

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

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (SQ.M.)
1	2883	4M-47	ALL OF 04036-0076	241
2				241

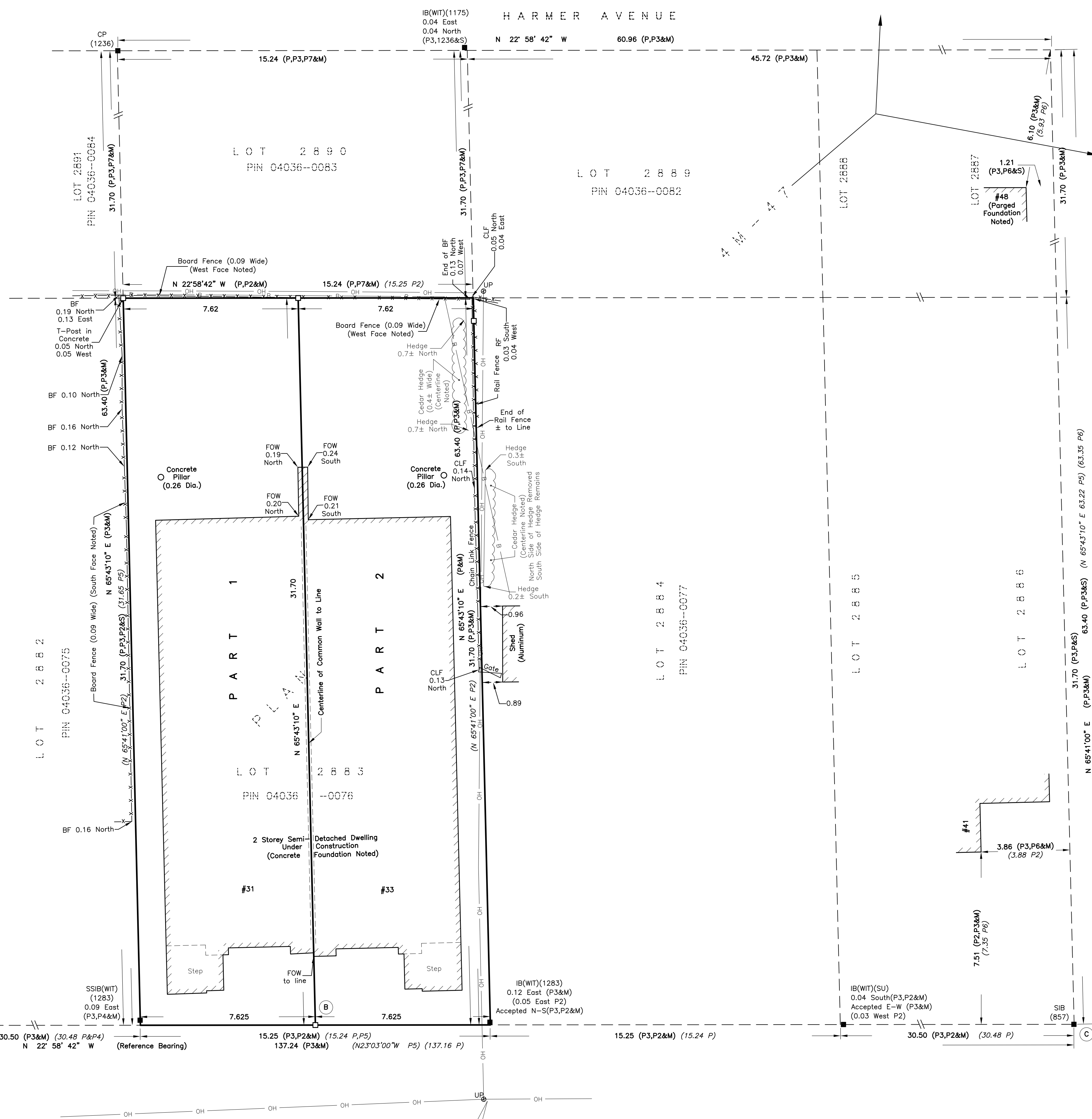
DRAFT PREPARED FOR  
COMMITTEE OF ADJUSTMENT  
JANUARY 8, 2026

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 CSRS (2010). COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
A	5029007.18	364733.48
B	5028930.27	364766.90
C	5028881.32	364788.18

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

REGISTERED



PLAN OF SURVEY OF  
LOT 2883  
REGISTERED PLAN 4M-47  
CITY OF OTTAWA  
SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF JULIAN AVENUE AS SHOWN ON REGISTERED PLAN M-47, HAVING A BEARING OF N22°58'42"W.
  - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999939.
  - ALTERNATE AND REDUCED LENGTH MONUMENTS SET DUE TO UNDERGROUND UTILITY HAZARD.
  - BEARINGS CAN BE CONVERTED TO GRID BY APPLYING AN ANGLE ROTATION TO 00°30'45" COUNTER-CLOCKWISE.

- LEGEND**
- - SURVEY MONUMENT SET
  - - SURVEY MONUMENT FOUND
  - SIB - STANDARD IRON BAR
  - SSIB - SHORT STANDARD IRON BAR
  - CP - CONCRETE PIN
  - IB - IRON BAR
  - (P) - REGISTERED PLAN 4M-47
  - (P2) - PLAN BY (1692) DATED JANUARY 21, 2014 (FILE NO. 02-14)
  - (P3) - PLAN BY (857) DATED MAY 21, 2025 (REF. 64-M-47)
  - (P4) - PLAN BY (1692) DATED MAY 27, 2014 (FILE NO 87-14)
  - (P5) - PLAN BY (1287) DATED SEPTEMBER 30, 1985 (JOB. 691/85)
  - (P6) - PLAN BY H. R. FARLEY SURVEYING LTD., DATED JUNE 15, 1984
  - (P7) - PLAN BY PAUL A. RIDDELL, DATED NOV. 29, 1994 (REF. 94-1155)
  - (M) - MEASURED
  - (S) - SET
  - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
  - (1175) - H. A. K. SHIPMAN, O.L.S.
  - (1236) - PAUL A. RIDDELL, LTD., O.L.S.
  - (1287) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S.
  - (1692) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S.
  - (SU) - SOURCE UNKNOWN
  - PIN - PROPERTY IDENTIFIER NUMBER
  - FW - FACE OF WALL
  - CLF - CHAIN LINK FENCE
  - BF - BOARD FENCE
  - RF - RAIL FENCE
  - UP - UTILITY POLE
  - B— - OVERHEAD BELL UTILITY
  - OH— - OVERHEAD HYDRO UTILITY

**SURVEYOR'S CERTIFICATE**

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

DATE \_\_\_\_\_

JOHN H. CUTRI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-12623

<b>Fairhall Moffatt &amp; Woodland</b> CITY OF OTTAWA SURVEYING AND LAND INFORMATION SERVICES 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2990 FAX: (613) 591-1485 www.fmw.on.ca	JOB No. A F 1 4 0 0 0
	REFERENCE No. 64(O)-M-47

## PROJECT INFO

### KEY PLAN



### PROJECT ADDRESS

31 JULIAN AVE  
OTTAWA ONTARIO CANADA

### PROJECT BUILDER

GORD SCOTT  
CELL: 613 227-0960  
EMAIL: gscottaw@gmail.com

### STRUCTURAL ENGINEER

Mathieu Gadiet, P.Eng.  
Gadient Structural Engineering Ltd.

### HVAC DESIGN

Efficient Home Design & Solutions  
96 Smith Rd.  
Ottawa Station, Ontario  
(613) 240-7890  
tm@efficienthome.ca

### DRAWING LIST

- A0 - COVER PAGE / GENERAL NOTES
- A1 - ARCHITECTURAL SITE PLAN
- A1.25 - GRADING PLAN
- A1.5 - SERVICES PLAN
- A2 - CONCRETE PLAN
- A3 - BASEMENT FRAMING PLAN
- A4 - GROUND FLOOR PLAN
- A5 - SECOND FLOOR PLAN
- A6 - ROOF PLAN
- A7 - FRONT AND REAR ELEVATIONS
- A8 - LEFT ELEVATION
- A9 - RIGHT ELEVATION
- A10 - CROSS SECTION A
- A11 - TYPICAL ARCH DETAILS
- A12 - TYPICAL FINISH DETAILS
- A13 - EXTERIOR REFERENCE IMAGES

## GENERAL NOTES

### CODES AND STANDARDS

- AT THE TIME OF PREPARATION, THIS PLAN WAS DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT CHANGES MADE TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION. ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES, AND REGULATIONS.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.
- ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS OF GOOD PRACTICE.
- ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.
- THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE, OR BURIED STRUCTURES.

### EXCAVATION / GEOTECHNICAL

- A QUALIFIED GEOTECHNICAL ENGINEER WILL INSPECT THE SITE UPON COMPLETION OF THE EXCAVATION TO FOOTING DEPTH.
- A QUALIFIED SURVEYOR SHALL LOCATE EXCAVATION AREA AND PIN FOOTINGS AS PER APPROVED SITE PLAN / BUILDING PLANS. ANY DISCREPANCIES FOUND ARE TO BE REPORTED TO THE PROJECT DESIGNER.
- IF SITE CONDITIONS REQUIRE VARIATION FROM THE APPROVED DRAWINGS, THE GEOTECHNICAL ENGINEER WILL PROVIDE SPECIFICATIONS AND DETAILS AND INSPECT THE WORK TO VERIFY COMPLIANCE WITH HIS RECOMMENDATIONS.
- GEOTECHNICAL REPORTS TO BE PROVIDED TO DESIGNER / INSPECTOR UPON REQUEST.
- ALL BACKFILL TO BE CLEAN MATERIAL, FREE OF ANY STUMPS, BOULDERS, OR ANY OTHER DEBRIS.
- BACKFILL GARAGE SLABS ONLY WITH CLEAR 7/8" STONE OR CLEAN COMPACTED SAND, COMPACTED TO 98KPA.
- PREVENT DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS DURING CONSTRUCTION.

### FOUNDATIONS AND CONCRETE

- COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN: 32 MPa (4650 PSI) FOR GARAGE FLOORS, AND EXTERIOR FLATWORK, 20 MPa (2900 PSI) FOR INTERIOR FLOORS OTHER THAN THOSE FOR GARAGES, 15 MPa (2200 PSI) FOR ALL OTHER APPLICATIONS.
- WHEN THE AIR TEMPERATURE IS BELOW 5 DEGREES C, CONCRETE SHALL BE KEPT AT A TEMPERATURE OF NOT LESS THAN 10 DEGREES C, OR MORE THAN 10 DEGREES C WHILE BEING PLACED, AND MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 10 DEGREES C FOR 72 HOURS AFTER PLACING.
- CONCRETE FOOTINGS TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION.
- FOUNDATION WALLS SHOULD NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
- DRAIN TILE TO BE PROVIDED AROUND EVERY FOUNDATION WALL THAT CONTAINS THE BUILDING INTERIOR.
- GARAGE FLOOR SHOULD BE SEALED WITH APPROVED CONCRETE SEALANT, BUT NOT REQUIRED.

### FRAMING

- FRAMING LUMBER SHALL BE NUMBER TWO (2) OR BETTER UNLESS OTHERWISE SPECIFIED ON PLAN. LINTEL SIZES SHOWN ON DRAWINGS ARE BASED ON NUMBER TWO (2) SPRUCE AND ARE TO BE 2"x10" UNLESS OTHERWISE INDICATED.
- PLATES ARE TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS, MAX @ 9" O.C.
- OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM MANUFACTURER OF ROOF TRUSSES.
- HOLES DRILLED IN ROOF, FLOOR, OR CEILING FRAMING MEMBERS SHALL BE NOT LARGER THAN 1/4 THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 2" FROM THE EDGES, UNLESS THE DEPTH OF THE MEMBER IS INCREASED BY THE SIZE OF THE HOLE.
- FLOOR, ROOF AND CEILING MEMBERS ARE PERMITTED TO BE NOTCHED PROVIDED THE NOTCH IS LOCATED AT THE TOP OF THE MEMBER WITHIN HALF THE JOIST DEPTH FROM THE EDGE OF THE BEARING AND IS NOT DEEPER THAN 1/3 THE JOIST DEPTH, UNLESS THE DEPTH OF THE MEMBER IS INCREASED BY THE SIZE OF THE NOTCH.
- WALL STUDS SHALL NOT BE NOTCHED, DRILLED, OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED PORTION OF THE STUD IS LESS THAN 2/3 THE DEPTH OF THE STUD IF THE STUD IS LOADBEARING, OR 18" IF THE STUD IS NON-LOADBEARING, UNLESS THE WEAKENED STUDS ARE SUITABLY REINFORCED.
- TOP PLATES IN WALLS SHALL NOT BE NOTCHED, DRILLED, OR OTHERWISE WEAKENED TO REDUCE THE UNDAMAGED WITH TO LESS THAN 2" UNLESS THE WEAKENED PLATES ARE SUITABLY REINFORCED.
- HEADER JOISTS SHALL BE DOUBLED AROUND FLOOR OPENINGS THAT EXCEED 3'-11" IN LENGTH.
- NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.
- SEPARATE NON-PT WOOD FRAMING MEMBERS FROM CONCRETE IN CONTACT WITH GROUND.

### ROOFING

- MIN. 1:50 OF INSULATED CEILING AREA VENTILATION REQUIRED. FOR ROOF SLOPES LESS THAN 1:6, MIN. 1:50 REQUIRED. VENTING SHALL BE EVENLY DISTRIBUTED.
- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER RECOMMENDATIONS AND CONFORM TO THE ONTARIO BUILDING CODE.
- ALL REQUIRED FLASHING TO BE 28 GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED, AND LOCATED AT ALL INTERSECTIONS.
- PROVIDE SNOW AND ICE GUARD IN ALL VALLEYS AND ROOF INTERSECTIONS.
- PROVIDE MIN. 36" EAVE PROTECTION.

### WINDOWS AND DOORS

- ALL GLAZING TO HAVE A U-VALUE OF THAT DESCRIBED IN ENERGY EFFICIENCY DESIGN SUMMARY SUBMITTED WITH BUILDING PERMIT APPLICATION.
- GARAGE DOOR TO HAVE A MINIMUM R-VALUE OF 12 AND WEATHERSTRIPPING.
- FLASH OVER ALL OPENINGS.
- PROVIDE SPRAY FOAM AROUND ALL OPENINGS.
- ALL WINDOW ROUGH OPENING SIZES INDICATED ON PLAN TO BE VERIFIED WITH WINDOW ORDER PRIOR TO FRAMING.
- PROVIDE DEADBOLT FOR FRONT DOOR.
- PROVIDE WEATHERSTRIPPING AND SPRING HINGE FOR GARAGE TO HOUSE DOOR.

### STAIRS

- PROVIDE MIN. 6'-5" HEADROOM CLEARANCE ON ALL STAIRS.
- STAIR DIMENSIONS: MIN 4 7/8" AND MAX. 7 7/8" RISE, MIN. 10" AND MAX 14" RUN LENGTH.
- ALL INTERIOR GUARDS TO BE 36" HIGH.
- DESIGN LOAD OF GUARDS TO COMPLY WITH OBC 9.8.8.2.
- ALL STAIRS TO BE PROTECTED DURING CONSTRUCTION.

### MASONRY

- MINIMUM TEMPERATURE OF 5 DEG. CELSIUS DURING APPLICATION, AND FOR AT LEAST 48 HOURS AFTER INSTALLATION.
- MATERIAL IN ANY MORTAR MIX AND ALL MASONRY BUILDING COMPONENTS MUST NOT BE USED IF FROZEN.
- MASONRY VENEER CAN ONLY BE SUPPORTED BY MASONRY, CONCRETE, OR STEEL.
- STEEL LINTELS SUPPORTING MASONRY VENEER ABOVE OPENINGS MUST HAVE EVEN AND LEVEL BEARING, AND MIN. 5 7/8" BEARING LENGTH AT EACH END.
- SUPPORT OF MASONRY VENEER MAY BE SIZED USING TABLE BELOW.
- PROVIDE WEEP HOLES AT BOTTOM OF CAVITIES OR AIR SPACES IN MASONRY VENEER WALLS @ 2'-7" O.C. MIN.
- MASONRY VENEER TIES TO BE PROVIDED AS PER OBC 9.20.9.5.

### MISCELLANEOUS

- DIMENSIONS OVERRULE DRAWINGS.
- SMOKE / CARBON MONOXIDE DETECTORS SHALL BE PROVIDED ON ALL LEVELS AND BE INTERCONNECTED (AVC NOT BATTERY).
- PROVIDE C.O. DETECTORS FOR ALL WOOD BURNING APPLIANCES.
- CALK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CALKING COMPOUND.
- FLASH AT CHANGES OF MATERIALS ON EXTERIOR WALLS.
- FLOOR FINISHES, BATHROOM VANITIES, BACKSPLASH, AND KITCHEN CUPBOARDS TO MEET THE SPECIFICATIONS OF OWNER/BUILDER, AND OBC 13.5.
- ALL BATHROOM FANS TO BE MIN. 100 CFM AND VENTED TO EXTERIOR WITH INSULATED DUCTWORK. SEE VENTILATION SUMMARY ATTACHED WITH BUILDING PERMIT APPLICATION.
- CERAMIC TILES TO HAVE MIN. 5/8" PLYWOOD UNDERLAY AS PER OBC.
- ALL POINT LOADS TO BE TRANSFERRED TO T/O FOUNDATION OR FOOTING.
- CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUB OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING.
- PROVIDE 3-WAY SWITCH FOR INTERIOR STAIR LIGHTING.
- INSULATION TO BE INSTALLED AS PER OBC. SEE EEDS (IF REQ'D) WITH PERMIT APPLICATION.
- AIR BARRIER AND VAPOUR BARRIER TO BE INSTALLED AS PER OBC SB-12 2006.
- ALL DRYWALL CORNER BEADS TO BE SQUARE.
- ALL NEW PLUMBING FIXTURES TO BE CANSCA B45.9 CERTIFIED WITH MAX. FLUSH OF 6 LITRES.
- HOT WATER TANK TO BE ANCHORED TO FLOOR SYSTEM ABOVE.
- HOT WATER TANK TO HAVE CONTROL VALVE WITH MAX. TEMP. OF 49 DEGREES.

### RADON GAS

- TO ACT AGAINST THE POSSIBLE PRESENCE OF RADON GAS.
- A PIPE NOT LESS THAN 100mm IN DIAMETER SHALL BE INSTALLED (ROUGHED IN) VERTICALLY THROUGH THE FLOOR, AT OR NEAR ITS CENTRE.
- THE BOTTOM OF THE PIPE MUST OPEN INTO THE GRANULAR FILL AT A MINIMUM OF 150mm DEEP FOR A RADIUS NOT LESS THAN 200mm CENTERED ON THE PIPE.
- THE UPPER END OF SAID PIPE SHALL BE SEALED AND SHALL CLEARLY BE LABELED TO INDICATE THAT IT IS INTENDED ONLY FOR THE REMOVAL OF SOIL GAS FROM BELOW THE FLOOR TO GROUND.
- WHEN BUILDING CONSTRUCTION IS COMPLETE AND RADON TEST SHALL BE CONDUCTED, IF LEVELS ARE ABOVE THOSE ACCEPTED WITHIN THE O.B.C. A DEPRESSURIZATION EXHAUST SYSTEM SHALL BE INSTALLED. ALL WORK WITHIN SAID SYSTEMS SCOPE SHALL BE CONSULTED WITH BY THE DESIGNER.

### EXCLUSIONS

- KITCHEN LAYOUT IS A GUIDELINE ONLY. KITCHEN DIMENSIONS AND LAYOUT TO BE SPECIFIED BY OTHERS.
- ALL MECHANICAL DESIGN AND LOCATION BY OTHERS.
- ROOF TRUSS AND FLOOR SYSTEM DESIGN BY OTHERS. PROVIDE SHOP DRAWINGS TO DESIGNER.
- ANY ELECTRICAL LOCATION SPECIFIED IS ONLY A GUIDELINE.
- ALL WOOD BURNING FIREPLACES TO BE INSTALLER AS PER OBC/CAN MANUFACTURER INSTRUCTIONS.

### FIRE PROTECTION

- ALL FIRE RATINGS TO CONFORM TO THE ONTARIO BUILDING CODE SUPPLEMENTARY GUIDELINES SB-2 AND SB-3, AND 8.10.
- FIREWALLS/PARTY WALLS/FIRE SEPARATIONS MUST BE RATED ON BOTH SIDES FOR FIRE EXPOSURE.
- FLOOR, ROOF, AND CEILING ASSEMBLIES SHALL BE RATED FOR EXPOSURE TO FIRE ON THE UNDERSIDE.
- ALL ELECTRICAL BOXES AND SIMILAR SERVICE BOXES IN FIREWALL/PARTY WALL/FIRE SEPARATION TO BE TIGHT FITTED.
- FLAME SPREAD RATINGS TO CONFORM TO ONTARIO BUILDING CODE SUPPLEMENTARY GUIDELINE SB-2.
- ALL FOAMED PLASTICS MUST BE PROTECTED FROM FIRE BY MEANS OF OSB, DRYWALL, OR INSULATING FIBREBOARD.
- CLEARANCES ABOVE AND AROUND GAS, PROPANE, AND ELECTRIC RANGES TO CONFORM TO OBC 9.10.22.
- PROVIDE ACOUSTICAL SEALANT AT ALL MULTIPLE FRAMING MEMBERS IN FIRE SEPARATIONS.

**Committee of Adjustment**  
Received | Reçu le  
**2026-04-14**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

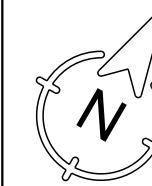
## WALL / FLOOR COMPOSITIONS

LABEL	DESCRIPTION	DETAIL
R1	<b>TYPICAL PITCHED ROOF CONSTRUCTION (INSULATED)</b> - ASPHALT SHINGLES (STYLE AND COLOUR T.B.D.) + 36" EAVE PROTECTION (UNDER STARTER STRIP) - ICE/WATER SHIELD IN ALL VALLEYS - 15 # BUILDING PAPER - 7/16" OSB ROOF SHEETING C/W "H" CLIPS - PRE-FAB ENG. DESIGNED ROOF TRUSSES @ 24" O.C. (SEE MANUFACTURER LAYOUT). - SHOP DRAWINGS TO BE AVAILABLE TO INSPECTOR AND VERIFIED BY DESIGNER/ENGINEER - R-60 BLOWN OR BATT INSULATION (C/W BAFFLES AT EAVES BETWEEN ALL TRUSSES) - R-60 BATT INSULATION IN SLOPED CEILING (IF APPLICABLE) - 6 MIL. POLY VAPOUR BARRIER (AIR BARRIER) - 1" X 4" STRAPPING @ 16" O.C. - 1/2" DRYWALL	
R3	<b>TYPICAL PITCHED ROOF CONSTRUCTION (NOT INSULATED)</b> - ASPHALT SHINGLES (STYLE AND COLOUR T.B.D.) + 36" EAVE PROTECTION (UNDER STARTER STRIP) - ICE/WATER SHIELD IN ALL VALLEYS - 15 # BUILDING PAPER - 7/16" OSB ROOF SHEETING C/W "H" CLIPS - PRE-FAB ENG. DESIGNED ROOF TRUSSES @ 24" O.C. (SEE MANUFACTURER LAYOUT). - SHOP DRAWINGS TO BE AVAILABLE TO INSPECTOR AND VERIFIED BY DESIGNER/ENGINEER - 6 MIL. POLY VAPOUR BARRIER (AIR BARRIER) - 1" X 4" STRAPPING @ 16" O.C. - 1/2" DRYWALL	
R4	<b>TYPICAL FLAT ROOF CONSTRUCTION (NOT INSULATED)</b> - 2-PLY TORCHED ON MODIFIED MEMBRANE - 3/4" T&G EXTERIOR GRADE PLYWOOD SHEATHING - 2"x4" WOOD SLEEPERS SLOPED TO DRAIN OR SCUPPER 2% - PRE-FABRICATED WOOD JOISTS OR OTHER (REFER TO FLOOR PLANS / SEE LAYOUT FROM MANUFACTURER) - T&G CEDAR SOFFIT OR ALUM. SOFFIT T.B.D. (VENTED)	
W1	<b>TYPICAL WALL CONSTRUCTION - SIDING</b> - COMPOSITE WOOD CLADDING - INSTALL AS PER MANUFACTURER INSTRUCTIONS - 1"x3" STRAPPING (VERTICAL) - TYPAR OR TYVEK (WEATHER BARRIER) - 7/16" OSB WALL SHEATHING - 2"x6" KD WOOD STUDS @ 16" O.C. - R-22 FIBERGLASS BATT INSULATION - 6 MIL. POLY. (VAPOUR/AIR BARRIER) - 1/2" DRYWALL	
W2	<b>TYPICAL WALL CONSTRUCTION - STONE/BRICK VENEER</b> - STONE OR BRICK VENEER C/W BRICK TIES AS PER OBC, AND WEEP HOLES @ 24" O.C. - 1" AIR SPACE - TYPAR OR TYVEK (WEATHER BARRIER) - 7/16" OSB WALL SHEATHING - 2"x6" KD WOOD STUDS @ 16" O.C. - R-22 FIBERGLASS BATT INSULATION - 6 MIL. POLY. (AIR/VAPOUR BARRIER) - 1/2" DRYWALL	
W6	<b>TYPICAL FOUNDATION WALL CONSTRUCTION</b> - PARGING ABOVE GRADE AND 6" BELOW GRADE - DELTASIS DAMPROOFING MEMBRANE CCMC 12658-R - POURED CONCRETE - REFER TO PLANS FOR WALL THICKNESS - 1.5" AIRSPACE - 2"x4" KD WOOD STUDS (TURNED 90DEG FROM TRADITIONAL FRAMING PATTERN) @ 16" O.C. (PT SILL PLATE) - MIN. R-20 WALL TITE CLOSED CELL SPRAY FOAM INSULATION CCMC 13530-L - 1/2" DRYWALL	
W7	<b>TYPICAL INTERIOR PARTITION WALL CONSTRUCTION</b> - 1/2" DRYWALL - 2"x4" OR 2"x6" KD WOOD STUDS @ 16" O.C. - ROXUL SOUND ABSORPTIVE BATTS AS INDICATED ON FLOOR PLANS - 1/2" DRYWALL	
W8	<b>TYPICAL EXTERIOR PARTITION WALL CONSTRUCTION</b> - 1/2" DRYWALL (TAPED JOINTS) - 6 MIL. POLY. (AIR/VAPOUR BARRIER) - 2"x6" KD WOOD STUDS @ 16" O.C. - R-22 FIBERGLASS BATT INSULATION - 1/2" DRYWALL - 5/8" TYPE 'X' DRYWALL (GARAGE WALL)	
F1	<b>TYPICAL FLOOR CONSTRUCTION</b> - FLOOR FINISH T.B.D. - 5/8" PLYWOOD UNDERLAY FOR CERAMIC - 5/8" T&G OSB SUBFLOOR GLUED AND NAILED - WOOD JOISTS AS PER MANUFACTURER - CLOSED CELL SPRAY FOAM R-22 + ROXUL IN JOIST ENDS - 1"x4" STRAPPING @ 16" O.C. - 1/2" DRYWALL @ FINISHED AREAS	
F2	<b>TYPICAL FLOOR CONSTRUCTION OVER GARAGE</b> - FLOOR FINISH T.B.D. - 5/8" PLYWOOD UNDERLAY FOR CERAMIC - 5/8" T&G OSB SUBFLOOR GLUED AND NAILED - WOOD JOISTS AS PER MANUFACTURER - WALL-TITE ECO CLOSED CELL SPRAY FOAM R-40 (AIR/VAPOUR BARRIER) - OR -WALL-TITE ECO OPEN CELL R-40 + 6 MIL. POLY. (AIR/VAPOUR BARRIER) - 1"x4" STRAPPING @ 16" O.C. - 5/8" TYPE 'X' DRYWALL @ FINISHED AREAS	
F4	<b>TYPICAL BASEMENT/ GARAGE FLOOR CONSTRUCTION</b> - 3" CONCRETE FLOOR - 2" RIGID FOAM INSULATION (R10) - 6 MIL. POLY. (AIR/VAPOUR BARRIER) - 8" OF 7/8" MINUS MATERIAL COMPACTED @ 95% MODIFIED PROCTOR	
F6	<b>TYPICAL EXTERIOR DECK CONSTRUCTION</b> - 5/4" PT OR CEDAR DECK BOARDS - ROOFING MEMBRANE OF CHOICE INSTALLED AS PER MANUFAC - 3/4" T&G EXTERIOR GRADE PLYWOOD SHEATHING - 2"x4" WOOD SLEEPERS SLOPED TO DRAIN OR SCUPPER 2% - 2 X 10" PT JOISTS @ 12" O.C.	
F7	<b>TYPICAL EXTERIOR DECK OVER INSULATED FLOOR</b> - 5/4" PT OR CEDAR DECK BOARDS - ROOFING MEMBRANE OF CHOICE. INSTALL AS PER MANUFAC - 3/4" T&G EXTERIOR GRADE PLYWOOD SHEATHING OR EDQUI - 2"x4" WOOD SLEEPERS SLOPED TO DRAIN OR SCUPPER 2% - 2 X 10" PT JOISTS @ 12" O.C. - WALL-TITE ECO CLOSED CELL SPRAY FOAM R-40 (AIR/VAPOUR BARRIER) - OR -WALL-TITE ECO OPEN CELL R-40 + 6 MIL. POLY. (AIR/VAPOUR BARRIER) - 1"x4" STRAPPING @ 16" O.C. - 1/2" DRYWALL	

FIRE RATED ASSEMBLIES	
<p>W11</p> <p>OBC SB-3 W15B 1HR FRR 65 STC</p>	<p><b>TYPICAL PARTY WALL CONSTRUCTION</b></p> <p>- 2 LAYERS OF 5/8" TYPE X DRYWALL (TAPED JOINTS) - 2"x6" KD WOOD STUDS @ 16" O.C. - 3.5" ROXUL SAFE 'N' SOUND BATTS IN ALL STUD CAVITIES - 1/2" AIRSPACE - 3.5" ROXUL SAFE 'N' SOUND BATTS IN ALL STUD CAVITIES - 2"x6" KD WOOD STUDS @ 16" O.C. - 2 LAYERS OF 5/8" TYPE X DRYWALL (TAPED JOINTS)</p>
<p>W14</p> <p>OBC SB-3 EW1B 45 MIN FRR</p>	<p><b>TYPICAL WALL CONSTRUCTION COMPOSITE SIDING</b></p> <p>- COMPOSITE SIDING (TYPE AND COLOUR TBD) - INSTALL AS PER MANUFACTURER INSTRUCTIONS - 1"x3" WOOD STRAPPING (VERTICAL) - TYPAR OR TYVEK (WEATHER BARRIER) - 7/16" OSB WALL SHEATHING - 2"x6" KD WOOD STUDS @ 16" O.C. - R-22 FIBERGLASS BATT INSULATION - 6 MIL. POLY. (AIR/VAPOUR BARRIER) - 5/8" TYPE X DRYWALL</p>

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LOCATION



**31 julian ave.**  
OTTAWA ONTARIO  
CANADA

DESIGNER

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

NAME: DEAN RUCHOLZ  
BCIN: 38070

DEAN RUCHOLZ

FIRM BCIN: 27040

DRAWING NOTES

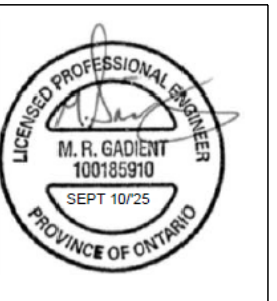
### revisions

no.	description	date
6	revised as per client comments	nov 05 2025
5	revised as per client comments	nov 05 2025
4	revised as per city comments	oct 01 2025
3	issued for building permit	sept 08 2025
2	revised as per peng comments	sept 02 2025
1	issued for client review	oct 20 2025
no.	description	date

### STRUCTURAL ENGINEER

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154-l spruce street, ottawa, on  
613-698-5325  
mgadiet@gadientstructural.ca



### DRAWING INFORMATION

NOTES PAGE  
SCALE: NTS

drawn by checked by drawing no.

J.S. & D.B.

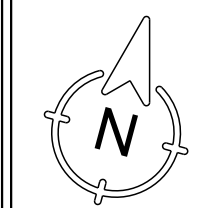
project no.

A0

2025 - 09

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LOCATION



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OTTAWA ONTARIO  
CANADA

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER  
NAME: DEAN RICHOLZ  
BCIN: 38075  
FIRM BCIN: 27040

*Dean Richolz*

DRAWING NOTES

revisions

4		
3		
2	issued for building permit	sept 10 2025
1	issued for client meeting	aug 5 2025
no.	description	date

STRUCTURAL ENGINEER

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DRAWING INFORMATION

PROPOSED SITE PLAN  
31 JULIAN AVE  
SCALE= 1:75

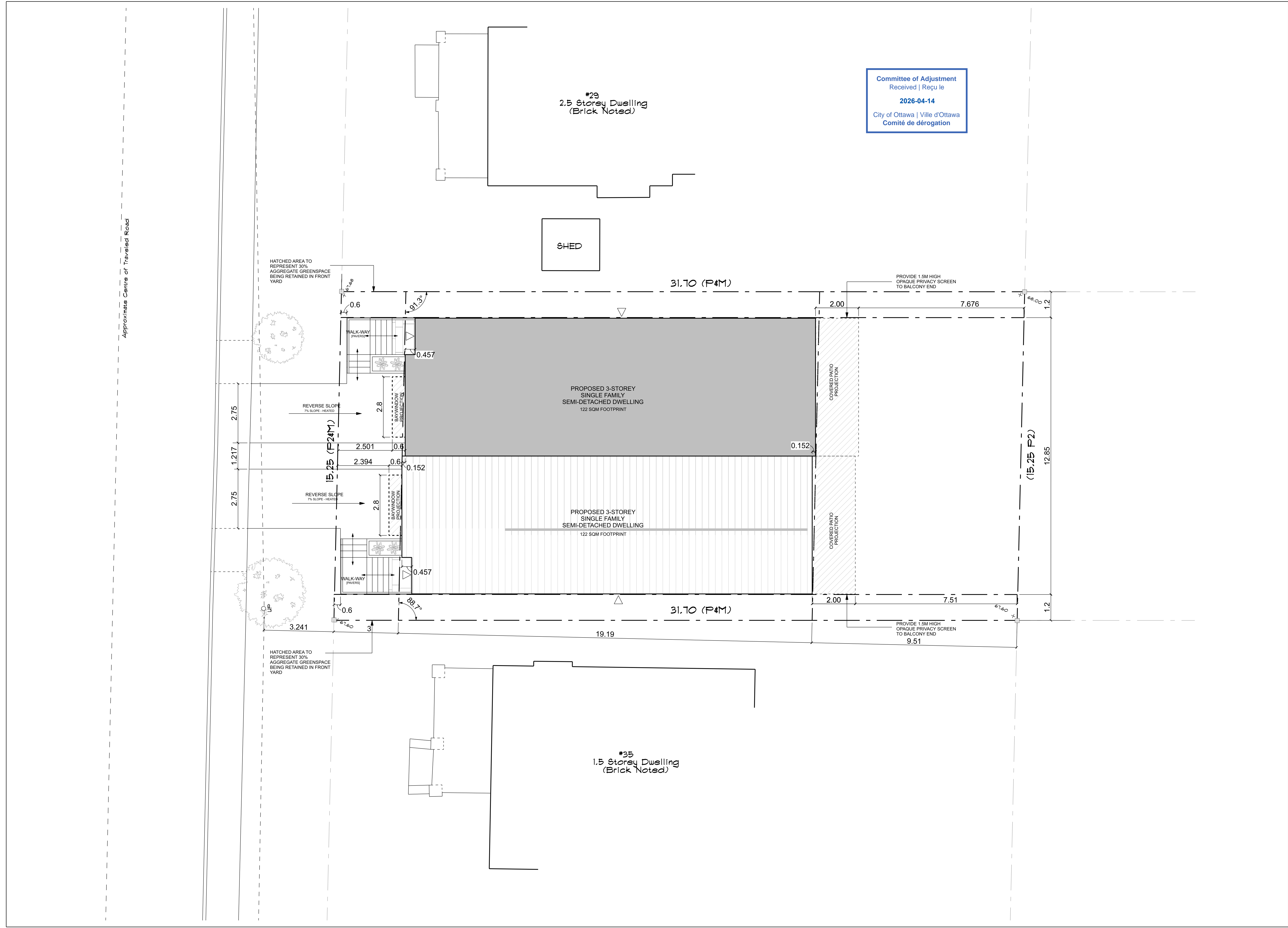
drawn by checked by drawing no.

J.S. J.S.

project no.

**A1**

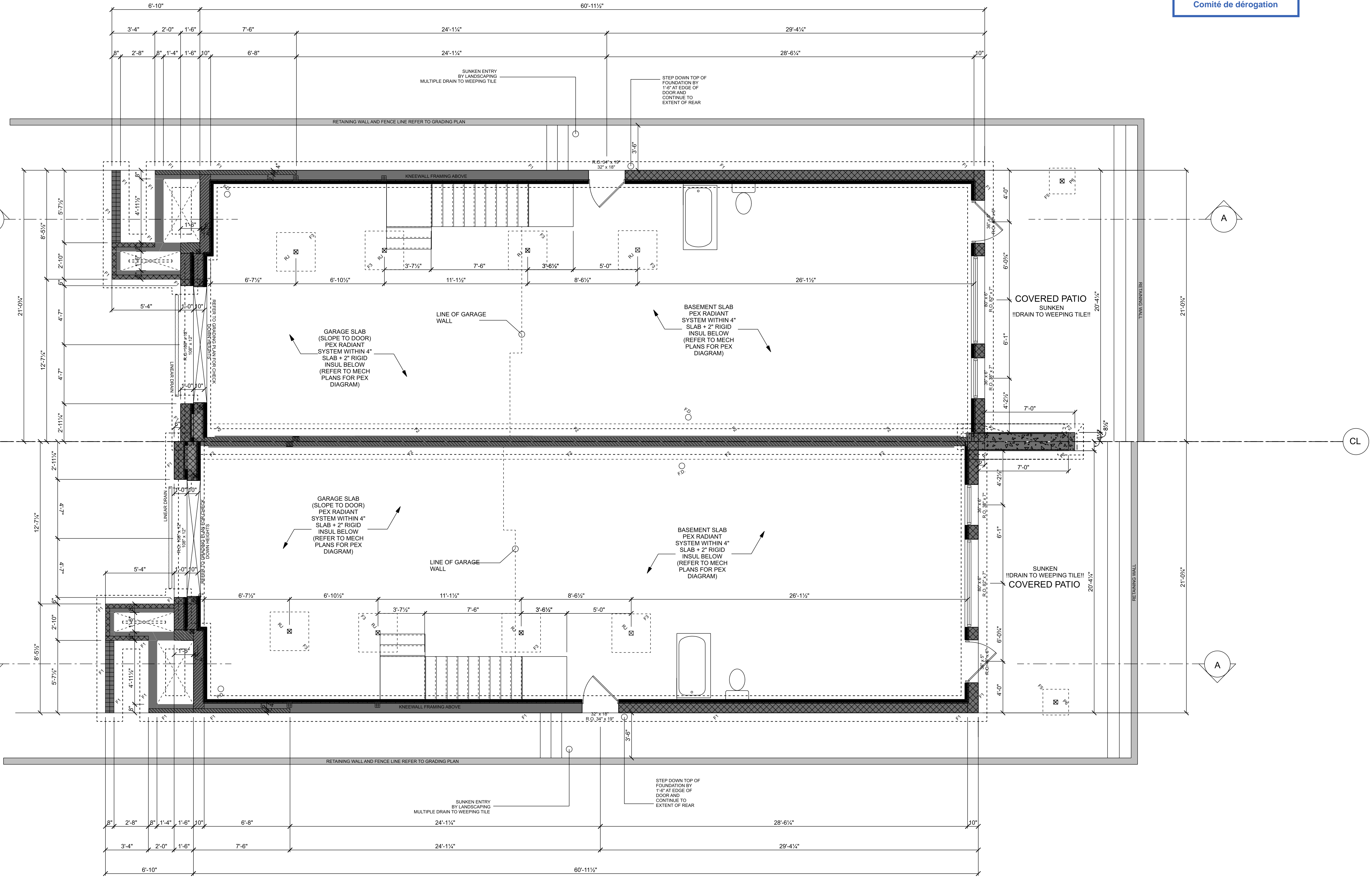
2022 - 10



Approximate Centre of Traveled Road

TABLE 1.1 FOUNDATION WALL TABLE

	10" W X 6'-10" H FOUNDATION WALL C/W SPRAY FOAM FROST WALL (REFER TO NOTES PAGE AND ELEVATIONS FOR ADDITIONAL DETAILS)
	10" W X 5'-4" H FOUNDATION WALL C/W SPRAY FOAM FROST WALL (REFER TO NOTES PAGE AND ELEVATIONS FOR ADDITIONAL DETAILS)
	10" W X 10'-3" H FOUNDATION WALL WITH 4" W X 3'-7" H CHECK-DOWN C/W SPRAY FOAM FROST WALL (REFER TO NOTES PAGE AND ELEVATIONS FOR ADDITIONAL DETAILS)
	10" (BARRIED) W X 10'-3" H FOUNDATION WALL C/W SPRAY FOAM FROST WALL (REFER TO NOTES PAGE AND ELEVATIONS FOR ADDITIONAL DETAILS)
	8" W X 10'-5" H FOUNDATION WALL (REFER TO ELEVATIONS)
	8" W X 5'-4" H FOUNDATION WALL (REFER TO ELEVATIONS)
	8" W X 10'-5" H FOUNDATION WALL WITH 4" W X 3'-7" H CHECK-DOWN (REFER TO ELEVATIONS)
	8" W X 10'-5" H FOUNDATION WALL WITH 4" W X 5'-1" H CHECK-DOWN (REFER TO ELEVATIONS)
	8" W X 7'-0" H FOUNDATION WALL (REFER TO ELEVATIONS)
	17" W X 5'-4" H FOUNDATION WALL (REFER TO ELEVATIONS)



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LOCATION  
**31 julian ave.**  
OTTAWA ONTARIO  
CANADA

DESIGNER  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
NAME: DEAN BUCHOLZ  
BCIN: 38070  
FIRM BCIN: 27040  
*Dean Bucholz*

DRAWING NOTES

**FOOTING TABLE**

F1 = TYPICAL PERIMETER STRIP FOOTING  
24" X 8" C/W (2) - 15M CONT

F2 = PARTY WALL STRIP FOOTING  
36" X 8", C/W (3) - 15M CONT

F3 = 36" X 36" X 8" CONC. PAD W/ 3-15M BAR E/W

F4 = 10" DIA. CONC. SONOTUBE W/ POST SADDLE ON 24"X24"X10" PAD

F5 = 24" X 24" X 8" CONC. PAD W/ 3-15M BAR E/W

F6 = 20" X 20" X 8" CONCRETE PAD

F7 = 60"X60"X8" CONCRETE PAD C/W 6-15M (B) E/W

NOTES:  
ASSUMED SOIL BEARING CAPACITY OF 95KPA OR BETTER (TO BE VERIFIED AT TIME OF EXCAVATION), ASSUMED BEDROCK  
SLEEVES TO BE DETERMINED ON SITE BY G.C.

**POST TABLE**

P1 = 3.5" ADJUSTABLE TELEPOST  
P2a = 2-2X4  
P3a = 3-2X4  
P4a = 4-2X4  
P5a = 5-2X4  
P2 = 2-2X6  
P3 = 3-2X6  
P4 = 4-2X6  
P5 = 5-2X6  
P6 = 6X6 PT POST C/W SIMPSON CPTZ CONCEALED POST BASE

HSS1 = 4" X 4" X 1/4" WITH 6" X 8" X 1/4" TOP PLATE AND 8" X 8" X 3/8" BOTTOM PLATE OR REDJACK HD  
HSS2 = 3" X 3" X 3/16" HSS W/ 5" X 5" X 1/2" TOP AND BOTTOM PLATES  
RJHD = REDJACK HD TELEPOST  
RJ = REDJACK TELEPOST  
ST = 10" DIAM SONOTUBE C/W 24"X24"X10" PAD FOOTINGS

NOTES:  
FLOOR TO BE DESIGNED AT ALL LEVELS FOR 40PSF LIVE LOAD AND 20PSF DEAD LOAD  
LIVE LOAD DEFLECTION L/480  
DEAD LOAD DEFLECTION L/960  
REFER TO JOIST LAYOUT FROM MANUFACTURER FOR JOIST SIZING/SPACINGS AND ALL BEAMS LABELLED 'FLUSH

Revisions

no.	description	date
6		
5	revised as per client comments	nov 05 2025
4	revised as per city comments	oct 01 2025
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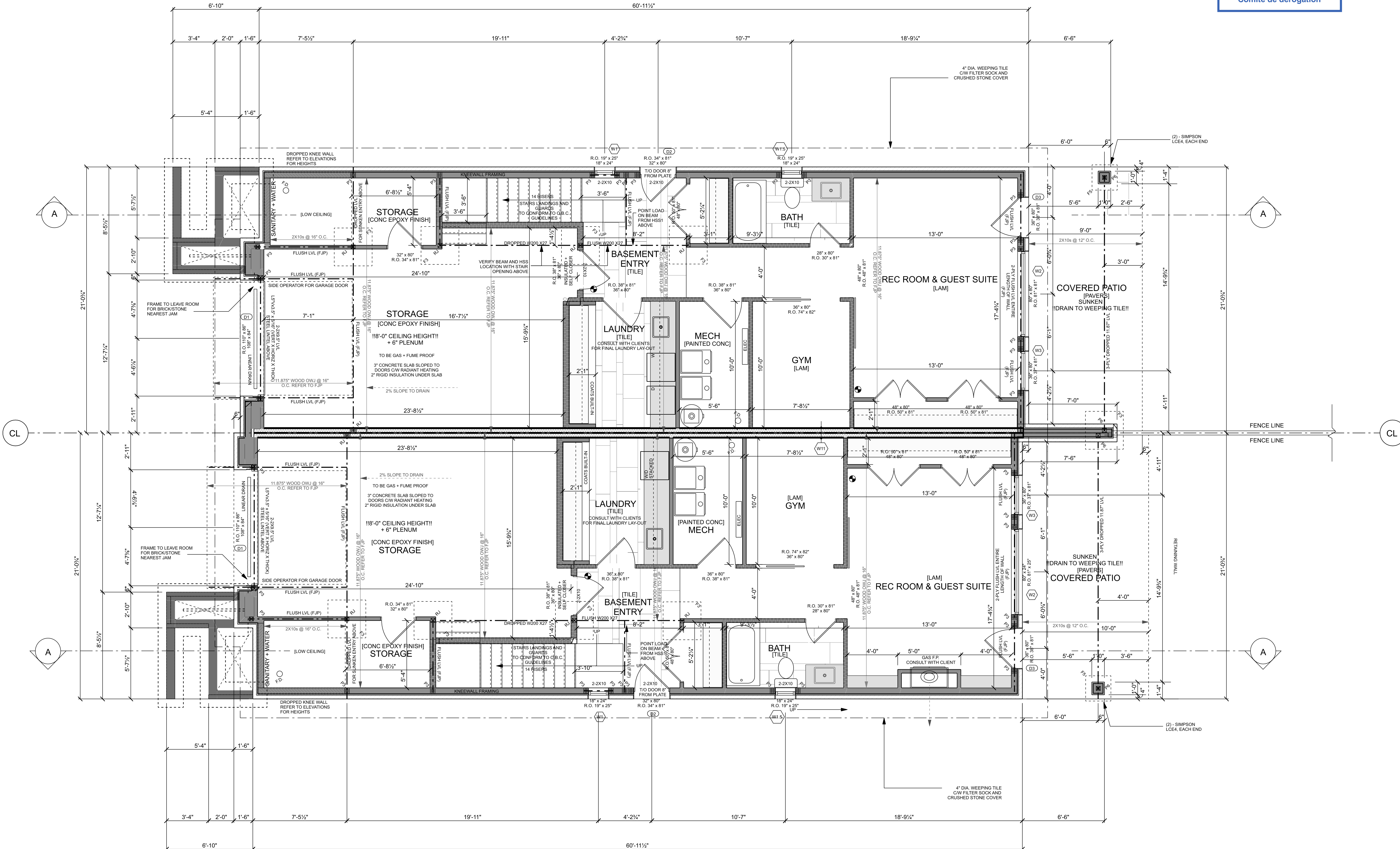
DRAWING INFORMATION  
**BASEMENT FRAMING PLAN**  
SCALE: 1/4" = 1'-0"  
2,600 SQFT FOOTPRINT

drawn by	checked by	drawing no.
J.S. & D.B.		A2
project no.		
2025 - 09		

JULIAN AVE

JULIAN AVE

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Comité de dérogation



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LOCATION  
**31 julian ave.**  
 OTTAWA ONTARIO  
 CANADA

DESIGNER  
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
 NAME: DEAN BUCHOLZ  
 BCIN: 38070  
 FIRM BCIN: 27040

DRAWING NOTES

**FOOTING TABLE**  
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 24" X 8" C/W (2) - 15M CONT  
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 36" X 8", C/W (3) - 15M CONT.  
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NOTES:  
 ASSUMED SOIL BEARING CAPACITY OF 95KPA OR BETTER (TO BE VERIFIED AT TIME OF EXCAVATION), ASSUMED BEDROCK  
 SLEEVES TO BE DETERMINED ON SITE BY G.C.

**POST TABLE**  
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 P2 = 2-2X6  
 P3 = 3-2X6  
 P4 = 4-2X6  
 P5 = 5-2X6  
 P6 = 6X6 FT POST C/W SIMPSON CPTZ CONCEALED POST BASE

HSS1 = 4" X 4" X 1/4" WITH 6" X 8" X 1/4" TOP PLATE AND 8" X 8" X 3/8" BOTTOM PLATE OR REDJACK HD  
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 RUHD = REDJACK HD TELEPOST  
 RU = REDJACK TELEPOST  
 ST = 10" DIAM SONOTUBE C/W 24"X24"X10" PAD FOOTINGS

NOTES:  
 FLOOR TO BE DESIGNED AT ALL LEVELS FOR 40PSF LIVE LOAD AND 20PSF DEAD LOAD  
 LIVE LOAD DEFLECTION L/480  
 DEAD LOAD DEFLECTION L/960  
 REFER TO JOIST LAYOUT FROM MANUFACTURER FOR JOIST SIZING SPACINGS AND ALL BEAMS LABELLED 'FLUSH'

WALLS NOTED AS SUCH TO BE PACKED WITH ROXUL SOUND 'N' SOAK INSUL  
 SMOKE AND CARB DETECTOR C/W STROBE

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 1544 spruce street, ottawa, on  
 613-698-5325  
 mgadient@gadientstructural.ca

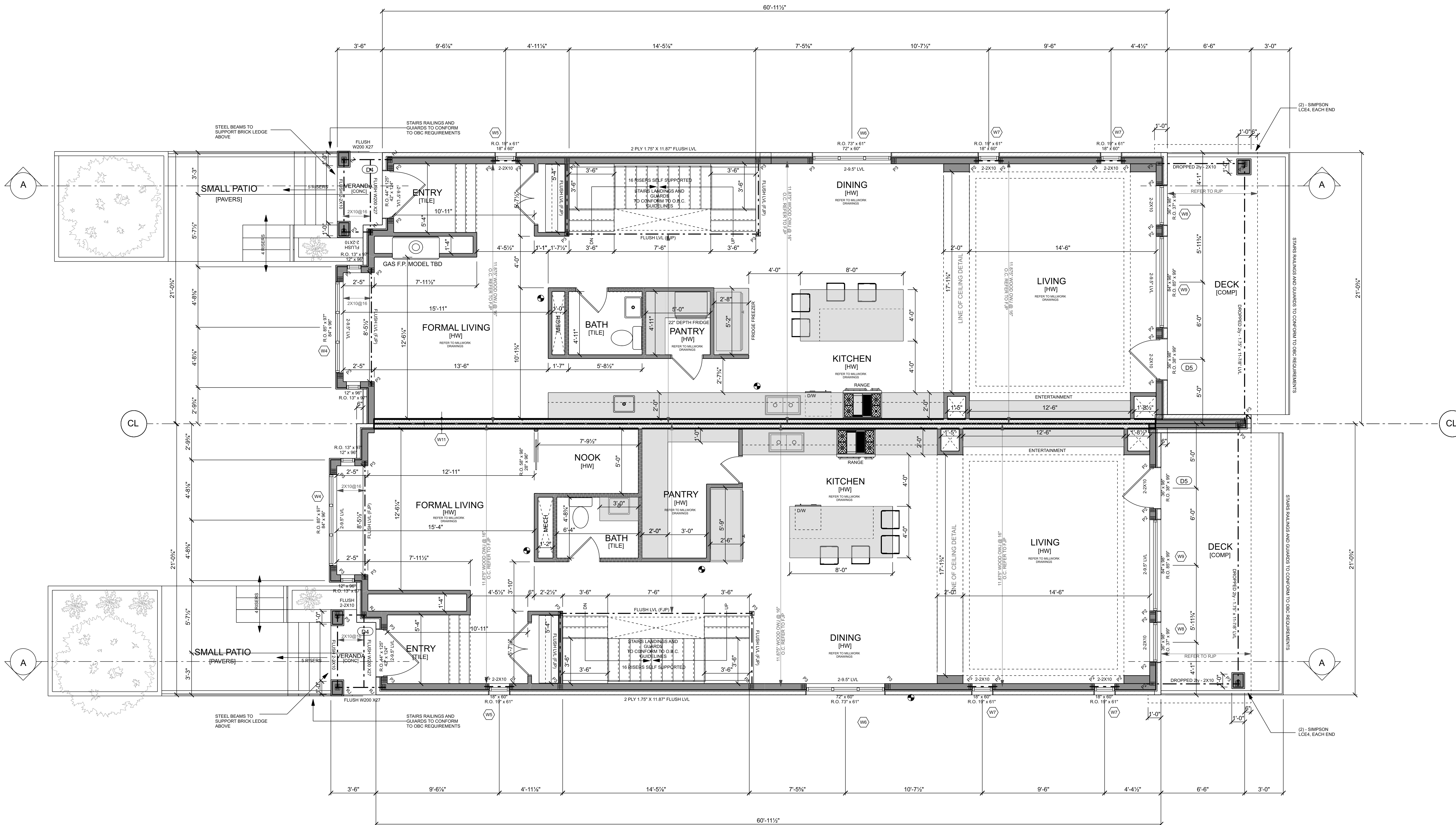
DRAWING INFORMATION  
**BASEMENT FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"  
 2,600 SQFT FOOTPRINT

drawn by	checked by	drawing no.
J.S. & D.B.		A3

project no.  
 2025 - 09

JULIAN AVE

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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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LOCATION  
31 julian ave.  
OTTAWA ONTARIO  
CANADA

DESIGNER  
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FCIN: 38070  
FIRM BCIN: 27040

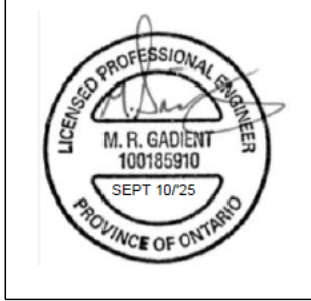
DRAWING NOTES  
**POST TABLE**  
P1 = 3.5" ADJUSTABLE TELEPOST  
P2a = 2-2X4  
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P4a = 4-2X4  
P5a = 5-2X4  
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P4 = 4-2X6  
P5 = 5-2X6  
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RJHD = REDJACK HD TELEPOST  
RJ = REDJACK TELEPOST  
ST = 10" DIAM SONOTUBE C/W 24"X24"X10" PAD FOOTINGS  
NOTES:  
FLOOR TO BE DESIGNED AT ALL LEVELS FOR 40PSF LIVE LOAD AND 20PSF DEAD LOAD  
LIVE LOAD DEFLECTION L/480  
DEAD LOAD DEFLECTION L/360  
REFER TO JOIST LAYOUT FROM MANUFACTURER FOR JOIST SIZING/SPACING AND ALL BEAMS LABELLED "FLUSH"

WALLS NOTED AS SUCH TO BE PACKED WITH ROXUL SOUND 'N' SOAK INSUL  
45MIN FRR WALL (PROVIDE 2 LAYERS OF 5/8" TYPE X DRYWALL TO INSIDE OF EXTERIOR WALL)  
SMOKE AND CARB DETECTOR C/W STROBE

no.	description	date
6	revised as per client comments	nov 05 2025
5	revised as per city comments	oct 01 2025
4	issued for building permit	sept 08 2025
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1	description	date

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mgadiant@gadiantstructural.ca

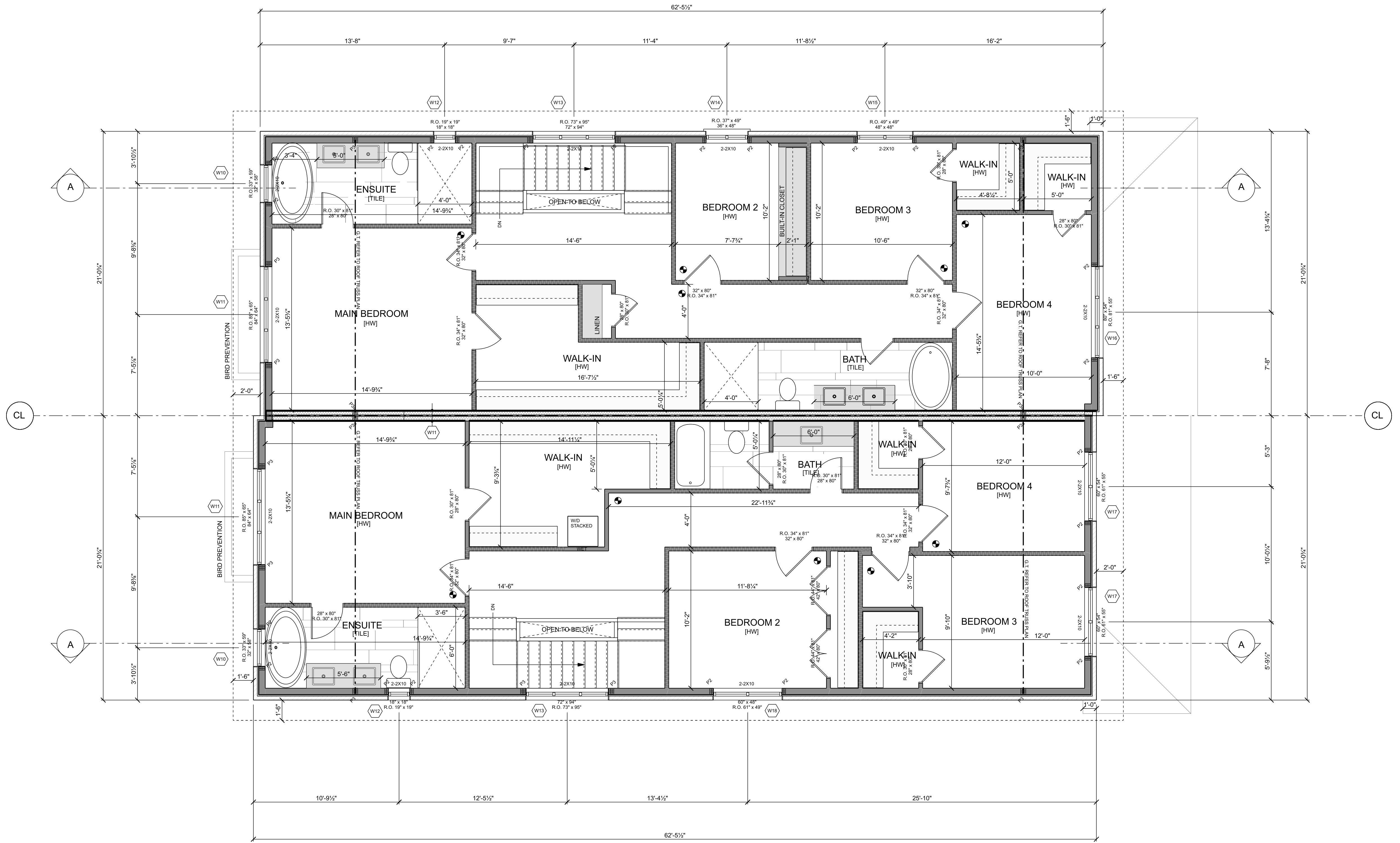


DRAWING INFORMATION  
**GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
2,600 SQFT FOOTPRINT

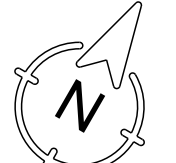
drawn by	checked by	drawing no.
J.S. & D.B.		A4
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**31 julian ave.**  
 OTTAWA ONTARIO  
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 NAME: DEAN BUCHOLZ  
 BCIN: 38070  
 FIRM BCIN: 27040  


DRAWING NOTES

**POST TABLE**



P1 = 3.5" ADJUSTABLE TELEPOST  
 P2a = 2-2X4  
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 P4a = 4-2X4  
 P5a = 5-2X4  
 P2 = 2-2X6  
 P3 = 3-2X6  
 P4 = 4-2X6  
 P5 = 5-2X6  
 P6 = 6X6 PT POST C/W SIMPSON CPTZ CONCEALED POST BASE

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 LIVE LOAD DEFLECTION L/480  
 DEAD LOAD DEFLECTION L/360

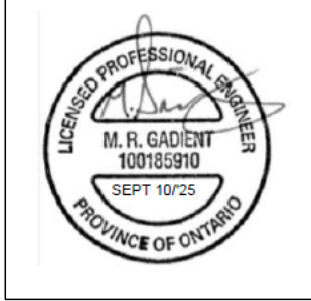
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no. description date

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 mathieu gadient, p. eng.  
 gadient structural engineering ltd.  
 1544 spruce street, ottawa, on  
 613-698-5325  
 mgadient@gadientstructural.ca



DRAWING INFORMATION  
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 2,660 SQFT FOOTPRINT

drawn by	checked by	drawing no.
J.S. & D.B.		A5

project no.  
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JULIAN AVE



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LOCATION

 **31 julian ave.**  
OTTAWA ONTARIO  
CANADA

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NAME: DEAN BUCHOLZ  
BCIN: 38070  
FIRM BCIN: 27040

*Dean Bucholz*

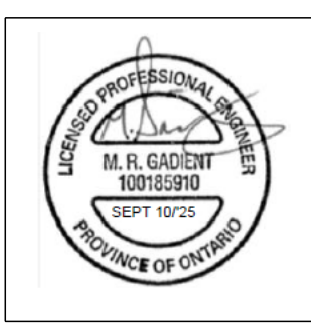
DRAWING NOTES

revisions

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mgadien@gadienstructural.ca



DRAWING INFORMATION

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

drawn by checked by drawing no.

J.S. & D.B.

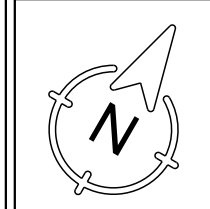
project no.

**A6**

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OTTAWA ONTARIO  
CANADA

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NAME: DEAN BUCHOLZ  
BCIN: 38070  
FIRM BCIN: 27040

DRAWING NOTES

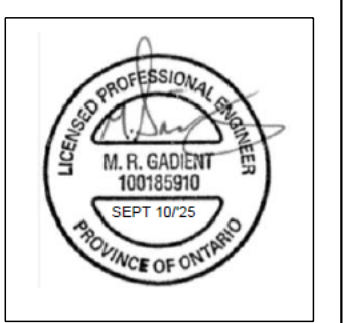
- ① METAL SHINGLES (COLOUR T.B.D.)
- ② ROOF VENT
- ③ METAL FASCIA (COLOUR T.B.D.)
- ④ VENTED SOFFIT (COLOUR T.B.D.)
- ⑤ METAL FLASHING (COLOUR T.B.D.)
- ⑥ T&G CLEAR CEDAR SOFFIT (COLOUR T.B.D.)
- ⑦ STUCCO (SMOOTH - COLOUR T.B.D.)
- ⑧ ARRISCRAPT STONE MIX (COLOUR T.B.D.)
- ⑨ COMPOSITE FASCIA AT PORCH (COLOUR T.B.D.)
- ⑩ JAMES HARDIE 8" LAP SIDING (COLOUR T.B.D.)
- ⑪ HARDIE TRIM (COLOUR T.B.D.)
- ⑫
- ⑬
- ⑭
- ⑮
- ⑯

Revisions

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613-698-5325  
mgadiant@gadiantstructural.ca



DRAWING INFORMATION

FRONT AND REAR ELEVATIONS  
SCALE: 1/4" = 1'-0"

drawn by checked by drawing no.

J.S. & D.B.

project no.

**A7**

2025 - 09

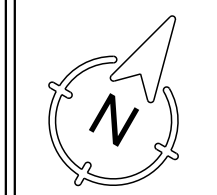
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THE ONTARIO BUILDING CODE TO BE A DESIGNER

NAME: DEAN BUCHOLZ  
BCIN: 38070  
FIRM BCIN: 27040

*Dean Bucholz*

DRAWING NOTES

- 1 METAL SHINGLES (COLOUR T.B.D.)
- 2 ROOF VENT
- 3 METAL FASCIA (COLOUR T.B.D.)
- 4 VENTED SOFFIT (COLOUR T.B.D.)
- 5 METAL FLASHING (COLOUR T.B.D.)
- 6 T&G CLEAR CEDAR SOFFIT (COLOUR T.B.D.)
- 7 STUCCO (SMOOTH - (COLOUR T.B.D.)
- 8 ARRISCRAFT STONE MIX (COLOUR T.B.D.)
- 9 COMPOSITE FASCIA AT PORCH (COLOUR T.B.D.)
- 10 JAMES HARDIE 8" LAP SIDING (COLOUR T.B.D.)
- 11 HARDIE TRIM (COLOUR T.B.D.)
- 12
- 13
- 14
- 15
- 16



**LIMITING DISTANCE CALCULATION**  
 DISTANCE FROM PROPERTY LINE = 1.2M  
 AREA OF EXPOSED BUILDING FACE = 167 SQM  
 AREA OF UNPROTECTED OPENINGS = 11.6 SQM  
 TOTAL PERCENTAGE OF UNPROTECTED OPENINGS = 7%  
 TOTAL ALLOWABLE PERCENTAGE = 7%

Revisions

no.	description	date
6		
5	revised as per client comments	nov 05 2025
4	revised as per city comments	oct 01 2025
3	issued for building permit	sept 08 2025
2	revised as per peng comments	sept 02 2025
1	issued for client review	oct 20 2025

STRUCTURAL ENGINEER

mathieu gadient, p. eng.  
 gadient structural engineering ltd.  
 1544 spruce street, ottawa, on  
 613-698-5325  
 mgadient@gadientstructural.ca



DRAWING INFORMATION

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

drawn by checked by drawing no.

J.S. & D.B.

project no.

A8

2025 - 09

Committee of Adjustment  
Received | Reçu le  
2026-04-14  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**LIMITING DISTANCE CALCULATION**  
 DISTANCE FROM PROPERTY LINE = 1.2M  
 AREA OF EXPOSED BUILDING FACE = 167 SQM  
 AREA OF UNPROTECTED OPENINGS = 10SQM  
 TOTAL PERCENTAGE OF UNPROTECTED OPENINGS = 6%  
 TOTAL ALLOWABLE PERCENTAGE = 7%

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION  
**31 julian ave.**  
 OTTAWA ONTARIO  
 CANADA

DESIGNER  
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
 NAME: DEAN BUCHOLZ  
 BCIN: 38070  
 FIRM BCIN: 27040  
*Dean Bucholz*

- DRAWING NOTES
- 1 METAL SHINGLES (COLOUR T.B.D.)
  - 2 ROOF VENT
  - 3 METAL FASCIA (COLOUR T.B.D.)
  - 4 VENTED SOFFIT (COLOUR T.B.D.)
  - 5 METAL FLASHING (COLOUR T.B.D.)
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DRAWING INFORMATION  
**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

drawn by	checked by	drawing no.
J.S. & D.B.		A9
project no.		

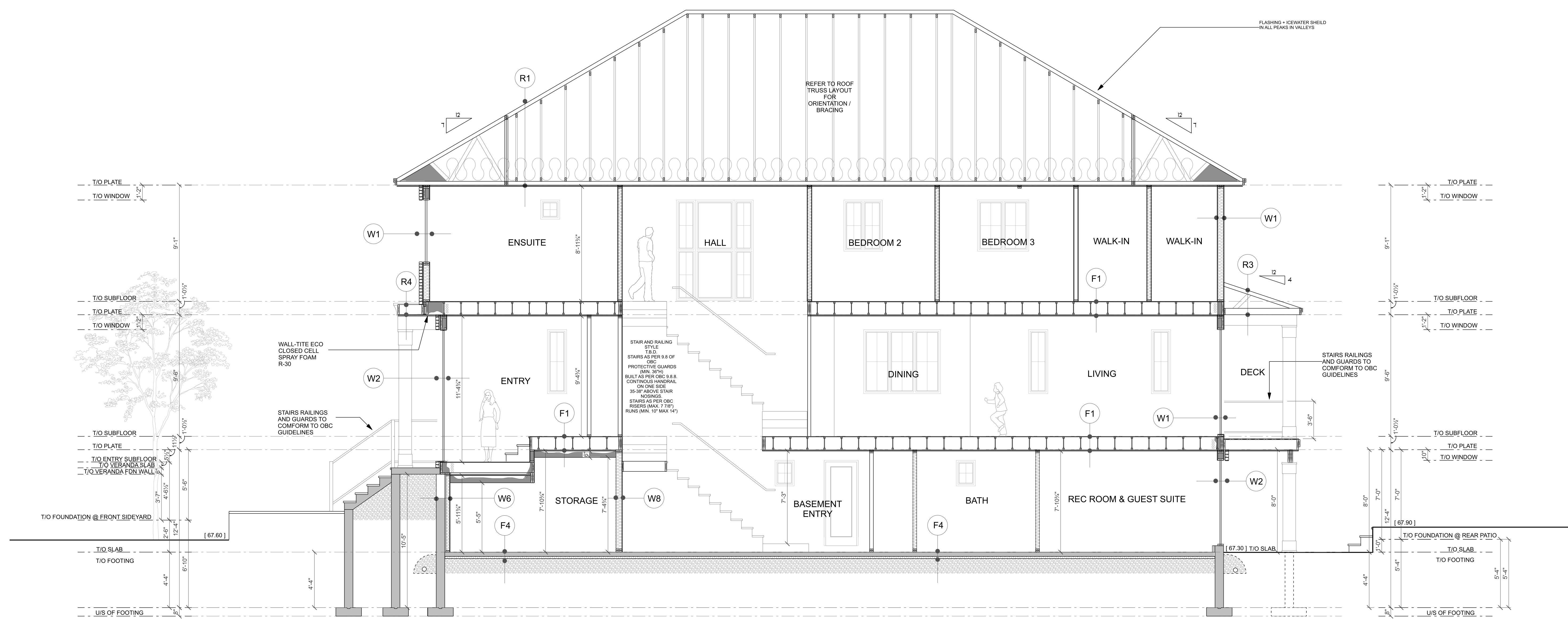
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DRAWING NOTES



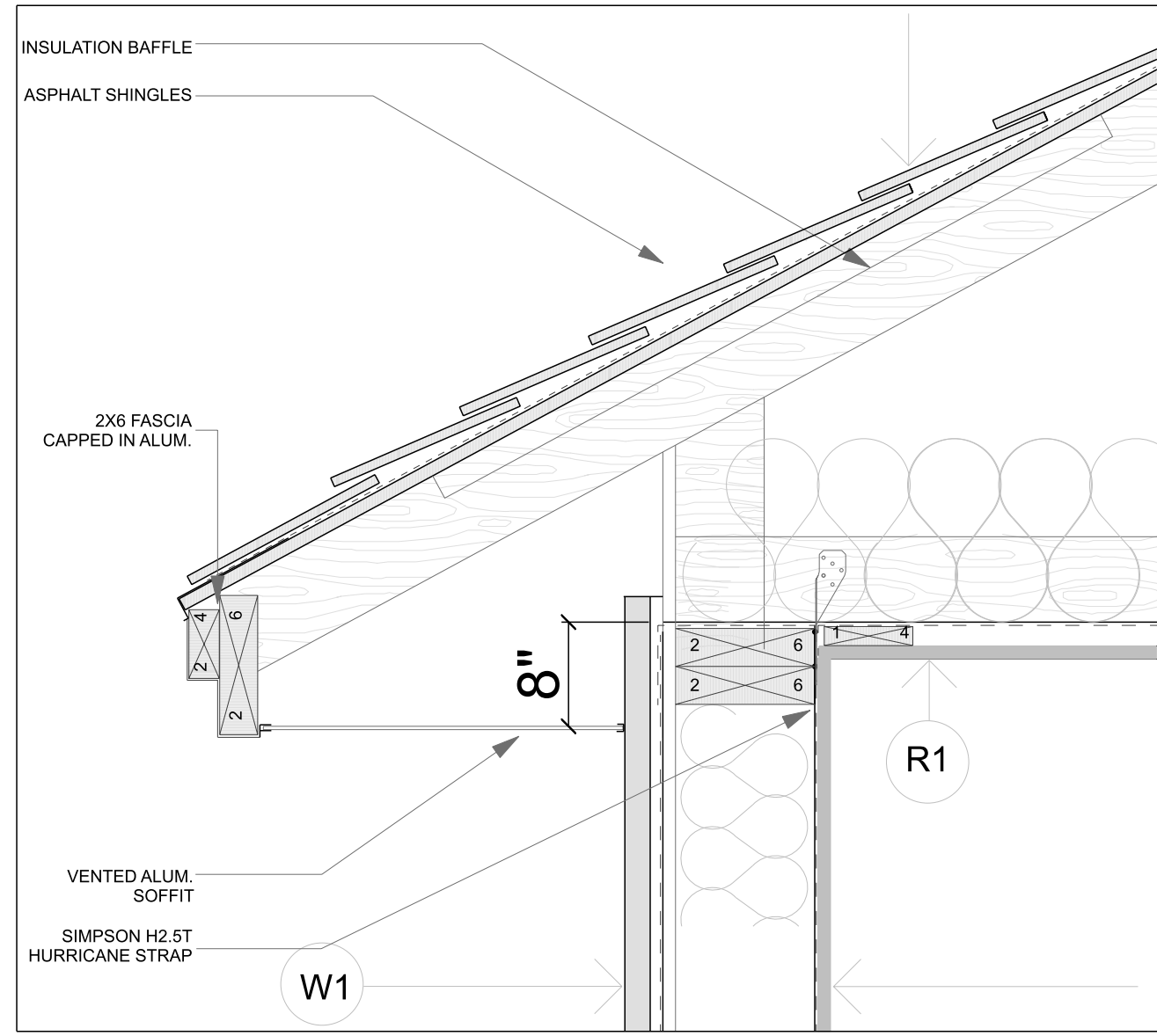
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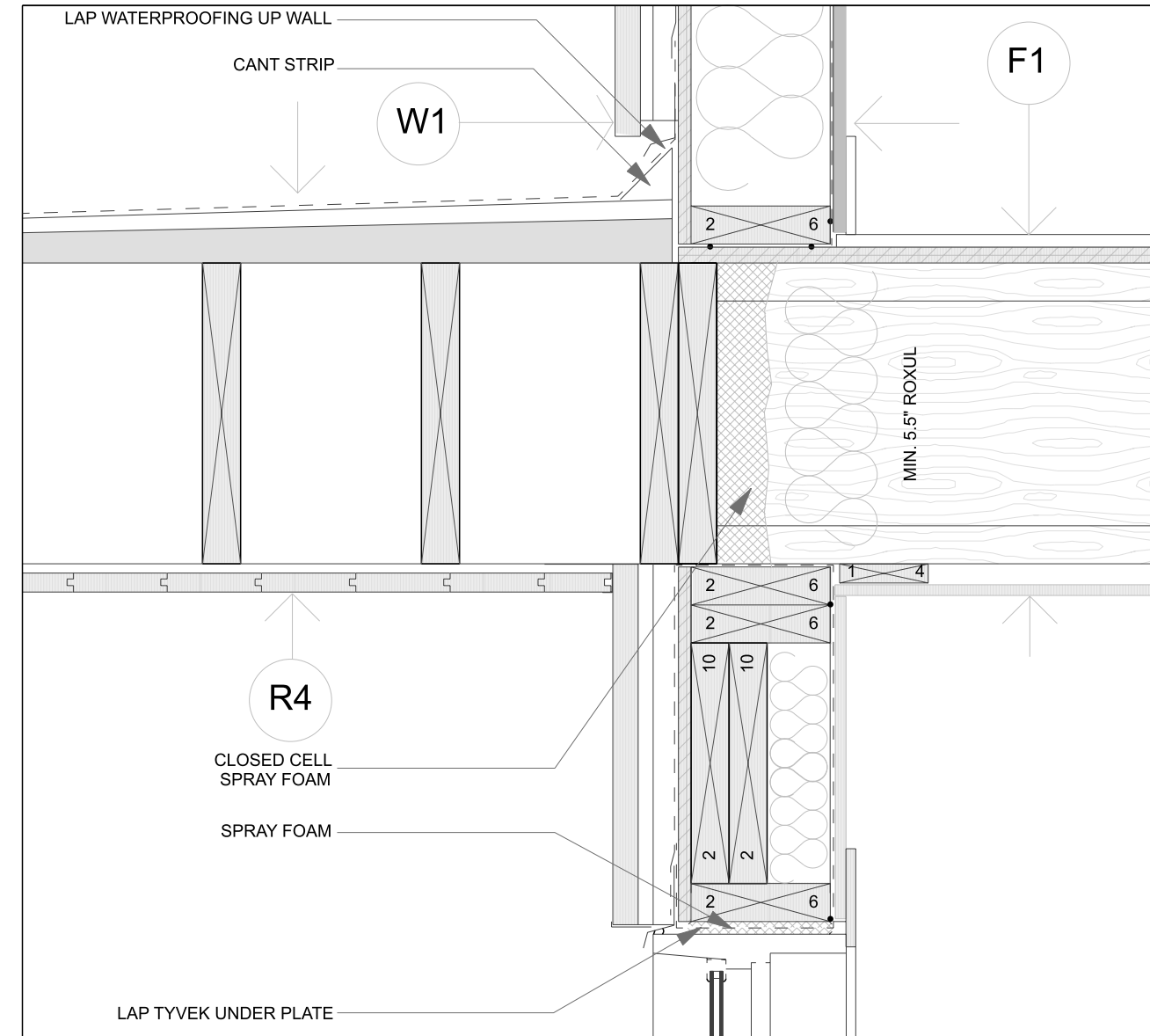


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SCALE: 1/4" = 1'-0"

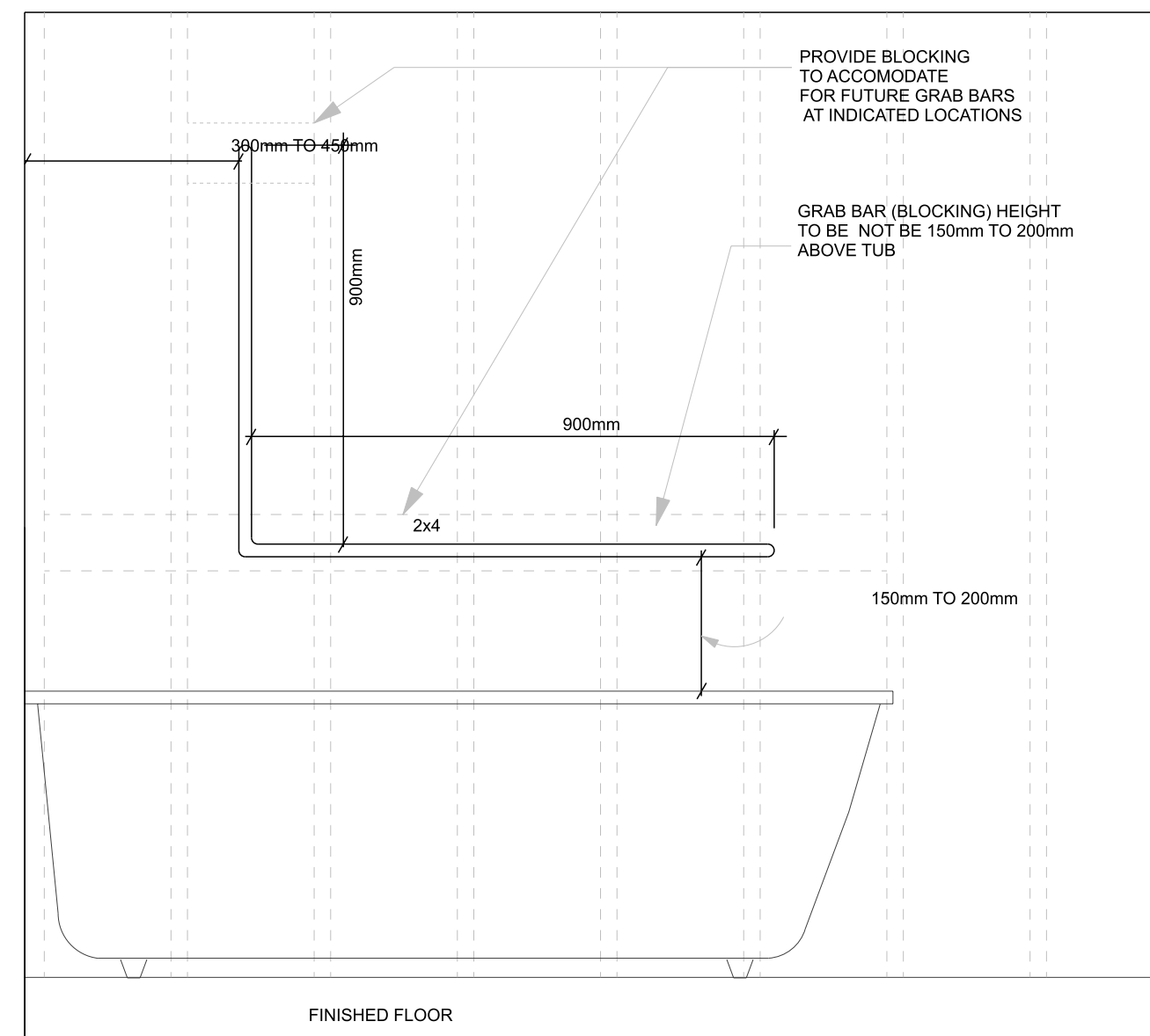
drawn by	checked by	drawing no.
J.S. & D.B.		<b>A10</b>
project no.		
2025 - 09		



TYPICAL ROOF DETAIL



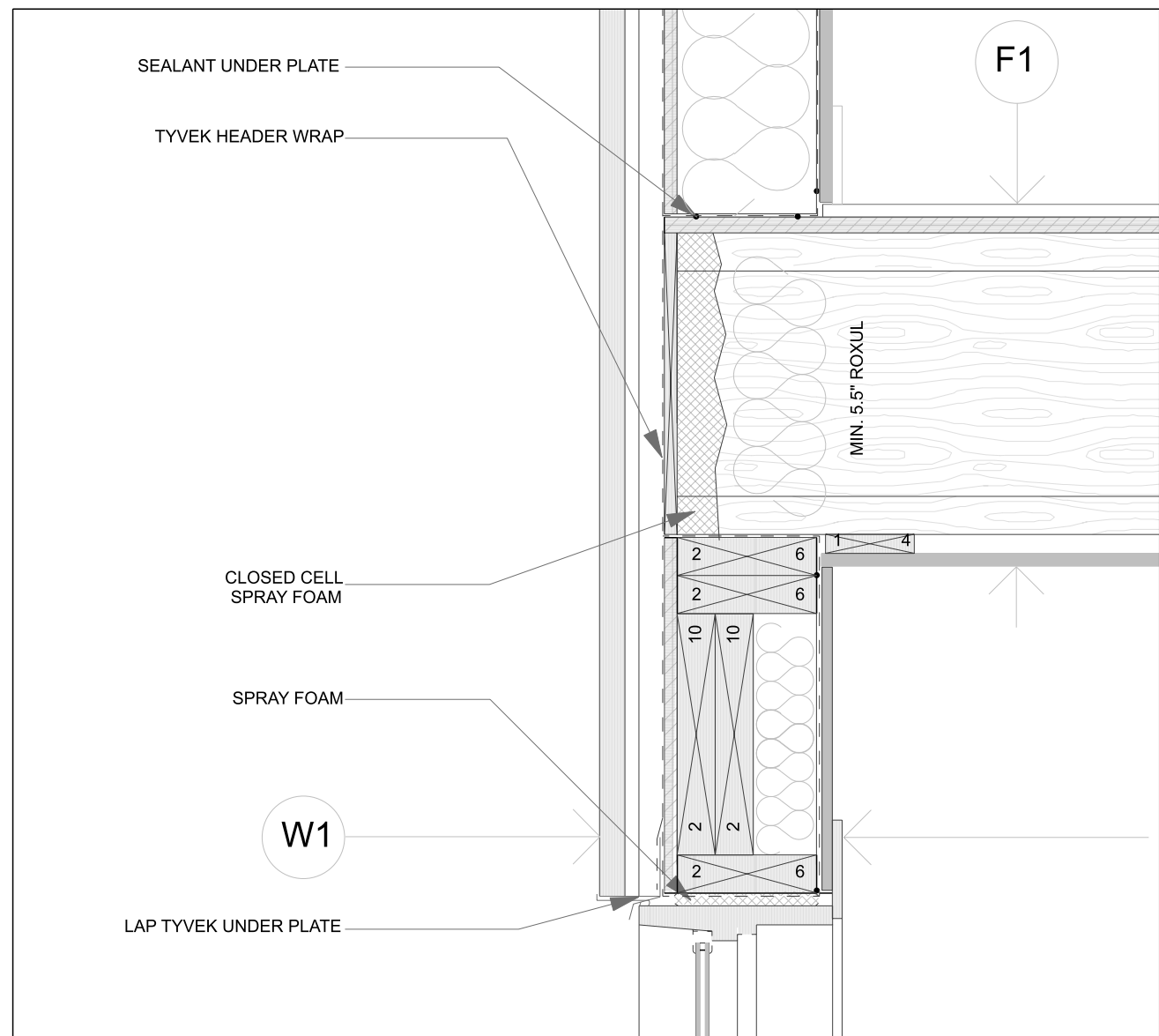
TYPICAL FLAT ROOF SYSTEM @ EXTERIOR WALL CONNECTION DETAIL



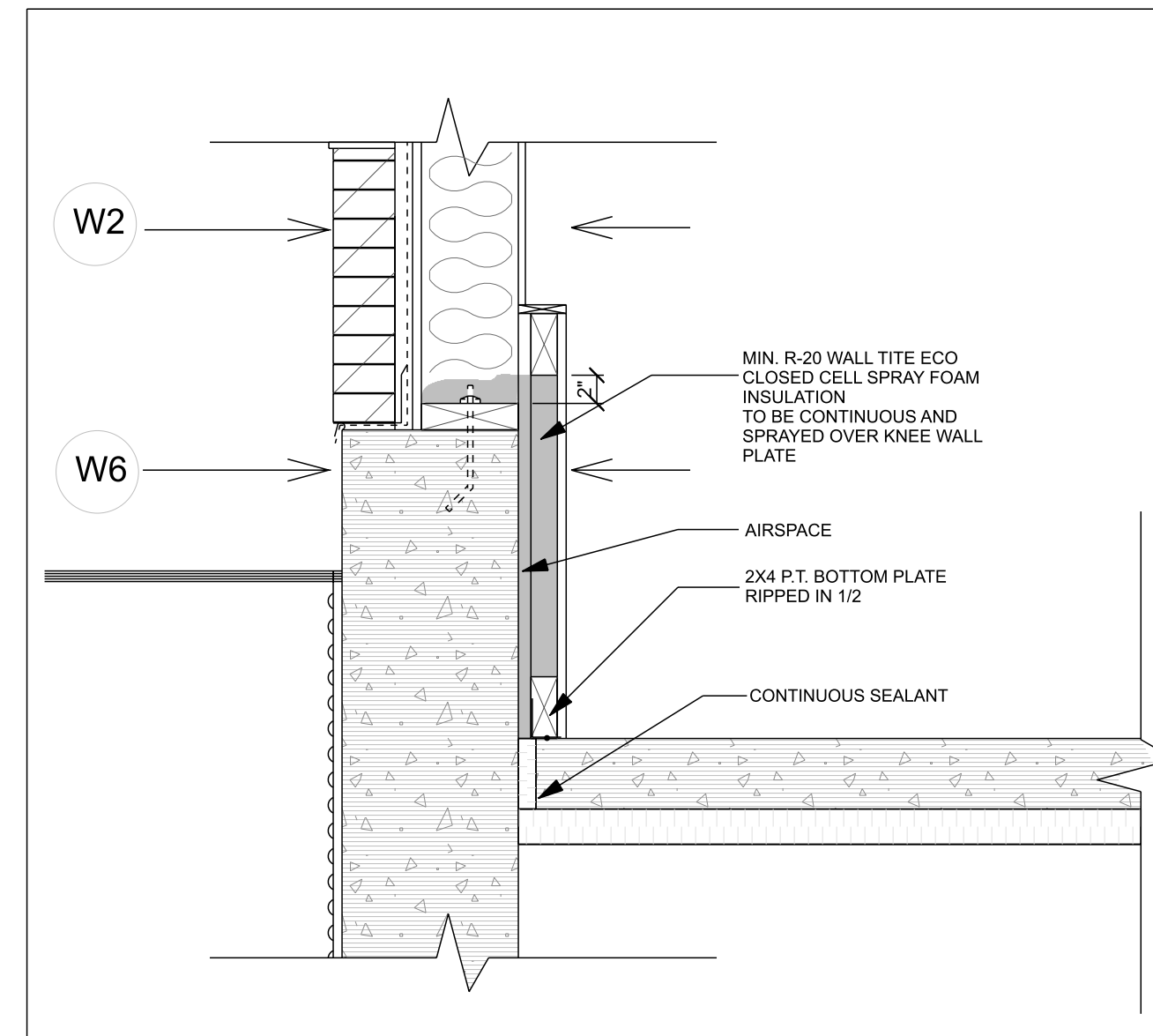
TYPICAL GRAB BAR BLOCKING @ TUB DETAIL

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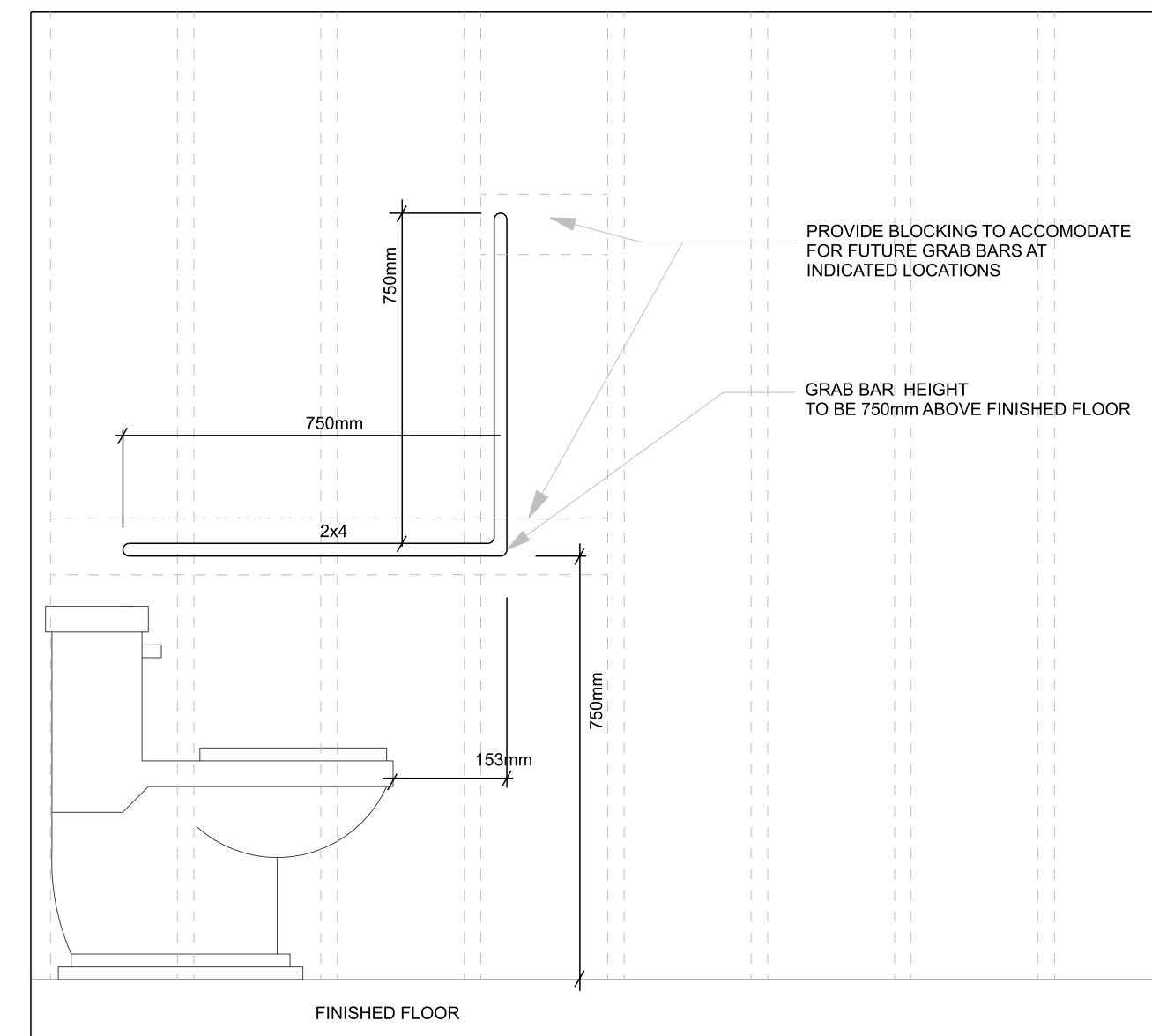
RESERVED



TYPICAL WINDOW HEADER DETAIL

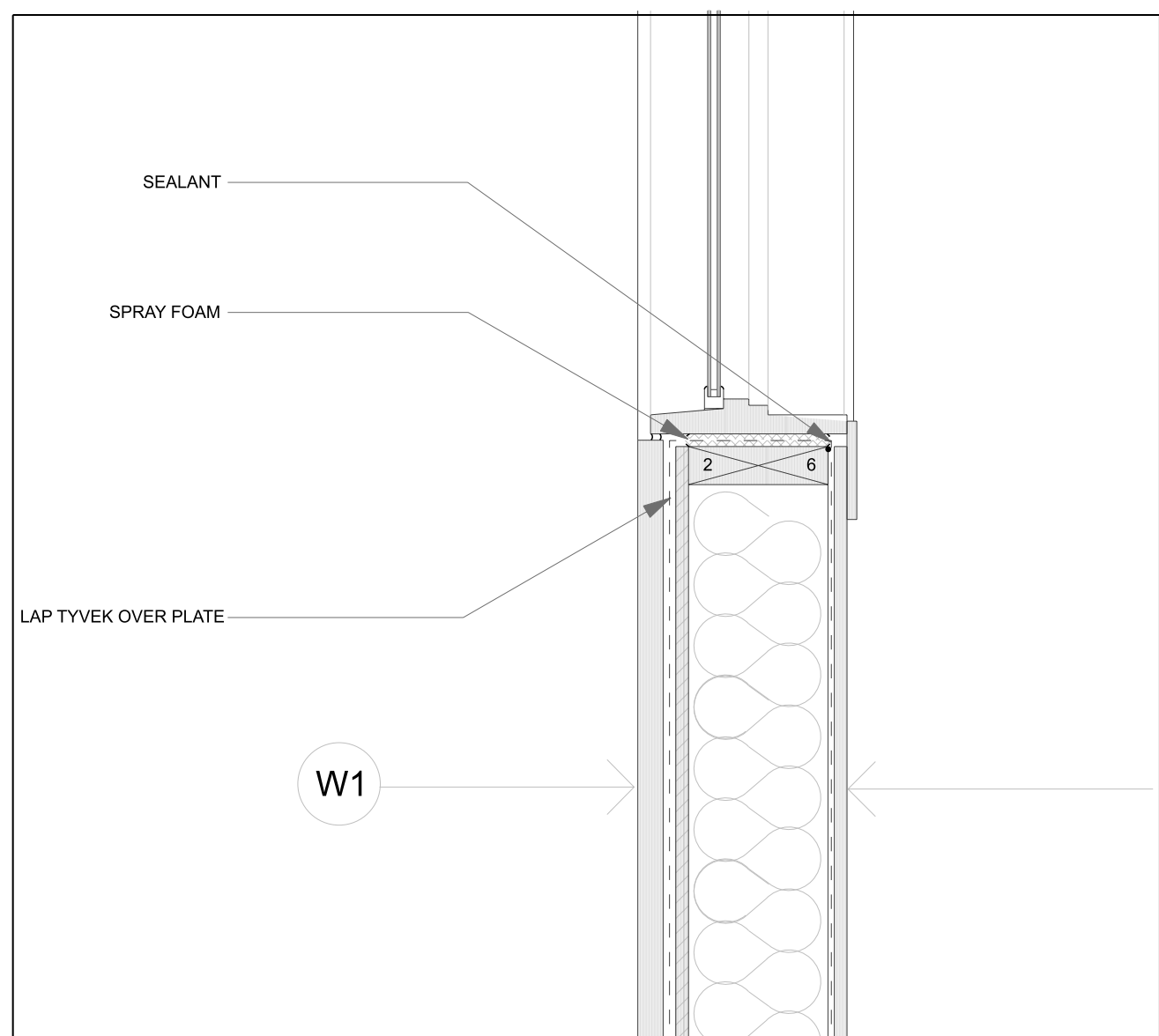


BASEMENT FROST WALL @ FDN WALL DETAIL

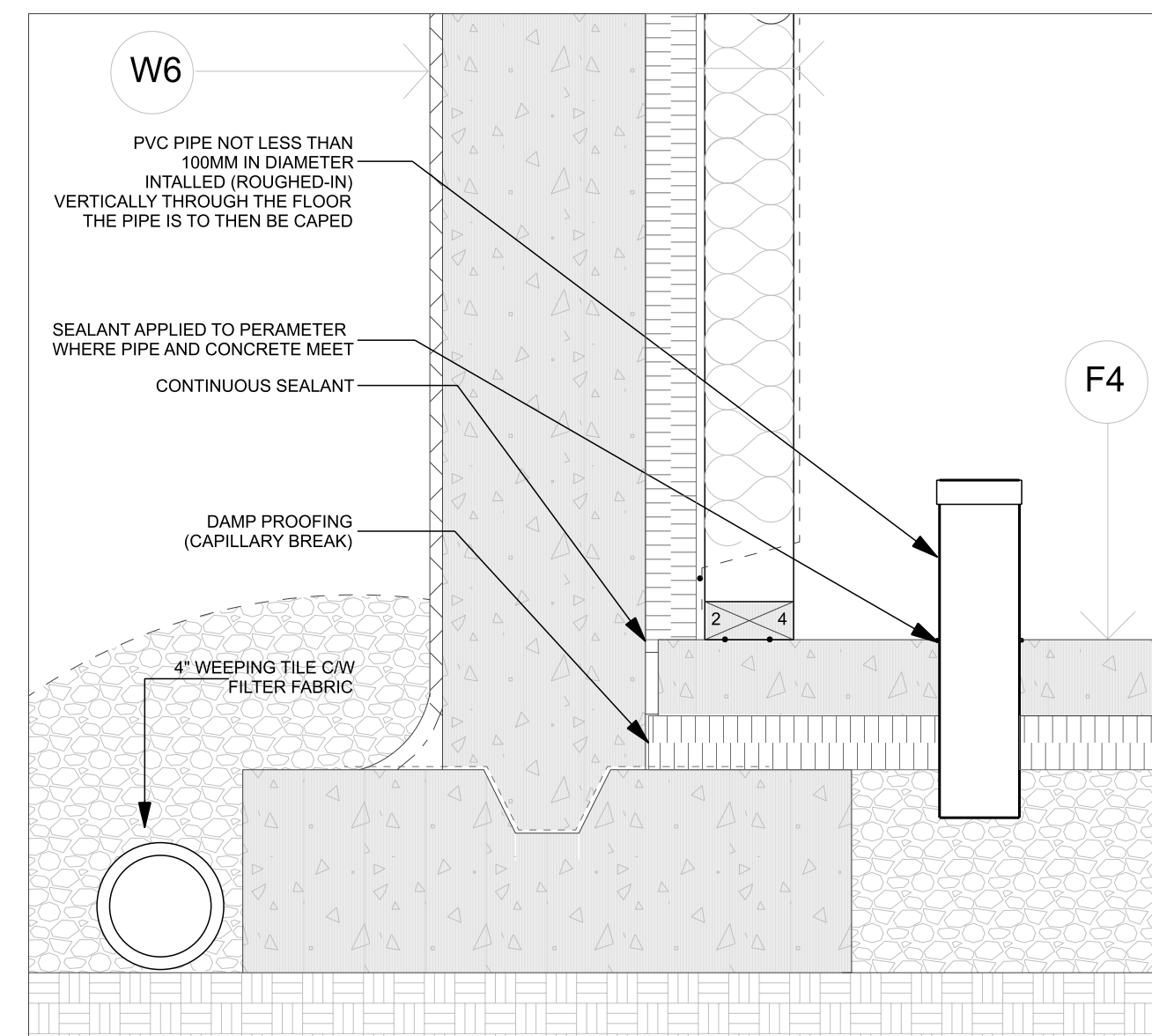


TYPICAL GRAB BAR BLOCKING @ TOILET

RESERVED



TYPICAL WINDOW SILL DETAIL



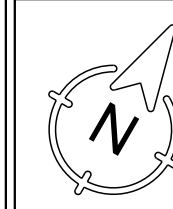
TYPICAL RADON ROUGH-IN DETAIL

RESERVED

RESERVED

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LOCATION



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FIRM BCIN: 27040

*Dean Bucholz*

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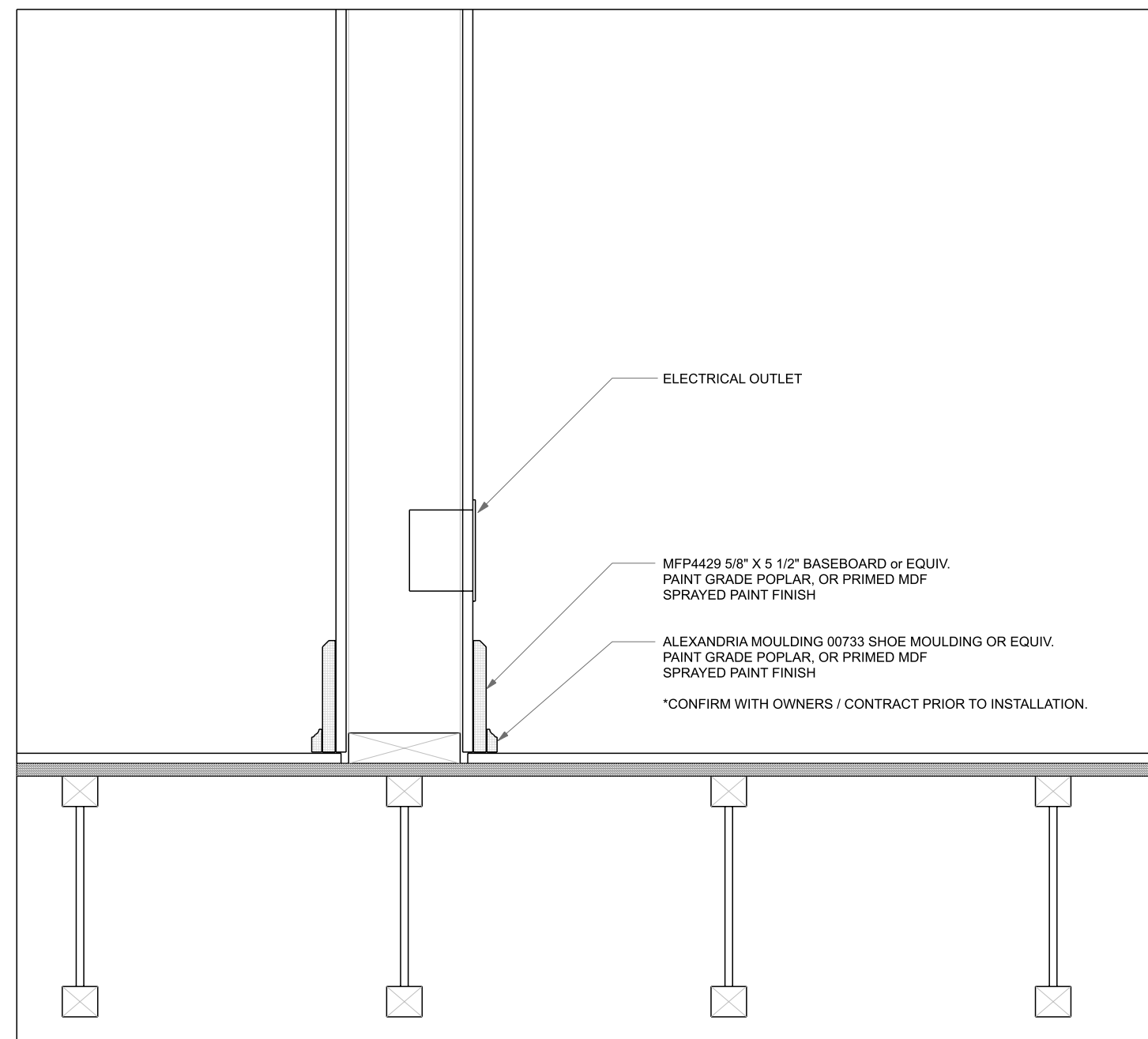


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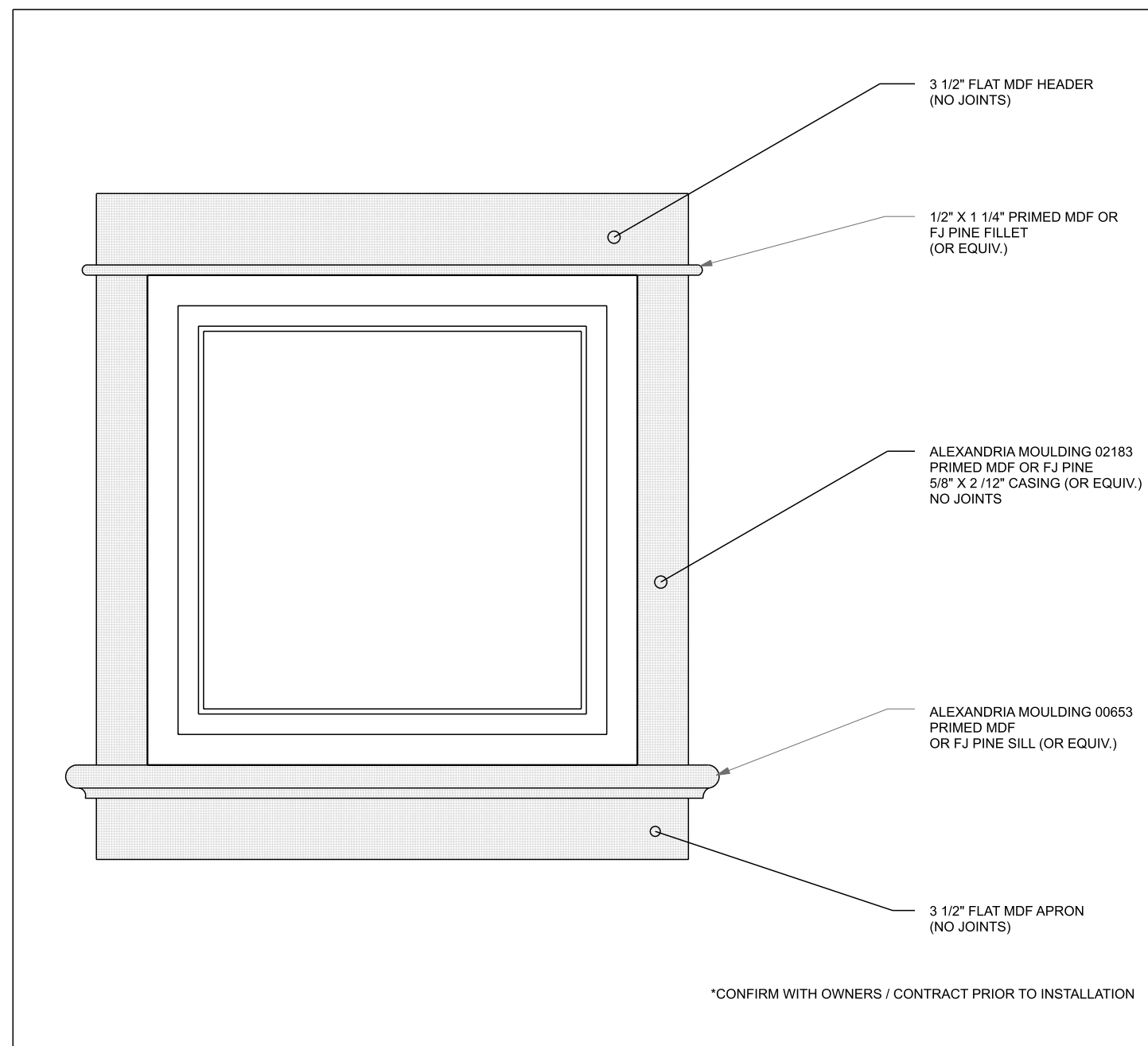
TYPICAL DETAILS PAGE  
SCALE: NTS

drawn by	checked by	drawing no.
J.S. & D.B.		A11

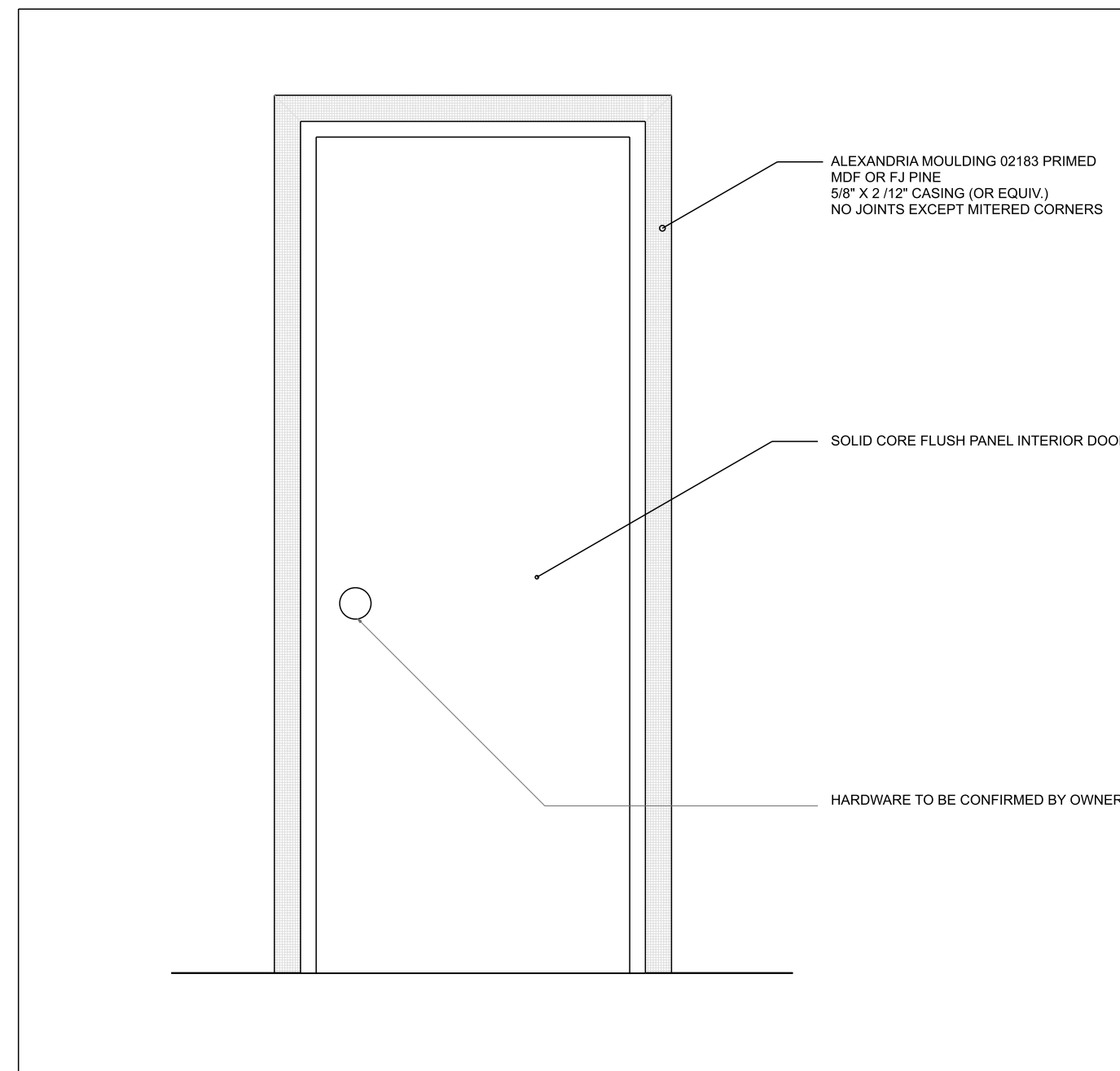
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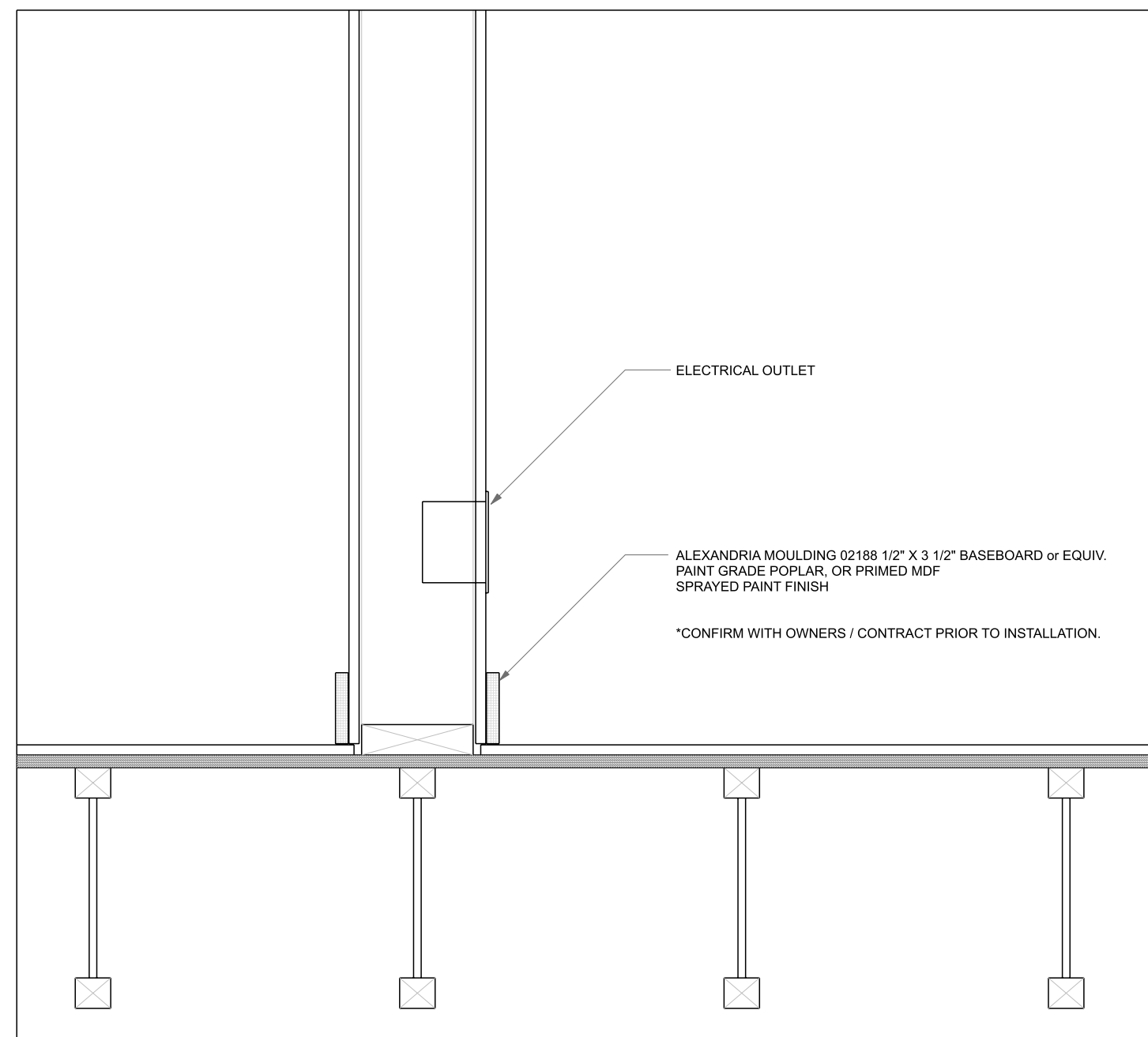
TYPICAL BASEBOARD



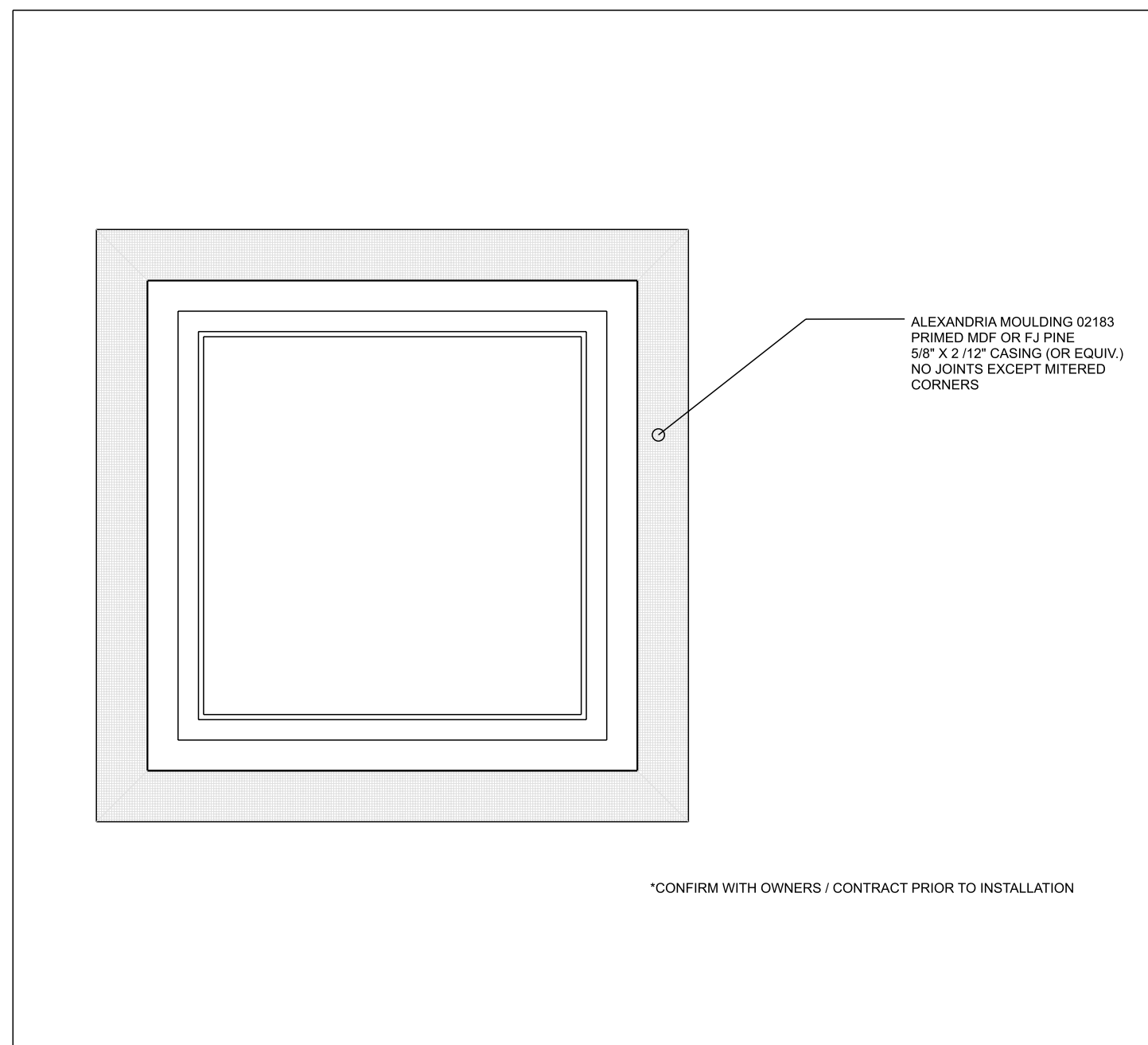
TYPICAL WINDOW TRIM



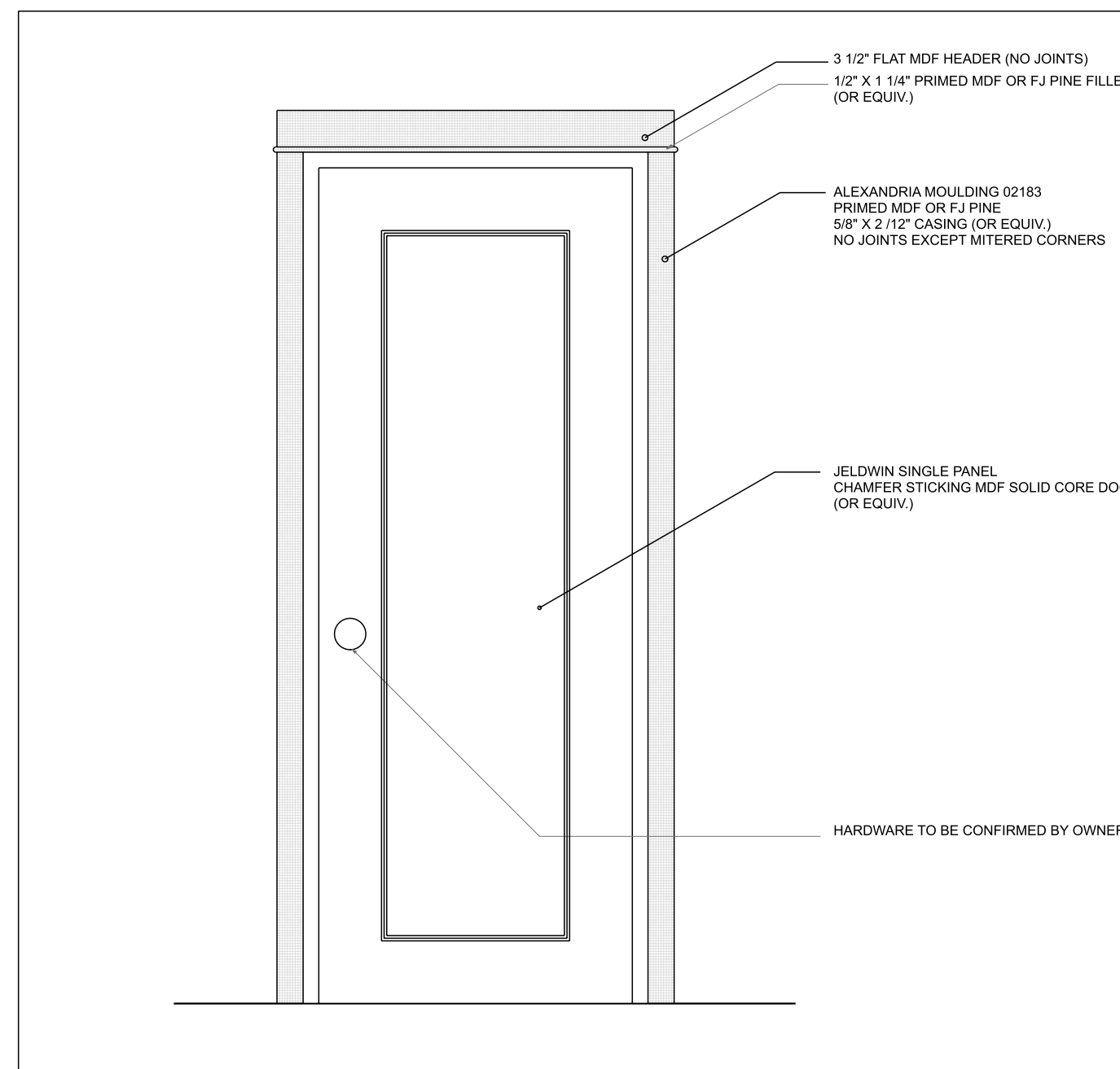
TYPICAL DOOR TRIM



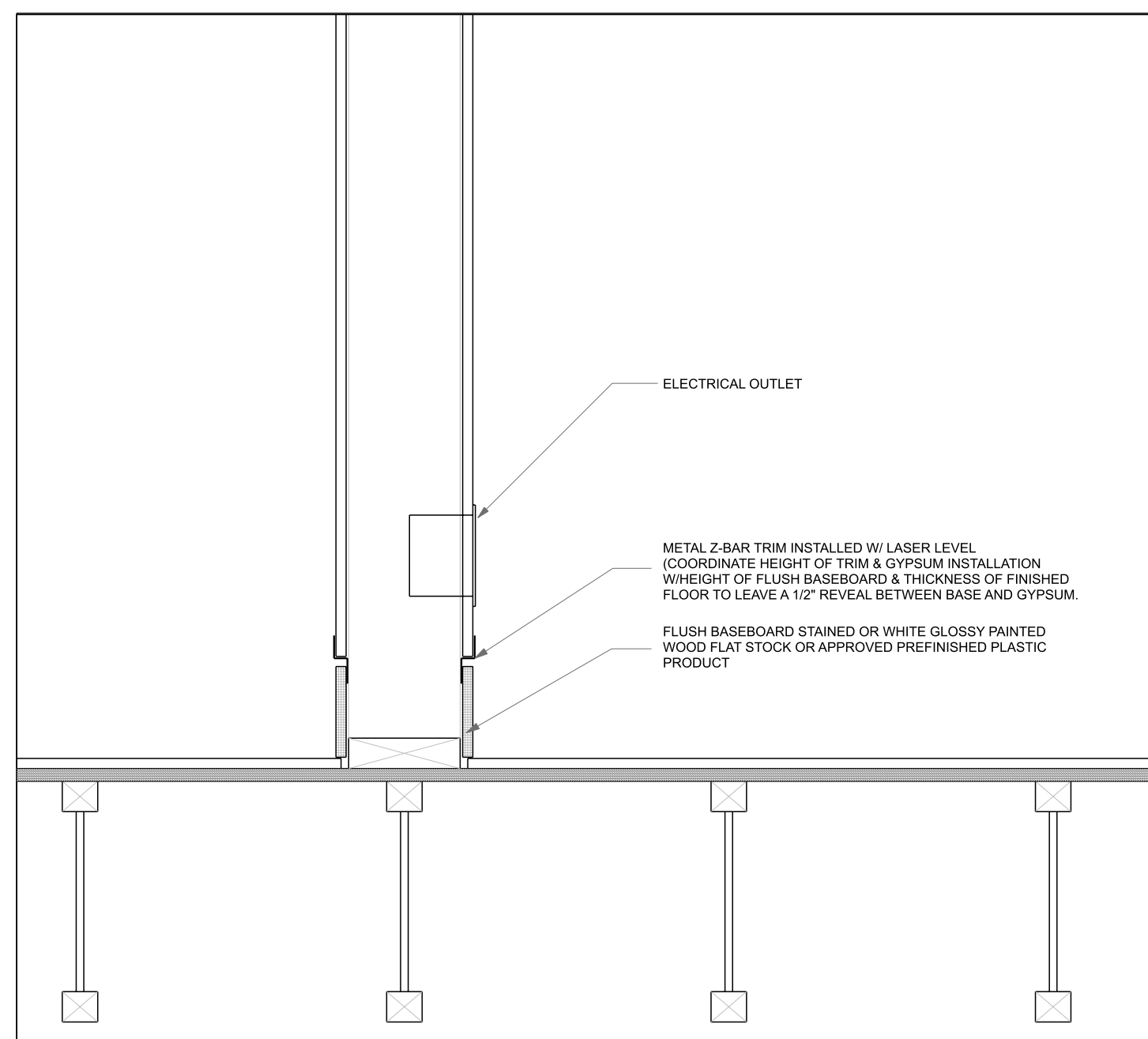
TYPICAL BASEBOARD



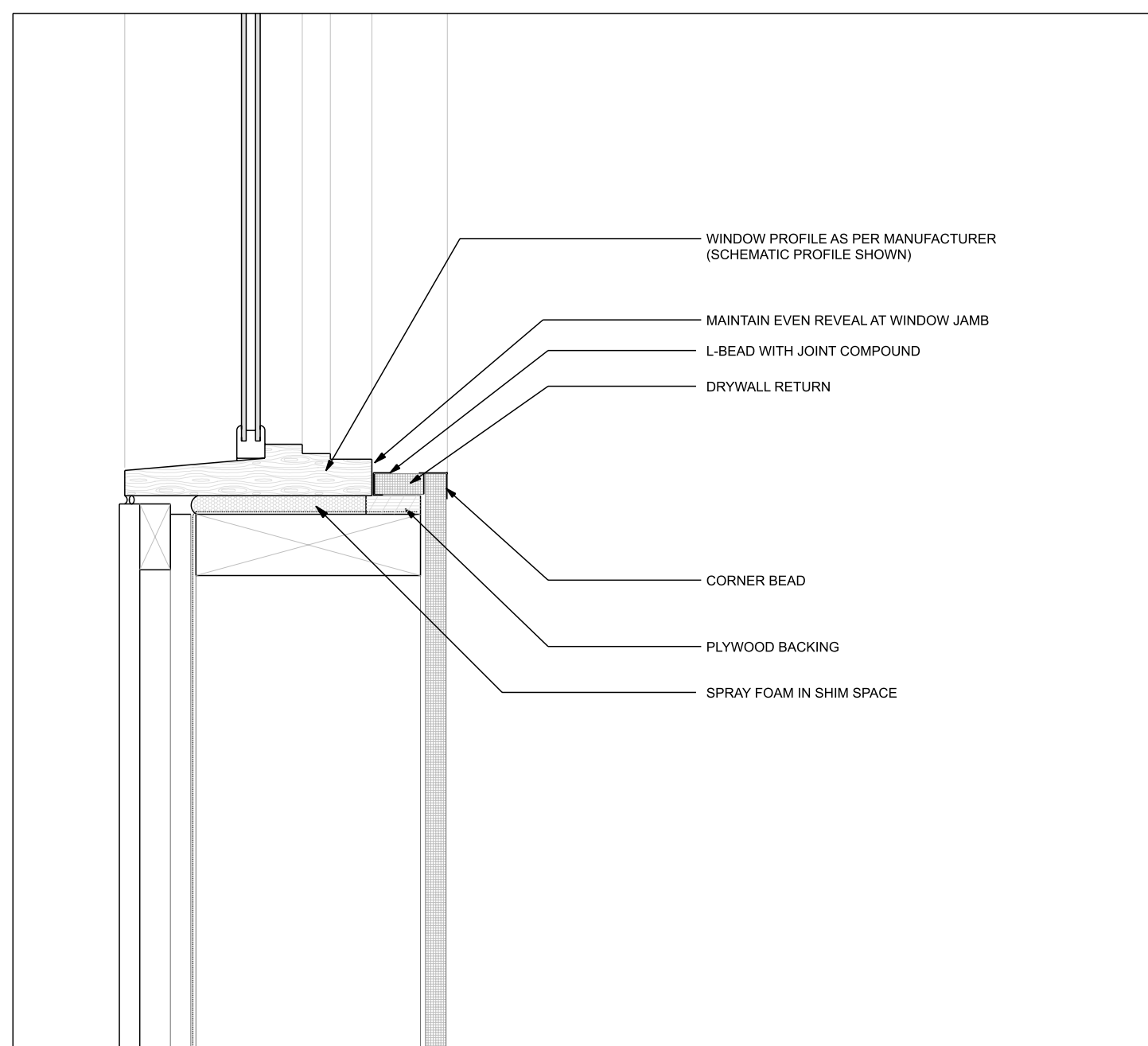
TYPICAL WINDOW TRIM



TYPICAL DOOR TRIM



TYPICAL FLUSH MOUNTED BASEBOARD DETAIL



TYPICAL DRYWALL RETURNS @ EXT. DOORS AND WINDOWS

Committee of Adjustment  
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INTERIOR NOTES:

FINISH CARPENTRY - MATERIALS

Hardwood lumber:  
- S4S, moisture content 19 % or less in accordance with following standards:  
AWMAC premium grade, moisture content as specified.

Panel Material:  
- Urea-formaldehyde free  
- FSC certified.  
- Medium density fibreboard (MDF): to ANSI A208.2, density 640-800 kg/m<sup>3</sup>.

Nails and staples: to CSA B111; plain finish.

FINISH CARPENTRY - INSTALLATION

Fastening:  
- Position items of finished carpentry work accurately, level, plumb, true and fasten or anchor securely.  
- Design and select fasteners to suit size and nature of components being joined. Use proprietary devices as recommended by manufacturer.  
- Set finishing nails to receive filler. Where screws are used to secure members, countersink screw in round smooth cut hole and plug with wood plug to match material being secured.  
- Replace items of finish carpentry with damage to wood surfaces including hammer and other bruises.

Trim:  
- Butt and cope internal joints of baseboards to make snug, tight, joint. Cut right angle joints of casing and base with mitred joints.  
- Fit backs of baseboards and casing snugly to wall surfaces to eliminate cracks at junction of base and casing with walls.  
- Make joints in baseboard, where necessary using a 45 degrees scarf type joint.

COUNTERTOPS

- All countertops to be quartz unless specified otherwise.

Materials:  
- Quartz Surfacing: 93 % crushed quartz aggregate with resins and pigments.  
- Thickness: 3/4 inch (20 mm).  
- Size: Not less than 56-1/2 x 120 inches (1440 x 3050 mm) to minimize the number of joints.  
- Exposed Edges: squared with 1/8" rounded top edge  
- Finish: Polished surface on all exposed faces  
- Colour: T.B.D.  
- Mounting Adhesive: Structural-grade silicone adhesive as per manufacturers written recommendations.  
- Product Data: Provide data indicating performance criteria, substrate preparation and limitations.  
- Shop Drawing: Provide drawing indicating seams, edge profiles, cutouts, blocking and support member.  
- Sample: Provide two (2), 4 x 4 inches (100 x 100 mm) sample of each material type.

Countertop Installation:

- Install work plumb, true and square, neatly scribed to adjoining surfaces.  
- If cutting, grinding, or polishing is required at the jobsite, use water-cooled tools. Protect jobsite and surfaces against dust and water. Perform work away from installation site, if possible.  
- Gypsum drywall back walls which are not acoustical may be routed up to half the thickness of the drywall to allow the countertop to fit.  
- Allow gaps for expansion of not less than 1/16 inch (1.5 mm) per five feet when installed between walls or other fixed conditions.  
- Drainage: Adjacent to sinks, shim countertops slightly to ensure positive drainage.

HARDWOOD FLOORING

Samples:  
- Submit two (2) samples 12 x 12 inches (300 x 300 mm) in size illustrating wood grain, colour, and sheen.

Materials:  
- Acceptable Manufacturer: T.B.D. Product: T.B.D.

Engineered Hardwood Flooring:

- Core: T.B.D.  
- Surface Species: T.B.D.  
- Plank Size: T.B.D.  
- Thickness: T.B.D.  
- Style/Texture: T.B.D.  
- Finish: Shop prefinished with oil and wax no VOC treatment.  
- Edging: Tongue and groove, end matched, beveled edge. Solid edging at transitions in floor levels.

Hardwood Stair Treads:

- Solid wood matching engineered hardwood flooring surface finish.  
- Size: 1-5/8 inch (41 mm) minimum thickness, depth and width as identified on drawings.  
- Finish: Shop prefinished

Hardwood Installation:

- Deliver wood flooring material to jobsite and allow to acclimate to the conditions in which it will be installed at temperature and humidity levels of occupancy.  
- Ensure that concrete subfloor moisture content is below 1.5 to 2.5 % without UFH, measured with a CM measuring device.  
- Ensure heat detection pads are installed at several locations within subfloor, 27 degree C floor temperature maximum.  
- Install flooring to manufacturer's written instructions.

TILE FINISH

Tile Materials:

- Shop Drawings: Provide drawings indicating tile layout and locations of transitions.  
- Samples: Submit two (2) samples 12 x 12 inches (300 x 300 mm) in size illustrating tile, grout colours and trim.  
- Tile selections T.B.D.  
- Comply with referenced standards and with manufacturers' written instructions for mix proportions, mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures needed to produce mortar of uniform quality and with optimum performance characteristics.  
- Mortar: Latex Portland cement mortar.  
- Adhesive: Organic, thin-set type.  
- Urethane Grout: Pre-mixed single part, pigment-free, sanded grout.  
- Acceptable Product: ColourMax Plus by Flextile Ltd.  
- Grout colour: T.B.D.

Tile Installation:

- Cut and fit tile tight to protrusions and perpendicular interruptions. Form corners neatly.  
- Form internal angles square and external angles square.  
- Coordinate tile orientation and joint locations with designer / owner onsite.  
- Joints must be aligned in appropriate direction when 2 rooms adjoin each other.  
- Make joints between tile uniform and approximately 3/16 inch (5 mm) thick.  
- Install trim on outside corners of walls with ceramic tile.  
- Install all wall tiles on cement board backing.

PAINT

Paint Materials:

- Samples - Provide two (2), 8 x 12 inches (200 x 300 mm) sample panels of each paint, stain and clear coating with specified paint or coating in colours, gloss/sheen and textures.  
- Acceptable Manufacturer: Sico Canada Inc., Benjamin Moore,  
- Products: T.B.D.  
- Provide paint materials for paint systems from single manufacturer.  
- Paints: Ready mixed coatings; good flow and brushing properties; capable of drying or curing free of streaks or sags.  
- Paint Accessory Materials: Clean water, linseed oil, shellac, turpentine and other materials, of high quality.

Paint Preparation:

- Correct minor defects and deficiencies in surfaces which affect the completed work.  
- Prepare surfaces to paint manufacturer's written instructions and MPI manual. Rinse with clean water.  
- Provide Temporary Utilities as required to ensure temperature and humidity at location of installation can be satisfactorily maintained within manufacturer's recommendations.

Paint Application:

- Paint all exposed to view surfaces.  
- Where clear finishes are required, tint fillers to match wood.  
- Back prime exterior wood items with alkyd exterior primer sealer.  
- Back prime interior wood items with latex primer sealer.  
- Protect other surfaces from paint or damage. Repair damage.

Paint Finishes:

- One (1) coat, latex primer sealer.  
- One (1) coat, high performance architectural latex.  
- Walls: eggshell finish.  
- Ceilings and Bathroom walls: Satin finish.  
- Colour T.B.D.

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FCIN: 38070

*Dean Bucholz*

FIRM BCIN: 27040

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DRAWING INFORMATION

TYPICAL INTERIOR TRIM FINISH PAGE

SCALE: NTS

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J.S. & D.B.		A12
project no.		

2025 - 09

