALL EXTEND TO UNDISTURBED SOIL OR SOUND ROCK.
 REFER TO ONTARIO BUILDING CODE FOR MINIMUM SOIL BEARING CAPACITY.
 EXTERIOR BACKFILL AGAINST EXTERIOR WALL SHALL BE EXCAVATED MATERIALS, CLASS 1 IF AVAILABLE OR GRANULAR 5' UNLESS OTHERWISE SHOWN.
 INTERIOR BACKFILL BELOW SLAB ON GRADE TO BE GRANULAR 15" RIM RUN COMPACTED TO 98% STANDARD PROCTOR DENSITY, UNLESS OTHERWISE STATED.

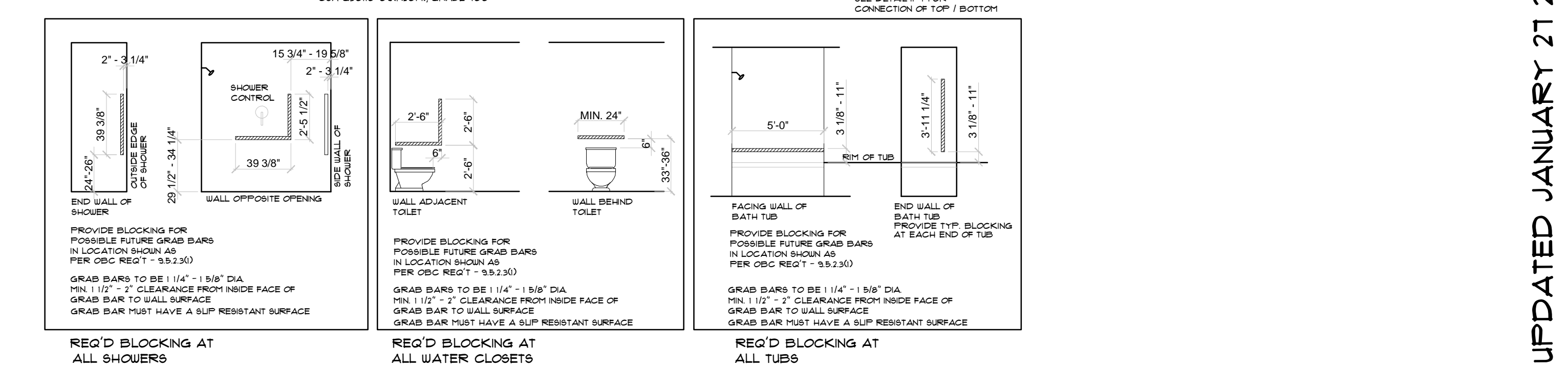
FOOTINGS, FOUNDATIONS & SLAB ON GRADE
 SOIL BEARING CAPACITY TO BE CONFIRMED TO MINIMUM OF 55KPA PRIOR TO START OF CONSTRUCTION.
 CONCRETE FOR FOUNDATION WALLS, FOOTINGS AND INTERIOR BASEMENT SLAB SHALL HAVE A MINIMUM STRENGTH OF 40 MPa (5800 PSI) AT 28 DAYS.
 CONCRETE FOR EXTERIOR PORCH SLAB TO BE MINIMUM 32 MPa (4650 PSI) AT 28 DAYS AND SHALL BE AIR ENTRAINED TO 5 TO 8 %.
 NOT LESS THAN 6" COARSE CLEAN GRANULAR MATERIAL UNDER ALL BASEMENT SLABS SHALL BE PROVIDED AND NOT LESS THAN 1" COARSE CLEAN COMPACTED GRANULAR ON COMPACTED SAND BACKFILL OR UNDISTURBED SOIL UNDER ALL GARAGE SLABS, OR AS DIRECTED BY GEOTECHNICAL ENGINEER.
 ALL ICF TO BE FOX BLOCKS.
 ALL REINFORCING TO BE AS PER FOX BLOCKS ENGINEERED DETAILS AND SPEC'S PROVIDED ON A1.
 ALL CONSTRUCTION METHODS TO BE TAKEN FROM FOX BLOCKS INSTALLATION GUIDELINES AND ENGINEERING DOCUMENTS.
 ALL LINTELS TO BE REINFORCED AND CONSTRUCTED AS PER FOX BLOCKS LINTEL TABLES OR ENGINEERING PROVIDED ON A1.
 ALL REINFORCING STEEL SHALL CONFORM TO CSA G30.19-09(R904) GRADE 400.

FRAMING
 CONSTRUCTION LUMBER FOR ANY EXTERIOR DECKS, BEAMS FENCE BOARDS, JOISTS AND FRAMING MEMBERS AND POSTS SHALL BE WESTERN RED CEDAR OR PRESSURE TREATED.
 ALL OPENINGS ARE FOR ROUGH OPENING SIZE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE MEASURED FROM FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE TO FACE OF CONCRETE UNLESS OTHERWISE NOTED.
 TRUSS SUPPLIER TO SUPPLY SHOP DRAWINGS TO THE CONTRACTOR FOR REVIEW BY DESIGNER AND OWNER. CHECKED AND STAMPED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO TRUSS FABRICATION.
 TRUSS DESIGN LOADS TO BE IN ACCORDANCE WITH ONTARIO BUILDING CODE PART 9. TRUSS FABRICATION NOT TO PROCEED UNTIL APPROVED SHOP DRAWINGS HAVE BEEN RETURNED SIGNED OFF.
 *FRAMER TO CONFIRM R.S.O. OF FIREPLACE PRIOR TO CONSTRUCTION.

STAIRS - JAN 1 2022
 ALL INTERIOR AND EXTERIOR STAIRS
 MIN. RISE 5"
 MIN. RUN 10" EXCLUDING NOSING
 MAX. RUN 14" EXCLUDING NOSING
 MIN. TREAD 10"
 MAX. NOSING
 MIN. HEADROOM 6'-5"
 LANDINGS MUST BE MIN. WIDTH OF THE STAIR WIDTH
 LANDINGS MUST BE MIN. LENGTH OF THE STAIR WIDTH
 REQUIRED HANDRAILS AS PER OBC 9.8.12
 CONTINUITY OF HANDRAILS AS PER OBC 9.8.12
 HANDRAIL R LANDINGS 3'-0"
 HANDRAIL R STAIR 34" - 42"
 HANDRAILS SHALL HAVE 2" FINGER SPACE TO SURFACE AND 2 3/8" TO ROUGH SURFACE
 ALL GUARDS SHALL BE MIN 35 1/2" HIGH
 ALL STAIRS, GUARDS AND HANDRAILS FOR ANY STAIR NOT RECTANGULAR SHALL CONFORM TO 9.8 SPECIFIC TO THE STAIR DESIGN
 STAIRS AND GUARDS
 ALL STAIRS AND GUARDS TO CONFORM TO OBC 9.8 AND 9.8-1
 SEE DETAIL 10-2 FOR CONNECTION OF NEWEL POSTS
 SEE DETAIL 10-5 FOR CONNECTION OF PICKETS
 CONNECTION OF TOP / BOTTOM

HEATING
 THE DESIGN AND INSTALLATION OF THE HEATING SYSTEM IS TO CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND ALL AUTHORITIES HAVING JURISDICTION.
 ELECTRICAL
 ELECTRICAL INSTALLATIONS INCLUDING THE NUMBER OF DISTRIBUTION PANELS, ELECTRICAL FIXTURES AND OUTLETS SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL AND / OR MUNICIPAL STATUTES, THE CANADIAN ELECTRICAL CODE AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
 PLUMBING
 PLUMBING SYSTEM SHALL CONFORM TO PROVINCE OF ONTARIO REGULATIONS, THE ACHBC CANADIAN PLUMBING CODE AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
 U/LC RATED CLASS 'B' VENTS
 2'-0" MIN ABOVE POINT OF CONTACT WITH ROOF
 TOP OF FIREPLACE CHIMNEY SHALL BE A MIN. OF 3'-0" ABOVE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH ROOF AND 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0" FROM THE CHIMNEY.

HEATING SYSTEM TO BE DESIGNED FOR HEAT RECOVERY (AIR TO AIR) EXCHANGE SYSTEM (TO BE VERIFIED BY OWNER)
 INSULATED ATTIC ACCESS HATCHES TO BE PROVIDED TO EACH SEPARATE ATTIC SPACE
 22"x30" W/ WEATHERSTRIPPING
 WOOD STEPS TO BE CONSTRUCTED AS PER SITE REQ'RS.
 PREFRAMED CAPPED EXHAUST VENTS WALL OR SOFFIT MOUNTED WHERE APPLICABLE
 INSULATED GARAGE HAN DOOR (GASPROOF) 2x10 SELF CLOSER WEATHERSTRIPPING AND THRESHOLD
 I/O ARMOURGUARD OR EQUAL
 ICE AND WATER SHIELD TO BE APPLIED TO ALL RIDGES, VALLEYS, EAVES, RAFTERS, EDGES AND AROUND ALL VENTS AND PENETRATIONS IN ROOF



UPDATED JANUARY 27 2026