

WOODROFFE AVENUE  
(Formerly WOODROFFE ROAD PER REGISTERED PLAN 352)  
ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 1 (OTTAWA FRONT)

SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN SHOWING  
**LOT 535**  
**REGISTERED PLAN 352**  
CITY OF OTTAWA

SCALE 1 : 150  
0 2.5 5 10 metres

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

**NOTES**  
BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CGRS) (2010.0).  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 12°05'10" WAS APPLIED TO BEARINGS ON RP AND P7.  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°30'10" WAS APPLIED TO BEARINGS ON P3 AND P6.  
DISTANCES ARE GROUND.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

**PART 2 - SURVEY REPORT**  
- DESCRIPTION  
LOT 535 ON REGISTERED PLAN 352, BEING ALL OF PIN 03968-0148 (LT), IN THE CITY OF OTTAWA  
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
- BOUNDARY FEATURES  
NOTE LOCATION OF THE TIMBER RETAINING WALL, THE ASPHALT DRIVEWAY AND THE OVERHEAD UTILITY CABLES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE OVERHEAD UTILITY CABLE, THE BOARD FENCE, THE TIMBER RETAINING WALL, THE CHAIN LINK FENCE AND THE TREE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE TIMBER RETAINING WALL AND THE BOARD FENCE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE BOARD FENCE, THE TIMBER RETAINING WALL, THE ASPHALT DRIVEWAY, THE GARAGE AND THE OVERHANG ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

**LEGEND**  
■ DENOTES SURVEY MONUMENT FOUND  
SIB DENOTES STANDARD IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
IB DENOTES IRON BAR  
IB DENOTES IRON BAR  
CP DENOTES CONCRETE PIN  
DENOTES CUT CROSS  
MEAS DENOTES MEASURED  
WIT DENOTES WITNESS  
R# DENOTES REGISTERED PLAN 352  
P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED MARCH 26, 2004  
P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED AUGUST 13, 2024  
P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY WEBSTER AND SIMMONS SURVEYING LTD., DATED SEPTEMBER 24, 1996  
P5 DENOTES BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED SEPTEMBER 26, 1989  
P6 DENOTES PLAN 4R-21812  
P7 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY WEBSTER AND SIMMONS SURVEYING LTD., DATED SEPTEMBER 24, 1996  
AGG DENOTES ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
477 DENOTES N.B. MAGROSTIE, O.L.S.  
1287 DENOTES FARLEY, SMITH & MURRAY SURVEYING LTD. PROPERTY LINE  
N=NORTH / S=SOUTH / E=EAST / W=WEST

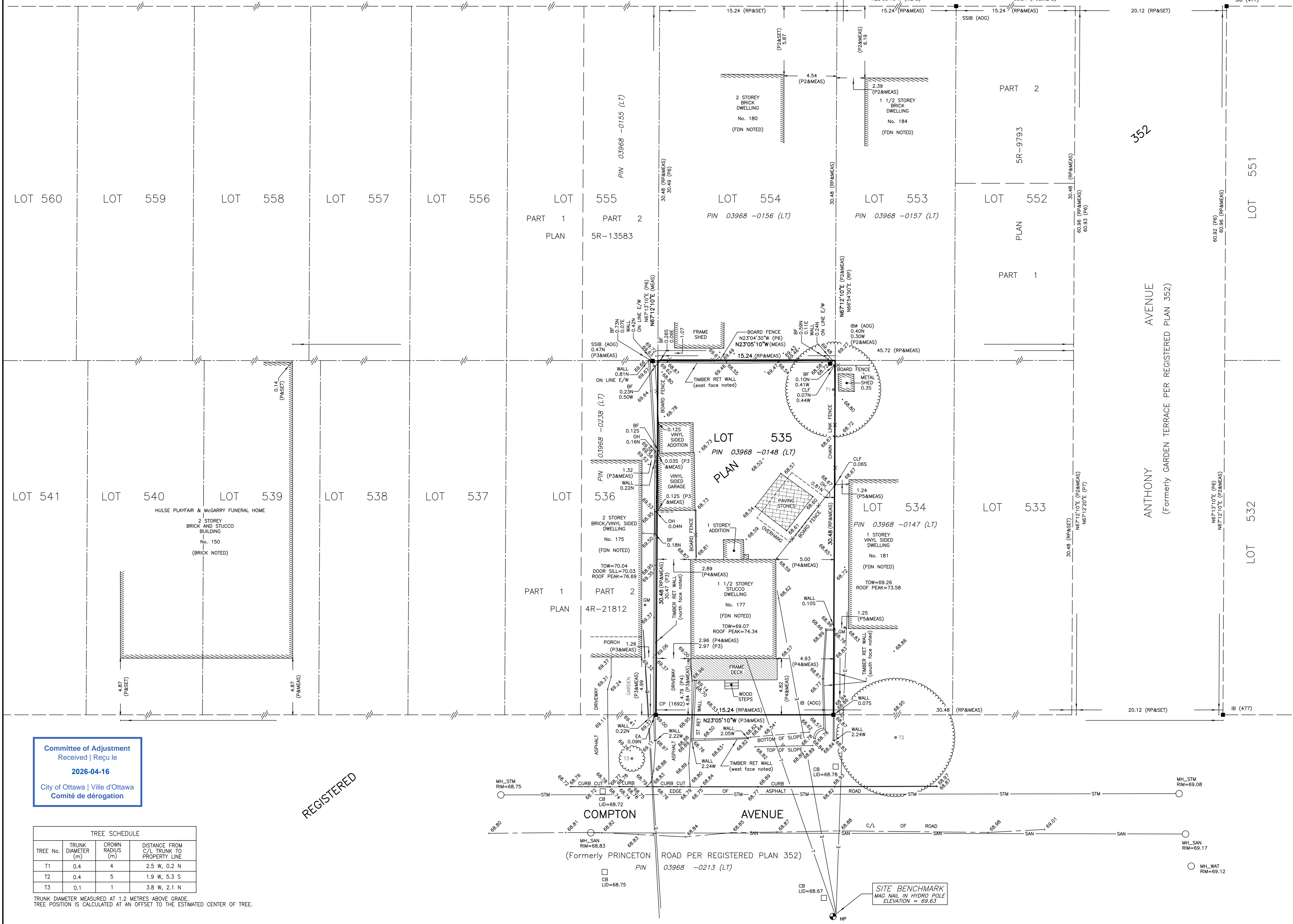
**TOPOGRAPHIC LEGEND**  
FDN DENOTES FOUNDATION  
OH DENOTES OVERHANG  
EA DENOTES EDGE OF ASPHALT  
C/L DENOTES CENTERLINE  
ST DENOTES STONE  
RET DENOTES RETAINING  
TOW DENOTES TOP OF WALL  
BF DENOTES BOARD FENCE  
CLF DENOTES CHAIN LINK FENCE  
HP DENOTES HYDRO POLE  
GM DENOTES GAS METER  
CB DENOTES CATCH BASIN  
MH\_WAT DENOTES WATER MANHOLE  
MH\_STM DENOTES STORM MANHOLE  
MH\_SAN DENOTES SANITARY MANHOLE  
E DENOTES OVERHEAD HYDRO CABLE  
T DENOTES OVERHEAD TELEPHONE CABLE  
STM DENOTES UNDERGROUND STORM SEWER  
SAN DENOTES UNDERGROUND SANITARY SEWER  
○ DENOTES DECIDUOUS TREE

**ELEVATION NOTE:**  
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.  
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0124 HAVING A PUBLISHED ELEVATION OF 68.30 METRES (CGVD28:78).

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON JANUARY 3, 2025.  
FEBRUARY 3, 2025  
DATE  
GEOFF ZARVO  
LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76777

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
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DRAWN BY: RP CHECKED BY: NS/GZ REFERENCE NO.: 24-10-136-00  
DATED: 02/03/25



Committee of Adjustment  
Received | Reçu le  
2026-04-16  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

REGISTERED

**TREE SCHEDULE**

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.4	4	2.5 W, 0.2 N
T2	0.4	5	1.9 W, 5.3 S
T3	0.1	1	3.8 W, 2.1 N

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE.  
TREE POSITION IS CALCULATED AT AN OFFSET TO THE ESTIMATED CENTER OF TREE.

SITE BENCHMARK  
MAG NAIL IN HYDRO POLE  
ELEVATION = 69.63

## CODES AND STANDARDS

1) AT THE TIME OF PREPARATION, THIS SET OF WORKING DRAWINGS WAS DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2024 ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS INCORPORATED IN THE CONSTRUCTION. ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES AND REGULATIONS.

2) PRIOR TO PROCEEDING WITH CONSTRUCTION, THE OWNER/BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATIONS WRITTEN. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.

3) ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.

4) THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THE HOUSE ON THE PROPERTY.

5) THE OWNER/BUILDER IS TO SUPPLY ALL MISSING DIMENSIONS ON THE SITE PLAN, ALL LOT ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, MAIN STREETS AND LOCATIONS OF SERVICES.

6) THE OWNER/BUILDER IS TO BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE, BURIED STRUCTURES, ETC.

## FOUNDATIONS & CONCRETE

1) COMPRESSIVE STRENGTH OF UNREINFORCED AFTER 28 DAYS SHALL BE NOT LESS THAN:  
-32 MPa (4650 psi) FOR GARAGE FLOORS, CARPORT FLOORS AND EXTERIOR FLATWORK C/W 5-8% AIR ENTRAINMENT  
-25 MPa (3630 psi) FOR BASEMENT SLAB  
-20 MPa (2900 psi) FOR ALL OTHER APPLICATIONS

2) WHEN THE AIR TEMPERATURE IS BELOW 5 DEGREES C, CONCRETE SHALL BE KEPT AT A TEMPERATURE NOT LESS THAN 10 DEGREES C, OR MORE THAN 25 DEGREES C WHILE BEING PLACED, AND MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 10 DEGREES C FOR 12 HOURS AFTER PLACING.

3) CONCRETE FOOTINGS TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER, TO AN ELEVATION BELOW FROST PENETRATION.

4) 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.

5) DRAIN TILE TO BE PROVIDED AROUND EVERY FOUNDATION WALL THAT CONTAINS THE BUILDING INTERIOR.

6) GARAGE FLOOR SHOULD BE SEALED WITH APPROVED CONCRETE SEALER BUT NOT REQUIRED.

7) SOIL BEARING CAPACITY TO BE MINIMUM OF 75 Kpa AND SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.

8) DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL. OBC 9.14.2.1

9) PROVIDE MIN. CLEARANCE OF 21 5/8" IN FRONT OF WINDOW @ METAL WINDOW WELL AS PER OBC 9.1.10.1 (2) AND DRAIN ALL WINDOW WELLS TO KEEFING TILE @ THE FOOTING LEVEL AS PER OBC 9.14.6.3 (1)

## FRAMING

1) FRAMING LUMBER SHALL BE NUMBER TWO (2) OR BETTER UNLESS OTHERWISE SPECIFIED ON PLAN. LINTEL SIZES SHOWN ON THE DRAWINGS ARE BASED ON NUMBER TWO (2) SPRUCE AND ARE TO BE 2-2X10 UNLESS OTHERWISE INDICATED.

2) PLATES ARE TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS AT MAX. SPACING OF 6'-0" APART.

3) OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM ROOF TRUSS SUPPLIER.

4) OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM PRE-ENGINEERED FLOOR JOIST SUPPLIER.

5) HOLES DRILLED IN ROOF, FLOOR OR CEILING FRAMING MEMBERS SHALL BE NOT LARGER THAN 1/4 OF THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 2" FROM EDGES, UNLESS THE DEPTH OF THE MEMBER IS INCREASED BY THE SIZE OF THE HOLE.

6) 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 OF THE JOIST DEPTH, UNLESS THE DEPTH OF THE MEMBER IS INCREASED BY THE SIZE OF THE NOTCH. FOR SAWN LUMBER, NOTCHED NOT PERMITTED IN PRE-ENGINEERED FLOOR SYSTEM.

7) 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 19/16" IF THE STUD IS NON-LOADBEARING, UNLESS THE WEAKENED STUDS ARE SUITBLY REINFORCED.

8) TOP PLATES IN WALLS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE WEAKENED TO REDUCE THE UNDAMAGED WIDTH TO LESS THAN 2" UNLESS THE WEAKENED PLATES ARE SUITBLY REINFORCED.

9) HEADER JOISTS SHALL BE DOUBLED AROUND FLOOR OPENINGS THAT EXCEED 3'-11" IN LENGTH.

10) HEADER JOISTS EXCEEDING 10'-6" IN LENGTH SHALL BE DETERMINED BY CALCULATIONS.

11) NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

12) MAIN BATHROOM SHALL REINFORCEMENT FOR FUTURE GRAB BARS ON A WALL ADJACENT TO EITHER A WATER CLOSET, SHOWER OR BATHTUB.

13) TOP OF WINDOW OPENINGS TO ALIGN WITH TOP OF DOOR OPENINGS, UNLESS OTHERWISE SPECIFIED ON PLAN.

14) FRAMING OF THE GROUND FLOOR TO BE COMPLETED PRIOR TO BACKFILLING.

15) FIRE BLOCKS SHALL CONFORM TO OBC SECTIONS 9.10.16

## STRUCTURAL INFORMATION

### WOOD CONSTRUCTION

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

2. ROOF SHEATHING: UNLESS NOTED OTHERWISE, 16MM SOFTWOOD OR DOUGLAS FIR PLYWOOD SHEATHING TO BE UNLOCKED DIAPHRAGM WITH 64 MM COMMON NAILS AT 100MM O.C. PLACED AT PANEL EDGES TO BE NAIL-CLIPPED AND 150MM O.C. AT INTERMEDIATE SUPPORT.

3. SAWN LUMBER SHALL CONFORM TO CAN/CSA 086.1-M94 AND SHALL IDENTIFY LUMBER BY OFFICIAL GRADE MARKS.

4. ALL WOOD FRAMING OR LUMBER USED IN THE MANUFACTURING OF COMPONENTS TO BE SPF, NO.2 OR BETTER, STAMPED SD OR KD WITH MAXIMUM 19% MOISTURE CONTENT

5. SHOP DRAWINGS FOR TRUSSES AND PRE-ENGINEERED WOOD ELEMENTS (JOIST AND LAMINATED PRODUCTS) SHALL BE SINGLE-SOURCE AND STAMPED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN AND REGISTERED IN THE PROVINCE OF ONTARIO. SHOP DRAWINGS SHALL DETAIL ALL SIZES, SPACINGS AND LOCATION OF BRIDGING, BLOCKING, HANGERS, UPLIFT CLIPS, FASTENERS AND CONNECTOR TYPES. ALL ELEMENTS AND CONNECTORS ARE TO BE DESIGNED IN ACCORDANCE WITH O.B.C. REG. 350/06. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF TRUSSES.

6. MANIPULATION, INSTALLATION, TEMPORARY AND PERMANENT BRACING OF TRUSS MEMBERS AND ROOF SYSTEM MUST CONFORM TO GUIDELINES AND PROCEDURES NOTED ON THE BUILDING COMPONENT SAFETY INFORMATION GUIDE (BCSIG) TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

7. DO NOT CUT OR REMOVE ANY TRUSS MEMBERS.

8. FRAMING ANCHORS SHALL BE ZINC COATED SHEET STEEL CONFORMING TO CSA STANDARDS.

9. EACH TRUSS TO BE ANCHORED TO WOOD PLATES AND SHEATHING WITH TENSION ANCHORS BY SIMPSON OR EQUIVALENT.

10. NAILS SHALL BE ZINC COATED CONFORMING TO CSA B11.

11. NAILING OF FRAMING MEMBERS MUST CONFORM TO TABLE 9.23.3.4 AND TABLE 9.23.13.3 WITH MINIMUM PENETRATION IN SUPPORTING MEMBER OF 38 MM, GYPSUM BOARD TO BE FASTENED TO SUPPORTING MEMBERS WITH NAILS OR SCREWS CONFORMING TO THE GUIDELINES IN SECTION 9.25.5.

12. ALL LVL MUST BE 1.8E 3000FB UNLESS NOTED OTHERWISE.

13. TWO- AND THREE-PLY CONVENTIONAL BEAMS TO BE ATTACHED TOGETHER USING 3" 10d SPIRAL WIRE NAILS @ 12" C/C IN 2, 3 AND 4 ROWS FOR 2X6, 2X8 AND 2X10 AND DEEPER BEAMS, RESPECTIVELY. NAILS TO BE DRIVEN FROM BOTH SIDES, STAGGERED FOR THREE-PLY BEAMS. FOUR-PLY CONVENTIONAL BEAMS TO BE ATTACHED TOGETHER USING 2 ROWS OF 6" LONG S&S SCREWS @ 12" C/C ON BOTH SIDES, STAGGERED UNLESS NOTED OTHERWISE.

14. TWO- AND THREE-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" TO 14" DEEP BEAMS AND 4 ROWS FOR 16" TO 18" DEEP BEAMS. NAILS TO BE DRIVEN FROM BOTH SIDES, STAGGERED FOR 3-PLY BEAMS. FOUR-PLY LVL BEAMS TO BE ATTACHED TOGETHER USING 2 ROWS OF 6" LONG S&S SCREWS @ 24" C/C ON BOTH SIDES, STAGGERED UNLESS NOTED OTHERWISE.

15. TWO- AND THREE-PLY BUILT-UP COLUMNS TO BE ATTACHED TOGETHER USING ONE ROW OF 3" 10d NAILS @ 12" C/C. FOUR- AND FIVE-PLY BUILT-UP COLUMNS TO BE ATTACHED TOGETHER USING ONE ROW OF 6" LONG S&S SCREWS @ 24" C/C ON BOTH SIDES, STAGGERED.

16. STUD WALL REINFORCEMENT IN THE MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS AS PER SECTION 9.5.2.3.

17. SILL PLATES SHALL BE MINIMUM 2X4 FT ANCHORED TO FOUNDATION WALL USING 12.5MM BOLTS AT MAXIMUM SPACING OF 2100MM. MINIMUM TWO BOLTS PER WALL SECTION. SET SILL PLATE IN A FULL BED OF MORTAR, OR ON TOP OF LEVELLED FLAT FOUNDATION WALL AS PER SECTION 9.23.1.2. SEAL IN ACCORDANCE WITH SECTION 9.25.3.

18. DRAINAGE OF FOOTING UNDER FOUNDATION WALL TO CONFORM TO SECTION 9.14.2.1. FLATON OR MS DELTA MS DRAINAGE LAYER TO TOP OF FOOTING

### GRAVITY LOADS

#### Roof

Snow Factors  
S<sub>s</sub> = 2.4 KPa  
S<sub>r</sub> = 0.4 KPa  
S = S<sub>s</sub> × 0.55 + S<sub>r</sub>  
Maximum Deflection due to Live Load < L/240

#### Floor

Live load = 2.0 KPa  
Dead Load = 0.10 KPa  
Deflection due to Live Load < L/360  
Deflection due to Total Load < L/240

### FOOTINGS

ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH MINIMUM ALLOWABLE BEARING STRENGTH OF 75 KPa UNLESS NOTED BY STRUCTURAL ENGINEER, TO BE CONFIRMED ON SITE BY A GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE.

### CONCRETE

CONCRETE COVER CLEAR TO REINFORCING SHALL BE FOR UNDERSIDE OF:  
FOOTINGS = 75MM  
SLABS = 25 MM

### REINFORCING STEEL

1. SPACING OF BARS SHALL BE APPROXIMATELY UNIFORM WITHIN THE CORRESPONDING STRIPS. DO NOT ELIMINATE OR DISPLACE REINFORCEMENT TO ACCOMMODATE HARDWARE. IF INSERTS CANNOT BE LOCATED AS SPECIFIED OBTAIN APPROVAL OF ALL MODIFICATIONS FROM ARCHITECT/ENGINEER BEFORE PLACING.

2. WHERE TENSION LAPS ARE SPECIFIED, LAP REINFORCING STEEL IN ACCORDANCE WITH THE REQUIREMENT OF CAN3-A23.3 LATEST EDITION. ALL OTHER LAPS AND EMBEDMENT OF DOVELS SHALL BE 24 BAR DIAMETERS BUT NOT LESS THAN 600MM IF NOT SPECIFIED OTHERWISE. WIRE MESH LAPS SHALL BE 150MM MINIMUM.

### CONCRETE MIXES

CONCRETE MIXES TO COMPLY WITH SECTION 9.3.1.7 OF O.B.C. REG. 163/24.

CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS TO COMPLY WITH SECTION 9.3.1.6 OF O.B.C. REG. 163/24.

### STRUCTURAL STEEL

STRUCTURAL STEEL SHALL COMPLY WITH CAN3-S16.1-M01 UNLESS NOTED OTHERWISE.

ITEM APPLICABLE SPECIFICATIONS

ROLLED SECTIONS 640 21M - 350N  
HSS (TUBE) SECTIONS 640 21M - 350N (CLASS H)  
CONNECTOR BOLTS A325 (BEARING TYPE)  
ANCHOR BOLTS A307

1. ALL STEEL WORK SHALL BE GIVEN ONE COAT OF APPROVED PRIMER.  
2. FIELD AND SHOP CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED (ASTM STANDARD A325)  
3. WELDING SHALL CONFORM TO LATEST CSA SPECIFICATION M59 AND BE UNDERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA SPECIFICATION M41.1.  
4. ALL EXPOSED WELDS SHALL BE CONTINUOUS AND BE GRIND SMOOTH.  
5. ALL EXTERIOR EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITIVE PAINT.

## ROOFING, ATTIC ACCESS & VENTILATION

1) ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE 2024 ONTARIO BUILDING CODE.

2) ALL REQUIRED FLASHING TO BE 28 GAUGE GLVANIZED METAL UNLESS OTHERWISE SPECIFIED. FLASHING TO BE INSTALLED AT ALL ROOF & WALL INTERSECTIONS & EXTEND UP WALL MIN. 6". FLASHING MUST BE INSTALLED WHERE SLOPING SURFACES INTERSECT TO FORM A VALLEY, INTERSECTION OF WALLS AND SHINGLED ROOFS, AND AT CHIMNEY AND AND CHIMNEY SADDLE INTERSECTIONS. OBC 9.26.4.

3) PROVIDE SNOW AND ICE GUARD IN ALL VALLEYS AND ROOF INTERSECTIONS.

4) EAVE PROTECTION (ICE & WATER SHIELD) REQUIRED ON SHINGLE, SHAKE OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 2'-11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 11 3/4" INSIDE THE INNER FACE OF THE EXTERIOR WALL. OBC 9.26.5

5) ROOF VENT AREA MUST BE A MINIMUM 1/300 OF THE INSULATED CEILING AREA, IF THE ROOF SLOPE IS LESS THAN 1 IN 6, THE AREA IS 1/150 OF THE INSULATED CEILING AREA. THE VENTS MUST BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING MINIMUM OF 25% AT THE TOP OF THE ATTIC SPACE AND MINIMUM 25% AT THE BOTTOM. OBC 9.14.1.2

6) ATTIC ACCESS HATCH TO BE A MINIMUM OF 22"x36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

7) ATTIC ACCESS TO BE LOCATED IN A CORRIDOR, HALLWAY OR ANY OTHER READILY ACCESSABLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

8) HATCHES TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS.

9) WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

10) ATTIC SPACE SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

11) UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

## STAIRS & RAILINGS

1) STAIRS-  
MAX. 200mm (8") RISE  
MIN. 254mm (10") RUN  
MAX. 220mm (11") TREAD  
ALL INTERIOR GUARDS TO BE 36" HIGH (1/1N)

2) STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.

3) TREADS SHALL HAVE A MIN. DEPTH OF 10". STAIR TREADS MUST BE UNIFORM AND CANNOT VARY FROM THE LARGEST TO THE SMALLEST BY 1/4"

4) STAIRWAYS SHALL HAVE A MIN. 6'-5" (1.95M) OF HEADROOM AT THE NOSE OF THE STAIR.

5) STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

6) HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWELL POST OR SAFETY TERMINAL.

7) STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HANDRAIL.

8) 36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS LESS THAN 24" BELOW.

9) RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4"

10) THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM OF THE GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

11) GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO 23 5/8" ABOVE GRADE AND MUST BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.8.8, SB-7 OR 4.15.15

12) AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF 2'-11" IF THE WALKING SURFACE IS LESS THAN 5'-11" ABOVE THE ADJACENT GRADE OTHERWISE THE HEIGHT MUST BE 3'-6". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF 2'-11". OBC 9.8.8.3

13) ALL GUARDS SHALL CONFORM TO SUPPLEMENTARY STANDARD SB-7.

## EXTERIOR GLADDING

1) ALL ABOVE GRADE MASONRY TO CONFORM TO OBC SECTION 9.20

2) AT BRICK VENEER, COUNTERFLASHING SHALL BE INSTALLED UP TO 8" BEHIND THE BUILDING FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN.

3) MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING OF 19 3/4" AND A MAXIMUM HORIZONTAL SPACING OF 23 5/8". OBC 9.20.9.5

4) STEEL LINTEL SIZING TO BE AS PER OBC TABLE 9.20.5.2.B

5) ALL LOOSE STEEL LINTEL SHALL HAVE 6" MINIMUM BEARING LENGTH ON EACH END.

6) FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, AND BENEATH KEEP HOLES AND OVER THE HEADS OF DOORS AND WINDOWS IF THE DISTANCE BETWEEN THE TOP OF THE OPENING AND BOTTOM OF THE EAVE EXCEEDS 1/4" OF THE EAVE OVERHANG. OBC 9.20.13.3

7) THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL IN SUCH THAT, ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE, WILL BE DIRECTED TO THE EXTERIOR OF THE THE BUILDING. OBC 9.20.13.5

8) KEEP HOLES MUST NOT BE SPACED MORE THAN 2'-2" APART AND BE PROVIDED AT THE BOTTOM OF EVERY CAVITY IN MASONRY VENEER. OBC 9.20.13.8

## WINDOWS AND DOORS

1) ALL WINDOWS SHALL BE DOUBLE PANE WITH VINYL FRAMES AND CONFORM TO CAN/CSA-A440, MANUFACTURER AND COLOUR TO BE DETERMINED BY OWNER.

2) EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WITH FINISH SILL HEIGHT NOT GREATER THAN 39" ABOVE THE FINISHED FLOOR HEIGHT (EXCLUDING BASEMENTS) AND SHALL HAVE A MINIMUM OPENABLE AREA OF 3.8 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 15" WIDE OR 24" HIGH.

3) SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.

4) ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

5) DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL BE 1 3/4" TIGHT-FITTING SOLID CORE DOORS WITH A FRR RATING OF 20 MINUTES. THE DOOR BETWEEN THE GARAGE AND DWELLING UNIT SHALL BE TIGHT-FITTING, WEATHERSTRIPPED AND HAVE A SELF-CLOSING DEVICE. OBC 9.10.13.15, 9.10.13.16

6) MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT.

7) ALL DOORS AND WINDOWS TO CONFORM TO RESISTANCE TO FORCED ENTRY. OBC 9.15.2 AND 9.15.3

8) CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.

## BUILDING & HVAC PERFORMANCE

1) HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS (IF REQUIRED)

2) PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

3) ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

4) ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.

5) ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

6) FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

7) SOIL GAS CONTROL:  
A SOIL GAS BARRIER IS REQUIRED TO BE INSTALLED BENEATH A CONCRETE SLAB (AT OR BELOW GRADE) FOR ALL CONSTRUCTION REGULATED UNDER PART 9 OF THE ONTARIO BUILDING CODE.  
A SOIL BARRIER MUST INCLUDE THE FOLLOWING REQUIREMENTS:  
-POLYETHYLENE SHEET COMPLYING TO CAN/CSA-SB-51.34-M  
-JOINTS IN SOIL GAS BARRIER SHALL BE LAPPED NOT LESS THAN 300mm (12") PERIMETER OF SLAB SHALL BE SEALED TO THE INNER SURFACE OF ADJACENT WALLS USING FLEXIBLE SEALANT.  
-SLAB PENETRATIONS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.

8) MECHANICAL AND ELECTRICAL SHALL CONFORM TO PROVINCIAL AND MUNICIPAL CODES AND BYLAWS. SITE CHECK AND VERIFY. CO-ORDINATE WITH GENERAL CONTRACTOR.

9) H.R.V. ATTENTION: H.R.V. INSTALLER AFFIX LABEL INDICATING NAME AND DATE OF INSTALLATION, CERTIFICATION OF SIZING AND BALANCING.

10) FACTORY BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO U.L.C. S 610 "STANDARD" FOR FACTORY BUILT FIREPLACES.

11) LOCATE SECOND FLOOR COLD AIR RETURNS AT CEILING LEVEL (IF APPLICABLE)

12) ALL BATHROOM FANS MUST BE VENTED TO THE OUTSIDE

13) MECHANICAL VENTING REQUIRED SHALL CONFORM TO OBC 9.32. PROVIDE PRINCIPAL EXHAUST FAN AS PER OBC 9.32.3.4 & PROVIDE SUPPLEMENTAL EXHAUST AS PER OBC 9.32.3.5

14) CARBON MONOXIDE DETECTOR REQUIRED ADJACENT TO ALL SLEEPING AREAS IN A RESIDENTIAL OCCUPANCY CONTAINS A FUEL-BURNING APPLIANCE OR A STORAGE GARAGE. OBC 9.32.3.9, 9.32.3.9A, 9.32.3.9B & 9.32.3.9C

15) SMOKE ALARMS ARE REQUIRED ON EVERY FLOOR LEVEL, EACH BEDROOM MUST BE PROTECTED BY A SMOKE ALARM INSIDE THE BEDROOM.

16) ALL SMOKE ALARMS MUST BE INTERCONNECTED. OBC 9.10.19.5

17) IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK VALVES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS. OBC 7.4.6.4

## EXCLUSIONS- REFER TO OTHER DRAWINGS

1) KITCHEN LAYOUT IS A GUIDELINE ONLY. KITCHEN LAYOUT AND DIMENSIONS TO BE SPECIFIED BY OTHERS.

2) ALL MECHANICAL HVAC DESIGN AND LOCATION BY OTHERS

3) WINDOW SIZES ARE GUIDELINES ONLY. EXACT SIZE & ROUGH OPENING SIZE TO BE SUPPLIED BY MANUFACTURER AND SUPPLIED BY OTHERS.

4) ROOF TRUSS AND DESIGN BY OTHERS.

5) PRE-ENGINEERED FLOOR SYSTEM DESIGN BY OTHERS.

6) ANY STRUCTURAL ENGINEERING REQUIRED BY OTHERS.

7) ANY ELECTRICAL LOCATION SPECIFIED IS ONLY A GUIDELINE

## GENERAL NOTES

1) DIMENSIONS OVERRULE DRAWINGS.

2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES.

3) GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE WITH THE O.B.C. ANY MUNICIPAL BYLAWS & ALL OTHER APPLICABLE CODES.

4) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS.

5) CERAMIC TILE SHALL CONFORM TO SECTION 9.30.6.1 FOR REINFORCING OF PANEL TYPE SUBSTRATE

6) ALL HALF WALLS TO BE 42" HIGH UNLESS NOTED OTHERWISE.

7) BUILDING SETBACKS & SPATIAL SEPARATION REQUIREMENTS SHALL BE SATISFIED AS PER O.B.C. 2024 REQUIREMENTS.

8) LIMITING DISTANCE FOR AREA OF UNPROTECTED OPENINGS SHALL CONFORM TO TABLE 9.10.15.4. (OBC 2024) FOR EACH BUILDING FACE.

9) SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN ALL SLEEPING AREAS ON ALL LEVELS AND BE INTERCONNECTED (A/C NOT BATTERY)

10) PROVIDE C/O DETECTORS FOR ALL WOOD BURNING APPLIANCES.

11) CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.

12) FLASH OVER ALL EXTERIOR OPENINGS, AND AT CHANGES OF MATERIALS ON EXTERIOR WALLS.

13) ALL EXTERIOR SIDING TO BE MIN. OF 8" ABOVE GRADE.

14) FLOOR FINISHES, BATHROOM VANITIES, BACKSPLASH AND KITCHEN CABINTRY TO MEET SPECIFICATIONS OF OWNER/BUILDER.

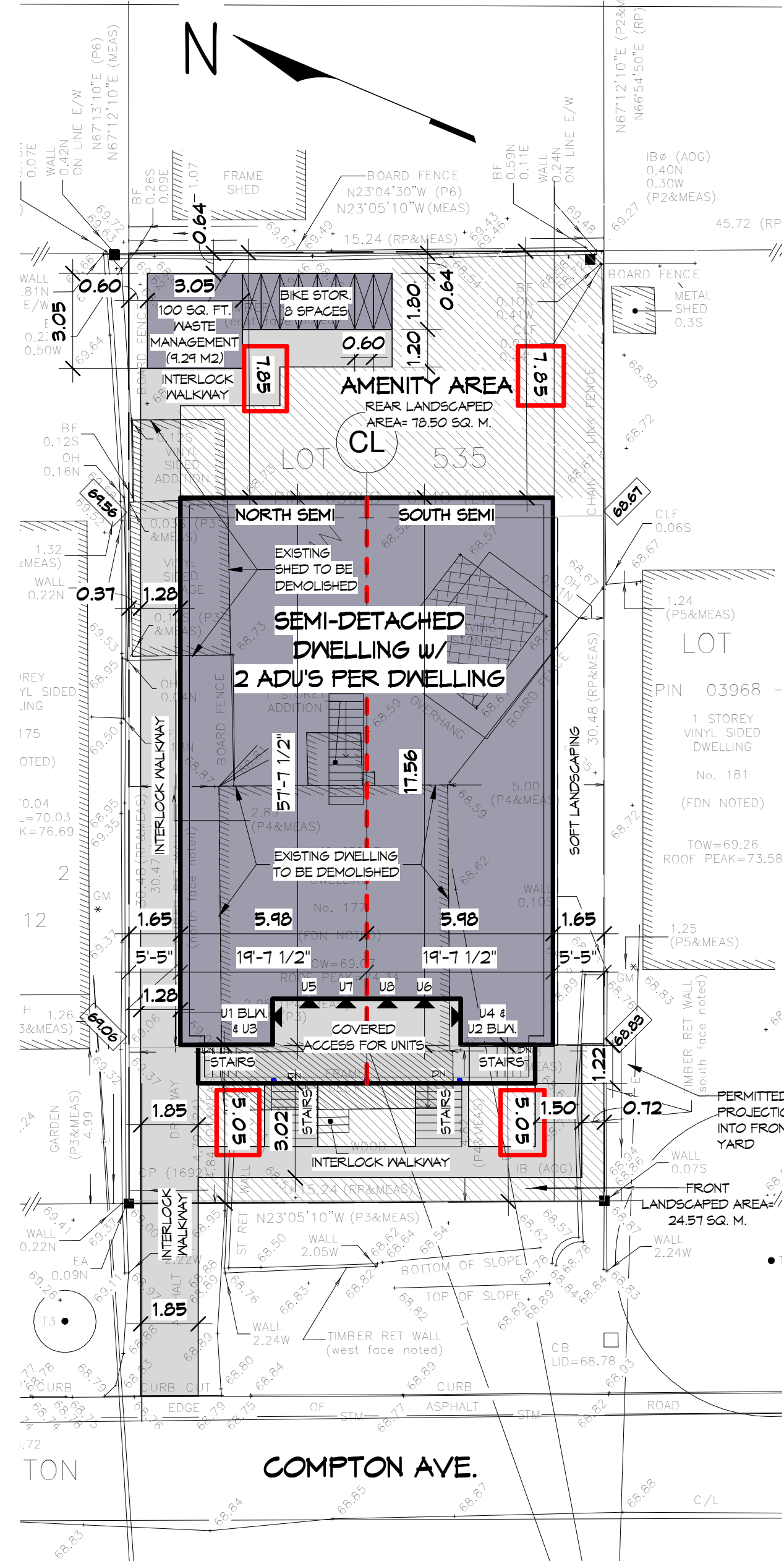
15) ALL ENTRANCES TO BE WATER RESISTANT.

16) PROVIDE FIREPLACE AND CHIMNEY INSTALLATION GUIDE TO CITY BUILDING DIVISION PRIOR TO INSTALLATION.

17) ALL ANGLES DRAWN AT 45 DEGREES UNLESS OTHERWISE NOTED.

18) ALL BATHROOM FANS TO BE MIN. 100 CFM & VENTED TO EXTERIOR WITH INSULATED DUCTWORK.

# 8'-0" CONCRETE POUR HGT. UNLESS NOTED



## SITE PLAN

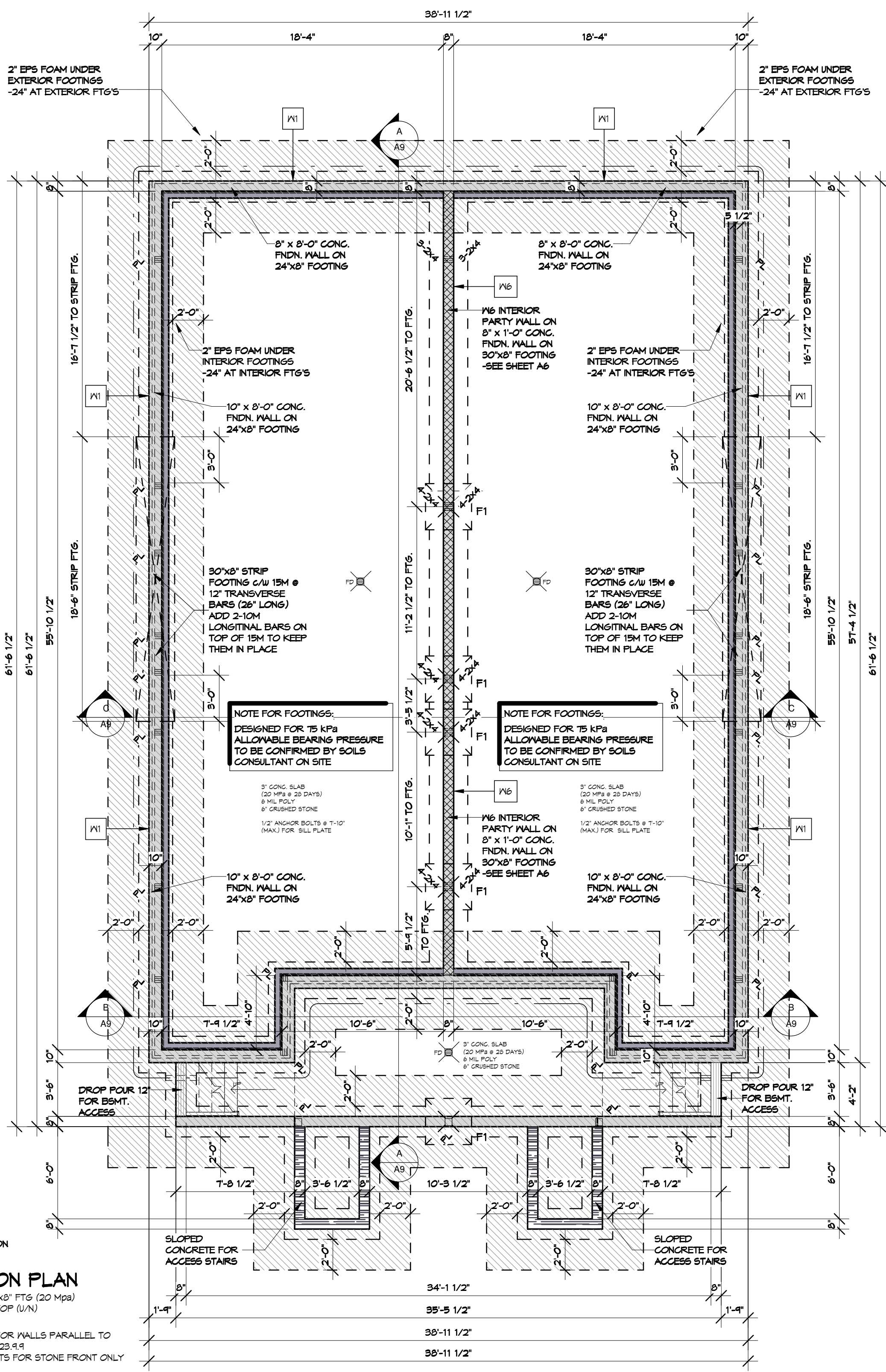
- SCALE 1:150
- ZONING INFORMATION:**  
R4D ZONE- SEMI-DETACHED DWELLING
- 1) MINIMUM LOT AREA:  
ZONING- 225 SQ.M  
SITE- 464.67 SQ.M
  - 2) MINIMUM LOT WIDTH:  
ZONING- 15M  
SITE- 1.62M
  - 3) MINIMUM FRONT YARD SETBACK:  
ZONING- 6M  
SITE- 5.05M \*MINOR VARIANCE REQUIRED\*
  - 4) MINIMUM CORNER SIDE YARD SETBACK:  
ZONING- 4.5M  
SITE- N/A
  - 5) MINIMUM INTERIOR SIDE YARD SETBACK:  
ZONING- 1.2M  
SITE- 1.65M BOTH SIDES
  - 6) MINIMUM REAR YARD SETBACK:  
ZONING- 25% OF LOT DEPTH  
SITE- 1.85M \*MINOR VARIANCE REQUIRED\*
  - 7) MAXIMUM BUILDING HEIGHT:  
ZONING- 8M TO MID-POINT OF ROOF  
SITE- 10.96M TO MID-POINT OF ROOF \*MINOR VARIANCE REQUIRED\*
- NOTE- OUTSIDE DIMENSIONS TO BUILDING ARE TO FINISHED GLADDING**
- F1= 36"x36"x8" DP CONC. PAD W/ 4-15M E/W

**NOTE: RIGID INSULATION TO BE MINIMUM HI 40**

**FOUNDATION PLAN**  
8" & 10" WALLS ON 24"x8" FTG (20 Mpa)  
C/M 2-10M RE-BAR @TOP (U/N)  
SCALE 3/16"=1'-0"

\*\*PROVIDE SUPPORT FOR WALLS PARALLEL TO FLR. JOISTS AS PER 9.23.9.9

\*\*PLACE ANCHOR BOLTS FOR STONE FRONT ONLY



## CODES AND STANDARDS

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THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THE HOUSE ON THE PROPERTY.

THE OWNER/BUILDER IS TO SUPPLY ALL MISSING DIMENSIONS ON THE SITE PLAN, ALL LOT ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, MAIN STREETS AND LOCATIONS OF SERVICES.

THE OWNER/BUILDER IS TO BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE, BURIED STRUCTURES, ETC.

### SYMBOLS LEGEND

WFO	WATERPROOF OUTLET
CEILING	CEILING OUTLET
SOFFIT	SOFFIT OUTLET
DUPLX	DUPLEX OUTLET
SPLIT	SPLIT/SWITCHED OUTLET
220	220 AMP. OUTLET
SW	SWITCH
3WAY	THREE WAY SWITCH
DMR	DIMMER SWITCH
VAC	CENTRAL VACUUM
VENT	VENTILATION FAN
CEILING	CEILING FIXTURE
POT	POT LIGHT FIXTURE
CAPPED	CAPPED FIXTURE
PC	FULL CHAIN FIXTURE
WALL	WALL MOUNTED FIXTURE
SD/CD	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
WIRING	WIRING
FURN	FURNACE SWITCH
ELECT	ELECTRICAL PANEL
FD	FLOOR DRAIN
HEFF	HIGH EFFICIENCY FURNACE
HEFF	HIGH EFFICIENCY FURNACE
HEFF	HIGH EFFICIENCY HOT WATER TANK
THER	THERMOSTAT
HOSE	HOSE BIB
H.R.V.	HEAT RECOVERY VENTILATOR

ENGINEER'S STAMP & DESIGN LIABILITY

**Committee of Adjustment**  
Received | Reçu le  
**2026-04-24**  
City of Ottawa | Ville d'Ottawa  
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NO.	ITEM	DATE
1	PRELIMINARY ISSUE	APR 10 26

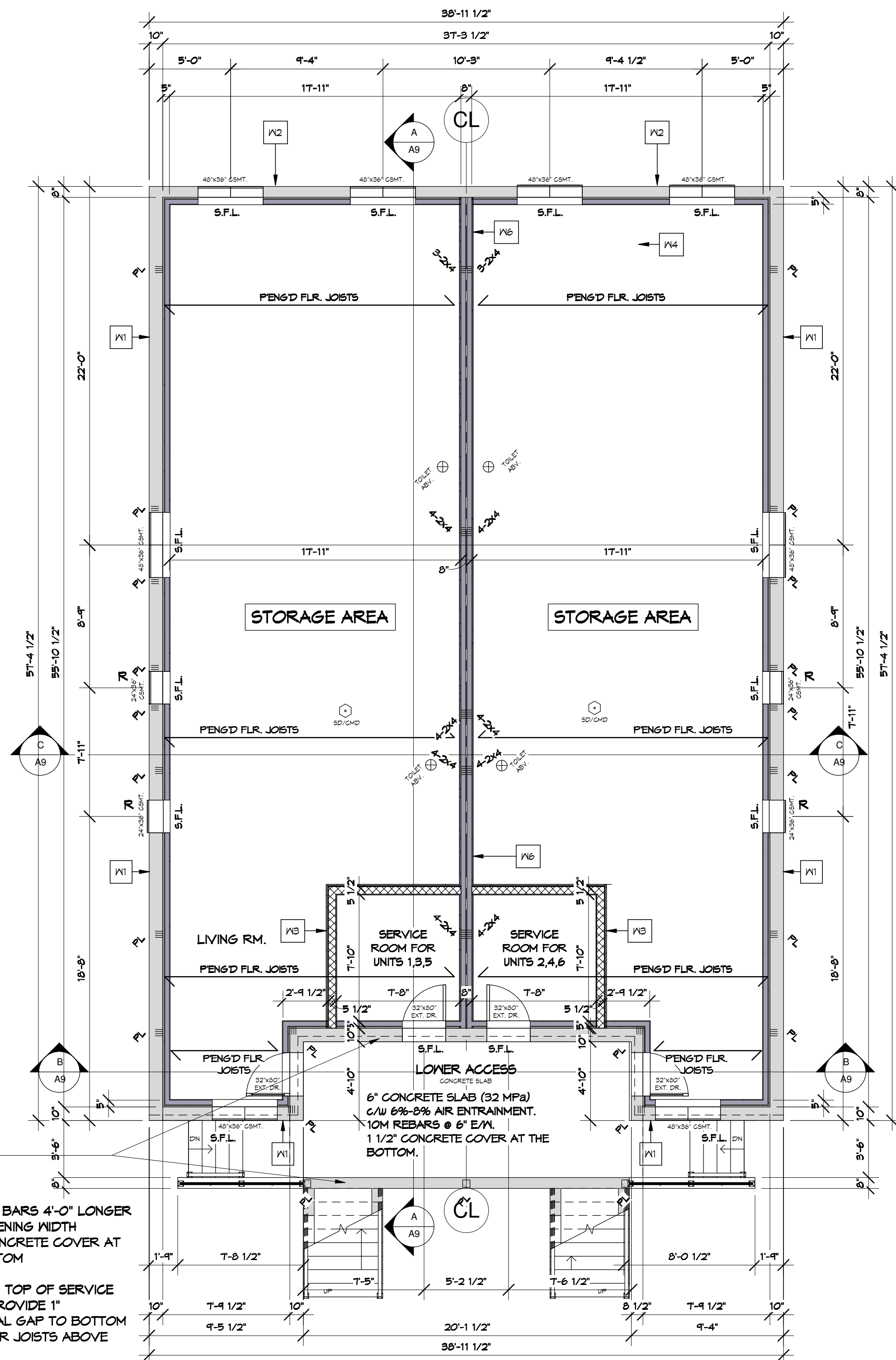


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PROJECT  
171 COMPTON AVE.  
SEMI-DETACHED DWELLING W/  
2 ADU'S PER DWELLING

DRAWING  
SITE PLAN & FOUNDATION PLAN

SCALE	A8 indicated	SHEET NO.
DRAWN BY	JB	A1
DATE	APRIL 2026	



ADD 16"x16" L-SHAPED DOWELS @ 12" O/C BETWEEN THE FOUNDATION WALL AND SLAB

NOTE: FOR REINFORCING AROUND ALL WINDOW OPENINGS BUT 4 SMALL WINDOWS ON THE SIDES, PLEASE SEE ATTACHED STAMPED DETAIL R-01

R= 2-15M BARS 4'-0" LONGER THAN OPENING WIDTH 1 1/2" CONCRETE COVER AT THE BOTTOM

NOTE: ON TOP OF SERVICE WALLS PROVIDE 1" STRUCTURAL GAP TO BOTTOM OF FLOOR JOISTS ABOVE

**BASEMENT FLR. PLAN- STORAGE AREAS**

8'-0" CEILING  
SCALE 3/16"=1'-0"  
\*\*STUD WALLS @ MAIN BATH TO BE REINFORCED FOR FUTURE INSTALLMENT OF GRAB BARS AS PER OBC 9.5.2.3- SEE DETAILS ON A6  
PROVIDE SUPPORT FOR WALLS PARALLEL TO FLOOR JOISTS AS PER 9.23.9.8  
CHECK WITH MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS  
BASEMENT FLOOR LINTELS: 2-2x10 (U/N)  
S.F.L. = SEE FLOOR LAYOUT

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**SYMBOLS LEGEND**

- ⊕ WP WATERPROOF OUTLET
- ⊕ CEILING CEILING OUTLET
- ⊕ SOFFIT SOFFIT OUTLET
- ⊕ DUPLEX DUPLEX OUTLET
- ⊕ SPLIT/SWITCHED SPLIT/SWITCHED OUTLET
- ⊕ DUPLEX ABOVE DUPLEX ABOVE COUNTER
- ⊕ 220 amp. 220 amp. OUTLET
- ⊕ SWITCH SWITCH
- ⊕ 3 THREE WAY SWITCH
- ⊕ D DIMMER DIMMER SWITCH
- ⊕ CV CENTRAL VACUUM CENTRAL VACUUM
- ⊕ F VENTILATION FAN VENTILATION FAN
- ⊕ CEILING CEILING FIXTURE
- ⊕ POT POT LIGHT FIXTURE
- ⊕ CAPPED CAPPED FIXTURE
- ⊕ PC FULL CHAIN FULL CHAIN FIXTURE
- ⊕ WALL MOUNTED WALL MOUNTED FIXTURE
- ⊕ SMOKE SMOKE DETECTOR
- ⊕ 4 CARBON 4 CARBON MONOXIDE DETECTOR
- ⊕ SD/ CMD WIRING WIRING
- ⊕ F FURNACE SWITCH FURNACE SWITCH
- ⊕ ELECTRICAL ELECTRICAL PANEL
- ⊕ FD FLOOR DRAIN FLOOR DRAIN
- ⊕ HIGH EFFICIENCY HIGH EFFICIENCY FURNACE FURNACE
- ⊕ HIGH EFF. HIGH EFF. HWT HIGH EFFICIENCY HOT WATER TANK
- ⊕ T THERMOSTAT THERMOSTAT
- ⊕ HB HOSE BIB HOSE BIB
- ⊕ H.R.V. HEAT RECOVERY HEAT RECOVERY VENTILATOR

ENGINEER'S STAMP & DESIGN LIABILITY

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

3		
2	FOR STRUCTURAL REVIEW	
1	PRELIMINARY ISSUE	APR 10 2026
NO.	ITEM	DATE

REVISIONS

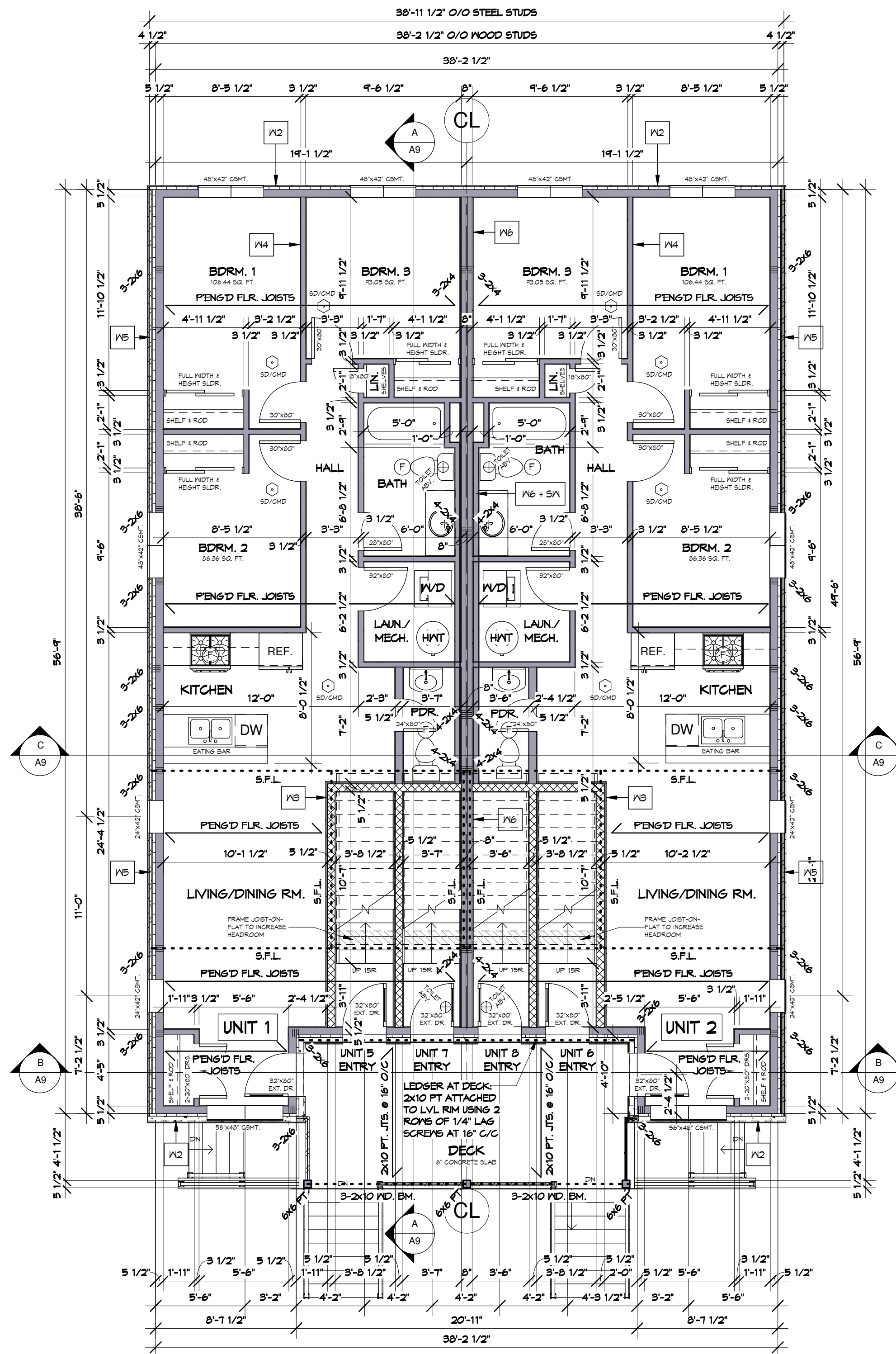
DESIGN BY: **MASTER plan DESIGN**

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PROJECT  
171 COMPTON AVE.  
SEMI-DETACHED DWELLING W/  
2 ADUS PER DWELLING

DRAWING  
BASEMENT PLAN

SCALE	3/16" = 1'-0"	SHEET NO.
DRAWN BY	JB	<b>A2</b>
DATE	APRIL 2026	



NOTE: ON TOP OF SERVICE WALLS PROVIDE 1" STRUCTURAL GAP TO BOTTOM OF FLOOR JOISTS ABOVE

SM- 2x4 SERVICE WALL

**GROUND FLR. PLAN- UNITS 1 & 2**

8'-1" CEILING  
 AREA = 928 sq. ft. PER UNIT  
 SCALE 3/16"=1'-0"

GROSS AREA FOR ENTIRE FLOOR= 2,161 sq. ft.

CHECK WITH MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS

\*\*STUD WALLS @ MAIN BATH TO BE REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS PER OBC 4.5.2.3- SEE DETAILS ON A6

GROUND FLOOR LINTELS: 2-2x10 (1/N)

S.F.L.= SEE FLOOR LAYOUT

**CODES AND STANDARDS**

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**SYMBOLS LEGEND**

- WATERPROOF OUTLET
- CEILING OUTLET
- SOFFIT OUTLET
- DUPLEX OUTLET
- SPLIT/SWITCHED OUTLET
- DUPLEX ABOVE COUNTER
- 220 AMP. OUTLET
- SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- CENTRAL VACUUM
- VENTILATION FAN
- CEILING FIXTURE
- POT LIGHT FIXTURE
- CAPPED FIXTURE
- FULL CHAIN FIXTURE
- WALL MOUNTED FIXTURE
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- WIRING
- FURNACE SWITCH
- ELECTRICAL PANEL
- FLOOR DRAIN
- HIGH EFFICIENCY FURNACE
- HIGH EFFICIENCY HOT WATER TANK
- THERMOSTAT
- HOSE BIB
- H.R.V.

ENGINEER'S STAMP & DESIGN LIABILITY

Committee of Adjustment  
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2026-04-20

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NO.	ITEM	DATE
1	PRELIMINARY ISSUE	APR 10 26

REVISIONS

DWG. BY:



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PROJECT  
 171 COMPTON AVE.  
 SEMI-DETACHED DWELLING W/  
 2 ADU'S PER DWELLING

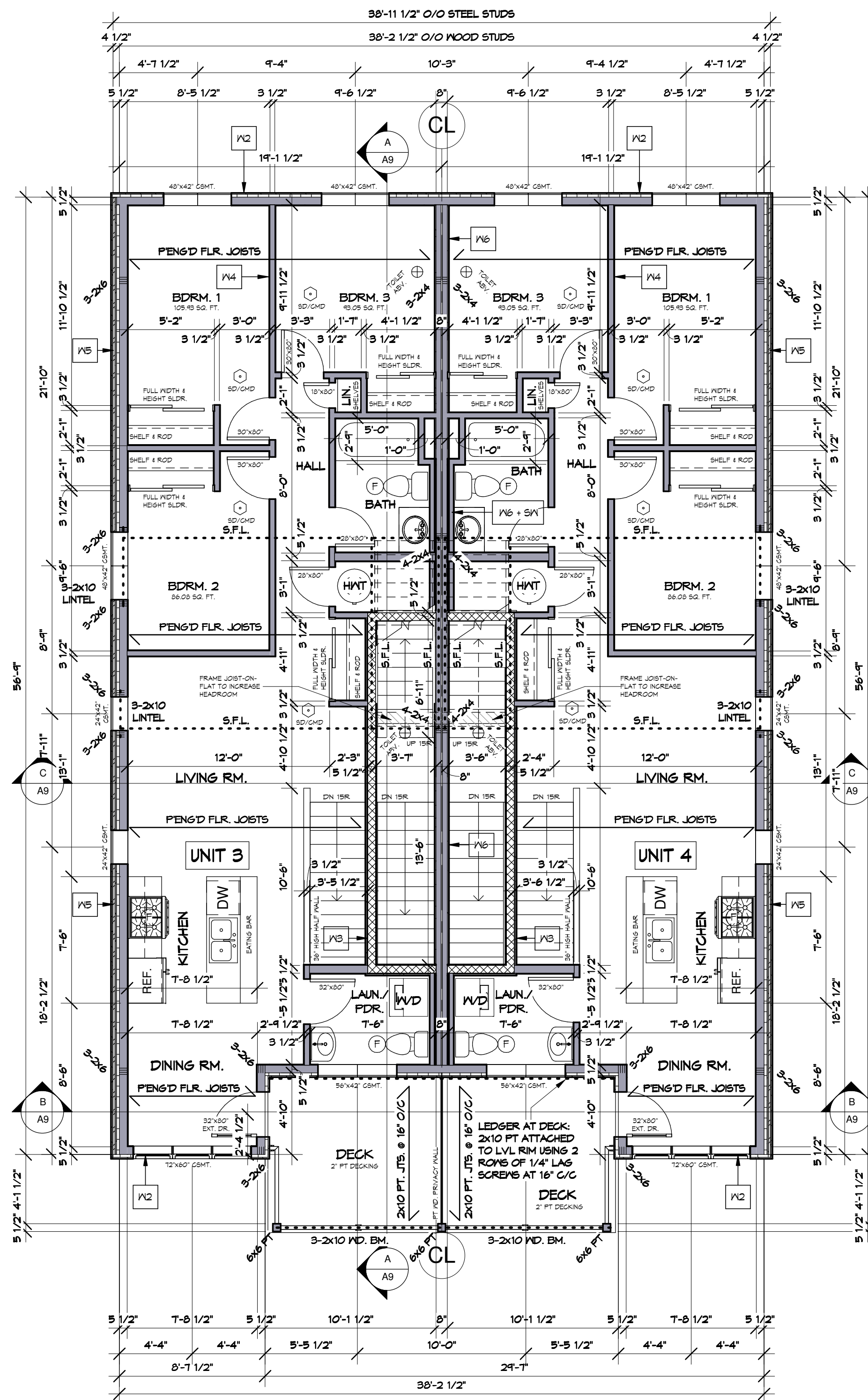
DRAWING  
 GROUND FLR.

SCALE 3/16" = 1'-0"

DRAWN BY: JS

DATE: APRIL 2026

**A3**



NOTE: ON TOP OF SERVICE WALLS PROVIDE 1" STRUCTURAL GAP TO BOTTOM OF FLOOR JOISTS ABOVE

SW- 2x4 SERVICE WALL

**SECOND FLR. PLAN- UNITS 3 & 4**

8'-1" CEILING  
 AREA = 910 sq. ft. PER UNIT  
 SCALE 3/16"=1'-0"  
 GROSS AREA FOR ENTIRE FLOOR= 2,145 sq. ft.

CHECK WITH MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS

SECOND FLOOR LINTELS: 2-2x10 (U/N)  
 S.F.L.= SEE FLOOR LAYOUT

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- SPLIT/SWITCHED OUTLET
- DUPLEX ABOVE COUNTER
- 220 AMP. OUTLET
- SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- CENTRAL VACUUM
- VENTILATION FAN
- CEILING FIXTURE
- POT LIGHT FIXTURE
- CAPPED FIXTURE
- FULL CHAIN FIXTURE
- WALL MOUNTED FIXTURE
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- FLOOR DRAIN
- HIGH EFFICIENCY FURNACE
- HIGH EFFICIENCY HOT WATER TANK
- THERMOSTAT
- HOSE BIB
- H.R.V.

ENGINEER'S STAMP & DESIGN LIABILITY

**Committee of Adjustment**  
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NO.	ITEM	DATE
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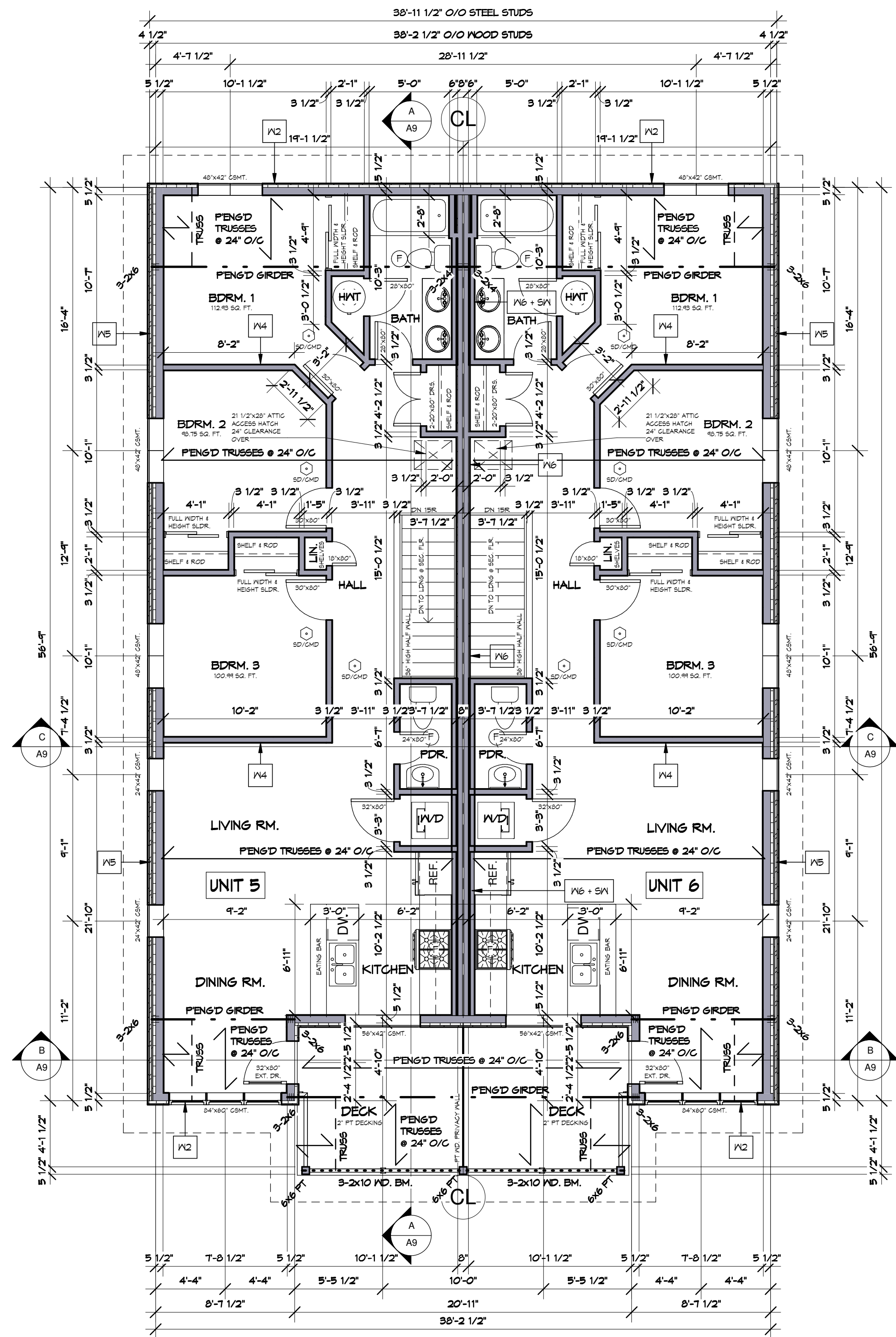
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PROJECT  
 171 COMPTON AVE.  
 SEMI-DETACHED DWELLING W/  
 2 ADU'S PER DWELLING  
 DRAWING  
 SECOND FLR.

SCALE	3/16" = 1'-0"	SHEET NO.
DRAWN BY	JS	<b>A4</b>
DATE	APRIL 2026	



NOTE: ON TOP OF SERVICE WALLS PROVIDE 1" STRUCTURAL GAP TO BOTTOM OF FLOOR JOISTS ABOVE

SW- 2x4 SERVICE WALL

**THIRD FLR. PLAN- UNITS 5 & 6**

8'-1" CEILING  
 AREA = 1,050 sq. ft. PER UNIT  
 SCALE 3/16"=1'-0"

GROSS AREA FOR ENTIRE FLOOR= 2,145 sq. ft.

CHECK WITH MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS

THIRD FLOOR  
 LINELS: 2-2x10 (U/N)

NOTE: REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION AND PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

NOTE: PRE-ENG. WOOD ROOF TRUSSES NOT TO EXTEND PAST COMBUSTABLE AREA TRUSSES TO BEAR ON 2x6 EXTERIOR WALL

**CODES AND STANDARDS**

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**SYMBOLS LEGEND**

- ⊕ WP WATERPROOF OUTLET
- ⊕ CEILING CEILING OUTLET
- ⊕ SOFFIT SOFFIT OUTLET
- ⊕ DUPLEX DUPLEX OUTLET
- ⊕ SPLIT/SWITCHED SPLIT/SWITCHED OUTLET
- ⊕ DUPLEX ABOVE DUPLEX ABOVE COUNTER
- ⊕ 220 AMP. 220 AMP. OUTLET
- ⊕ SWITCH SWITCH
- ⊕ 3 THREE WAY SWITCH
- ⊕ D DIMMER DIMMER SWITCH
- ⊕ CV CENTRAL VACUUM CENTRAL VACUUM
- ⊕ F VENTILATION FAN VENTILATION FAN
- ⊕ CEILING CEILING FIXTURE
- ⊕ POT POT LIGHT FIXTURE
- ⊕ CAPPED CAPPED FIXTURE
- ⊕ FC FULL CHAIN FULL CHAIN FIXTURE
- ⊕ WALL MOUNTED WALL MOUNTED FIXTURE
- ⊕ SD/ CMD SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- ⊕ WIRING WIRING
- ⊕ F FURNACE SWITCH FURNACE SWITCH
- ⊕ ELECTRICAL PANEL ELECTRICAL PANEL
- ⊕ FD FLOOR DRAIN FLOOR DRAIN
- ⊕ HIGH EFFICIENCY HIGH EFFICIENCY FURNACE FURNACE
- ⊕ HIGH EFF. HWT HIGH EFFICIENCY HOT WATER TANK
- ⊕ T THERMOSTAT THERMOSTAT
- ⊕ HB HOSE BIB HOSE BIB
- ⊕ H.R.V. HEAT RECOVERY VENTILATOR

ENGINEER'S STAMP & DESIGN LIABILITY

**Committee of Adjustment**  
 Received | Reçu le  
**2026-04-20**

City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

NO.	ITEM	DATE
1	PRELIMINARY ISSUE	APR 10 26
2	FOR STRUCTURAL REVIEW	

REVISED BY:



613-799-0761 www.masterplandesign.net

PROJECT  
 171 COMPTON AVE.  
 SEMI-DETACHED DWELLING W/  
 2 ADU'S PER DWELLING

DRAWING  
 THIRD FLR.

SCALE	3/16" = 1'-0"	SHEET NO.
DRAWN BY	JB	
DATE	APRIL 2026	

A5

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**SYMBOLS LEGEND**

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	CEILING OUTLET
	SOFFIT OUTLET
	DUPLEX OUTLET
	SPLIT/SWITCHED OUTLET
	DUPLEX ABOVE COUNTER
	220 amp. OUTLET
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	CENTRAL VACUUM
	VENTILATION FAN
	CEILING FIXTURE
	POT LIGHT FIXTURE
	CAPPED FIXTURE
	FULL CHAIN FIXTURE
	WALL MOUNTED FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	WIRING
	FURNACE SWITCH
	ELECTRICAL PANEL
	FLOOR DRAIN
	HIGH EFFICIENCY FURNACE
	HIGH EFFICIENCY HOT WATER TANK
	THERMOSTAT
	HOSE BIB
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REVISIONS

DWG. BY:



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171 COMPTON AVE.  
SEMI-DETACHED DWELLING W/  
2 ADUS PER DWELLING

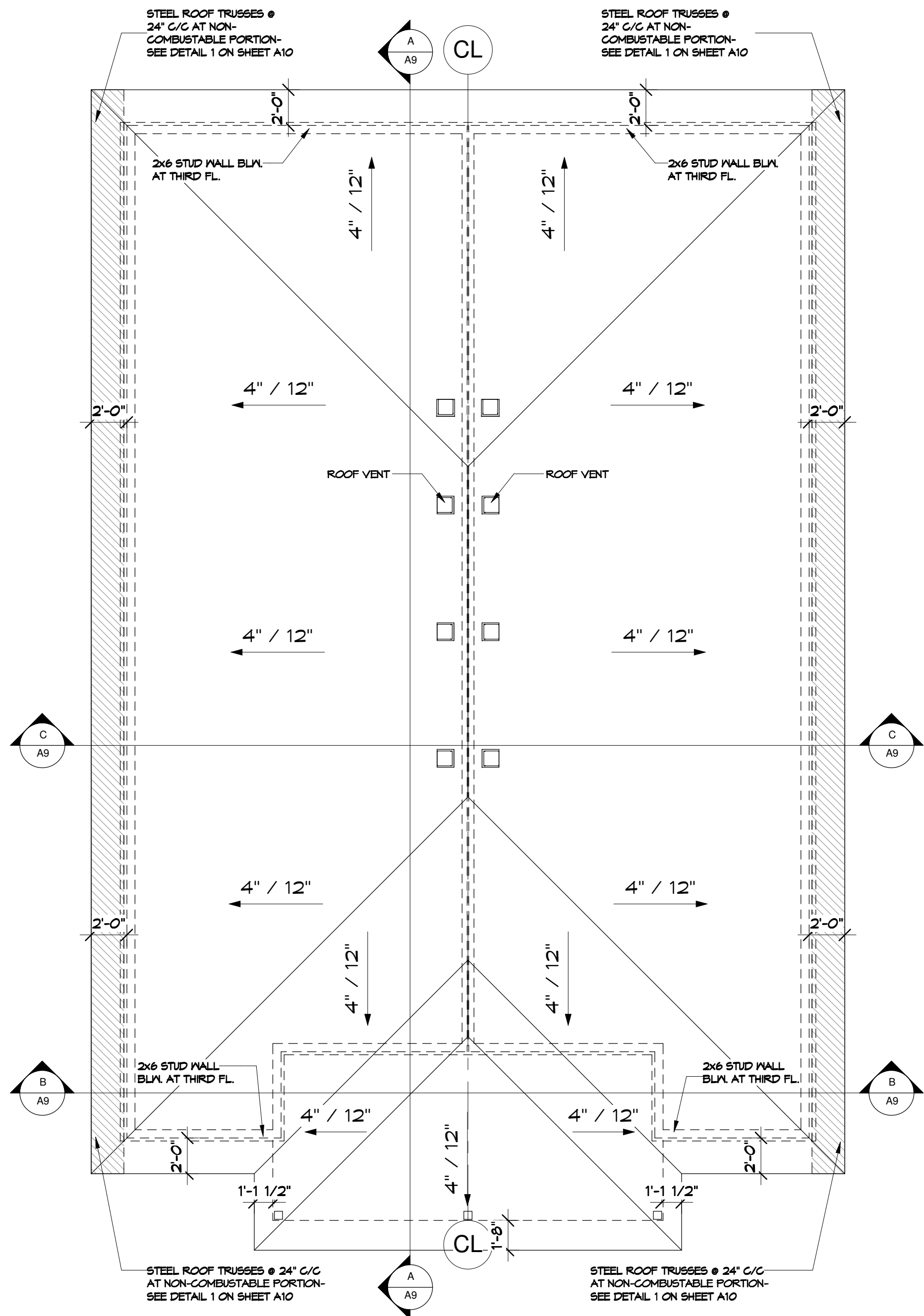
DRAWING  
ROOF PLAN

SCALE: As indicated SHEET NO.

DRAWN BY: JB

DATE: APRIL 2026

A6



**ROOF PLAN**

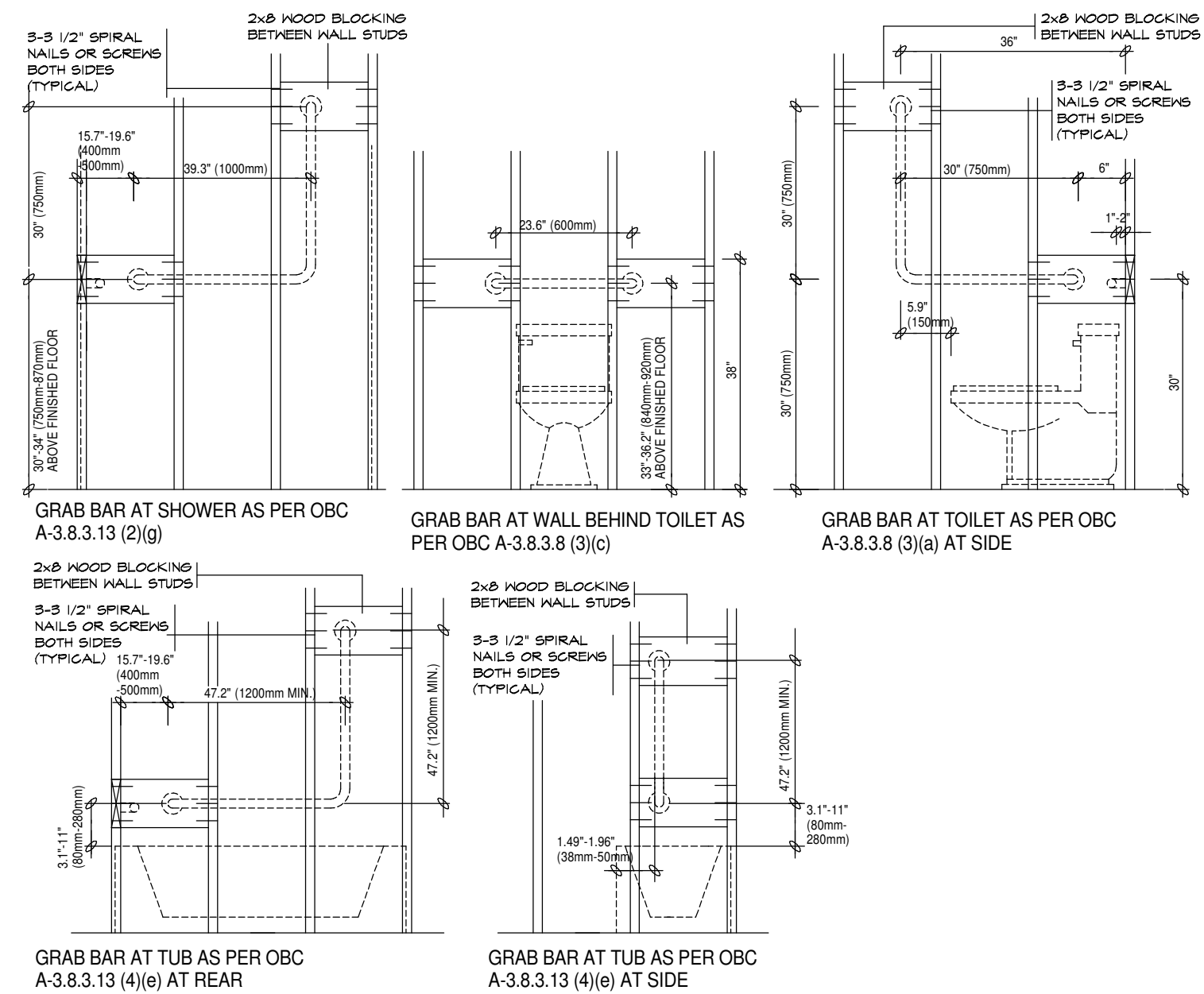
SCALE 3/16"=1'-0"

NOTE: PROVIDE VALLEY FLASHING WHERE SLOPING SURFACES INTERSECT (TYPICAL)

NOTE: ROOF VENTILATION TO BE SPLIT EVENLY BETWEEN SLOTTED SOFFITS AT EAVES AND ROOF VENTS AT RIDGE LEVEL.

VENT AREA TO BE EQUAL TO MIN. 1/2024 OF THE INSULATED CEILING AREA WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR THE ROOF IS CONSTRUCTED WITH ROOF JOISTS THE VENT AREA SHALL BE MIN. 1/150th OF THE INSULATED CEILING AREA.

NOTE: PRE-ENG. WOOD ROOF TRUSSES NOT TO EXTEND PAST COMBUSTIBLE AREA TRUSSES TO BEAR ON 2X6 EXTERIOR WALL



GRAB BAR AT SHOWER AS PER OBC A-3.8.3.13 (2)(g)

GRAB BAR AT WALL BEHIND TOILET AS PER OBC A-3.8.3.8 (3)(c)

GRAB BAR AT TOILET AS PER OBC A-3.8.3.8 (3)(a) AT SIDE

GRAB BAR AT TUB AS PER OBC A-3.8.3.13 (4)(e) AT REAR

GRAB BAR AT TUB AS PER OBC A-3.8.3.13 (4)(e) AT SIDE

STUD WALL REINFORCEMENT REQUIRED IN MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS AS PER OBC A-3.8.3.13 (2)(g), A-3.8.3.13 (4)(e), A-3.8.3.8 (3)(a), A-3.8.3.8 (3)(c), A-9.5.2.3 (1)

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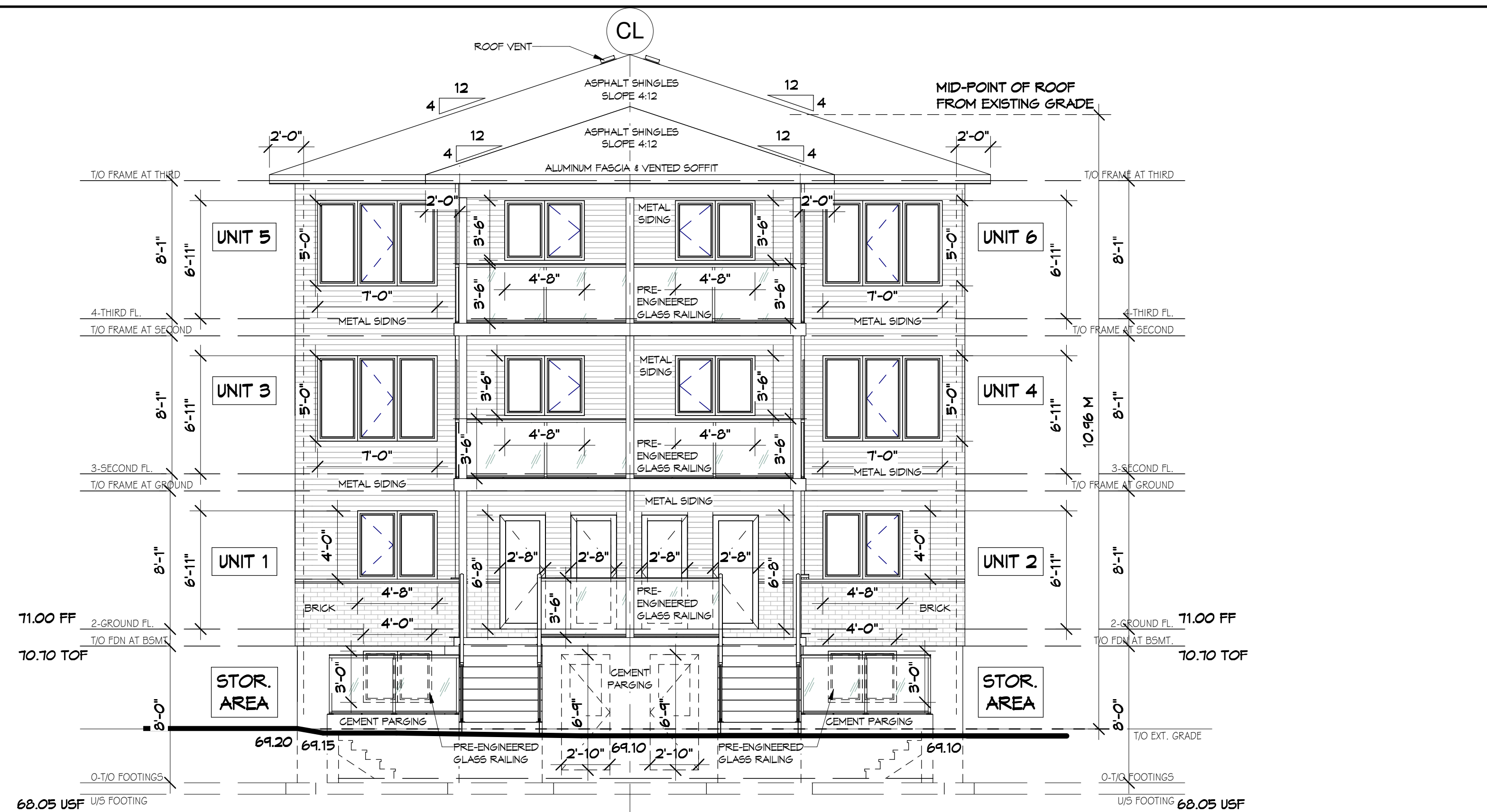
DESIGN BY:

613-799-0761 www.masterplandesign.net

PROJECT  
171 COMPTON AVE.  
SEMI-DETACHED DWELLING W/  
2 ADU'S PER DWELLING

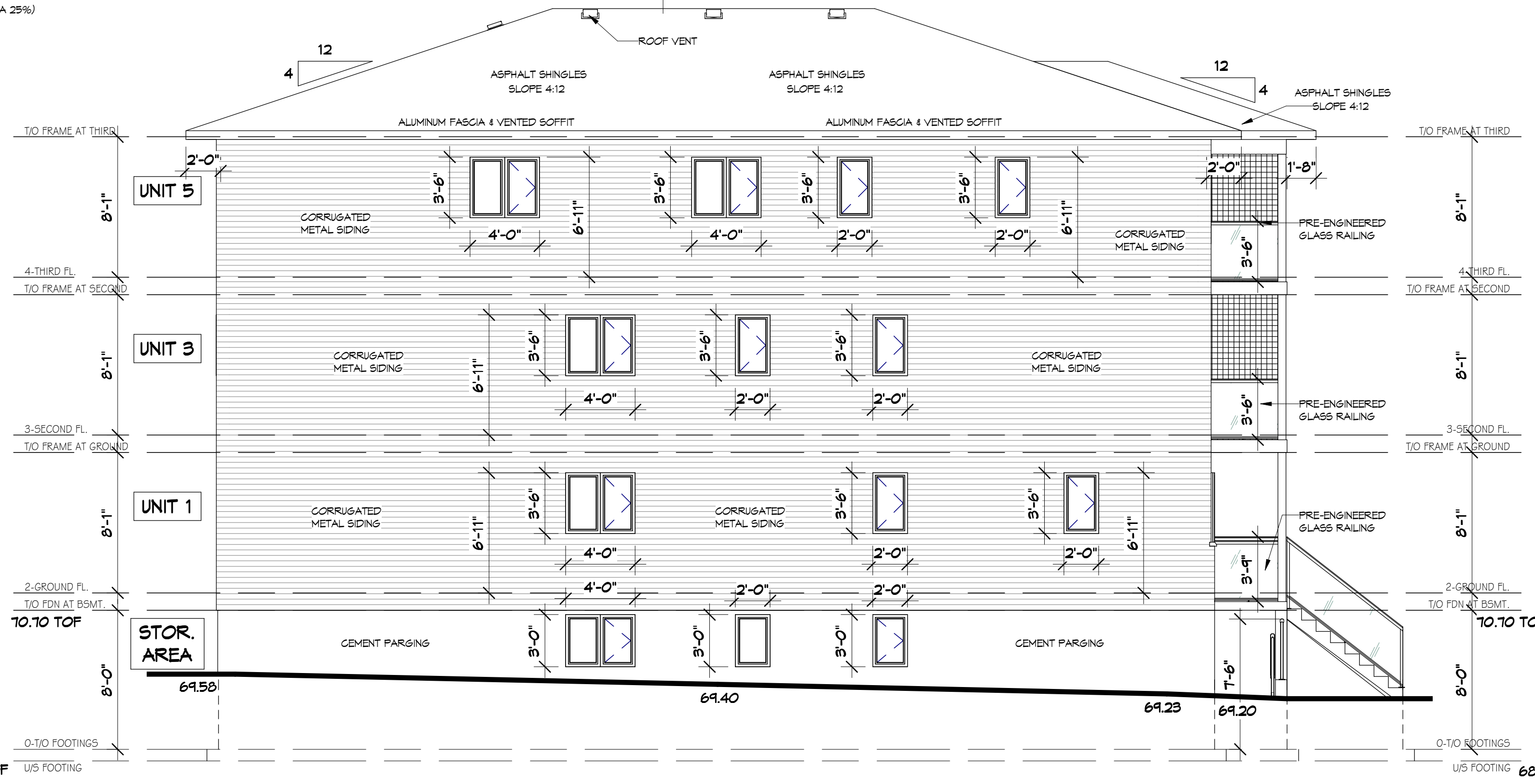
EXTERIOR ELEVATIONS

SCALE	3/16" = 1'-0"	SHEET NO.
DRAWN BY	JB	<b>A7</b>
DATE	APRIL 2026	



**FRONT ELEVATION**

WINDOW AREA: 318.54 SQ. FT.  
BLDG. FACE AREA: 1272.78 SQ. FT.  
PERCENTAGE OF WINDOWS: 25.03% (MIN. AREA 25%)



**LEFT ELEVATION**

LIMITING DISTANCE AS PER OBC 9.10.14  
UNFRO. OPNGS: 122.00 SQ. FT. (11.10 SQ. M.)  
EXPOSING BLDG. FACE: 1793.64 SQ. FT. (166.84 SQ. M.)  
DISTANCE FROM PROPERTY LINE: 1.65 M (1.54 OBC)  
PERCENTAGE OF OPNGS: 6.74% (MAX. AREA 7%)

68.05 USF U/S FOOTING

68.05 USF U/S FOOTING

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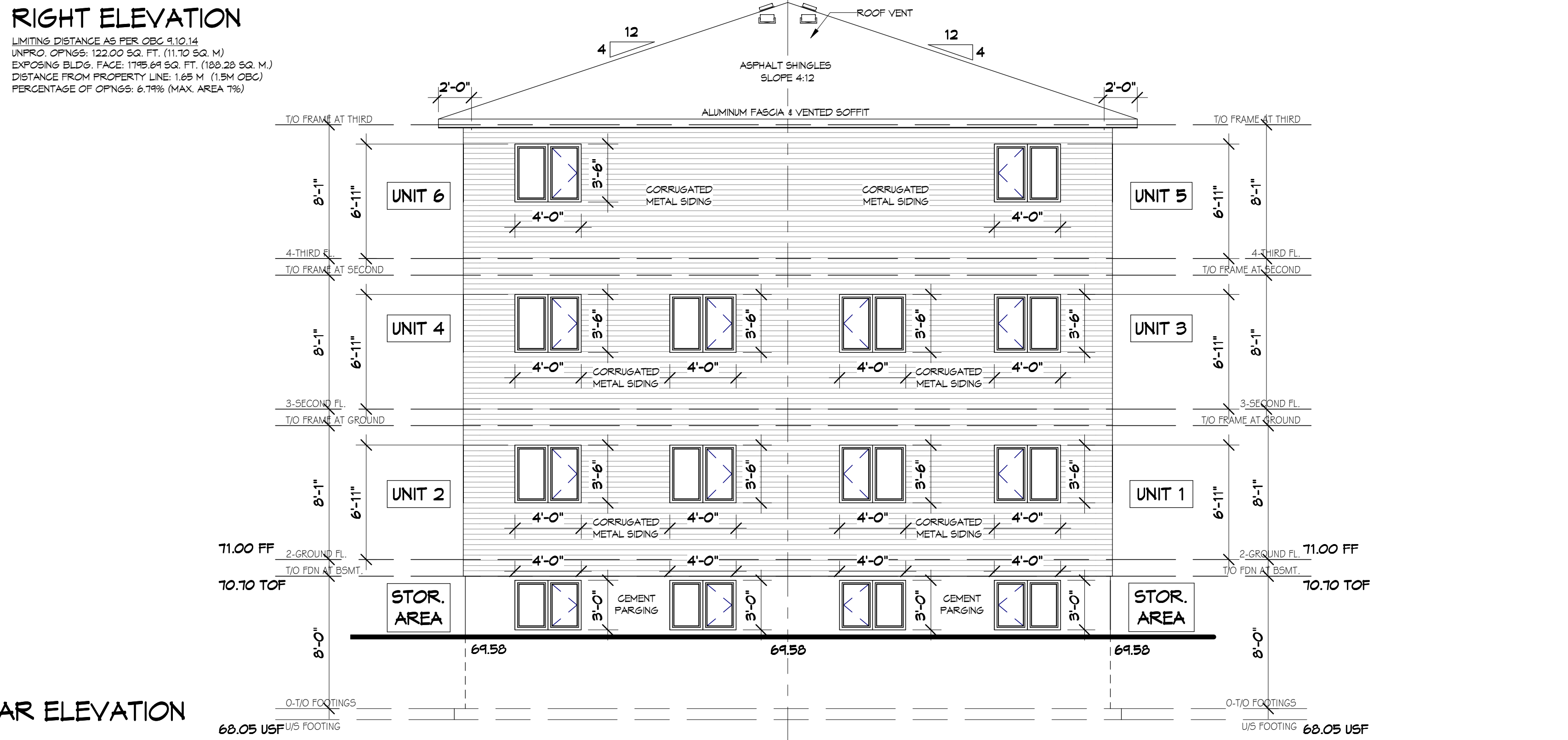
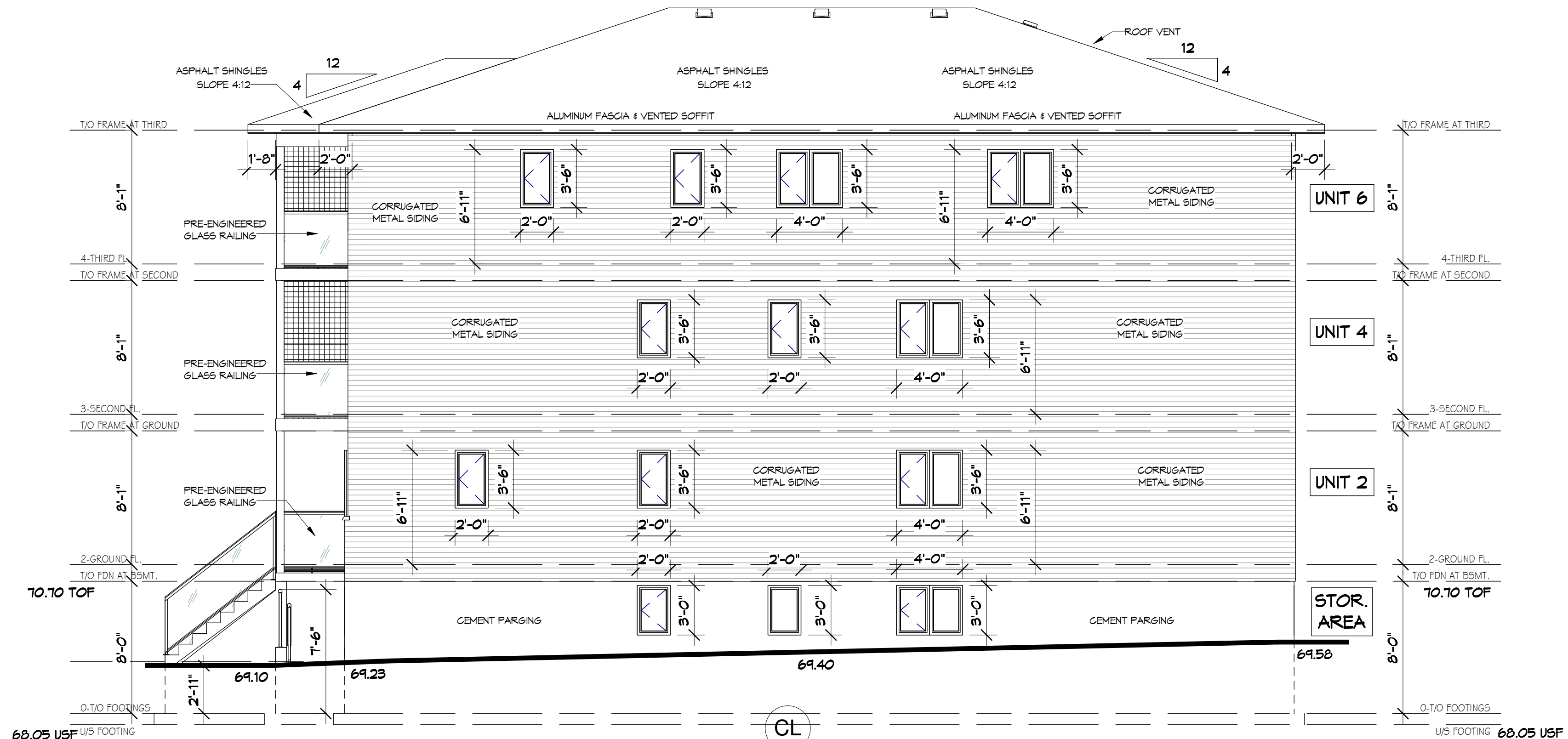
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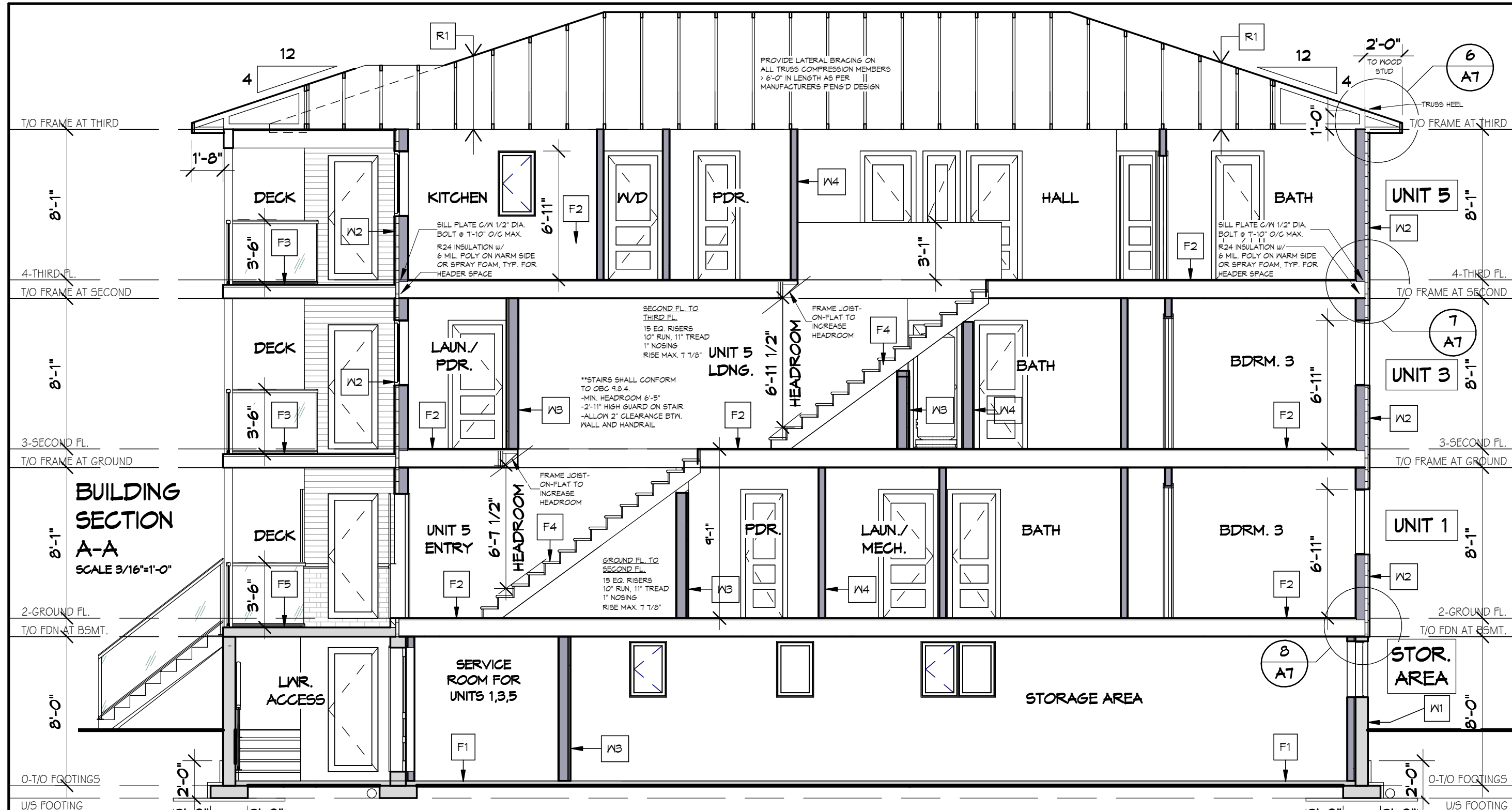
SCALE 3/16" = 1'-0" SHEET NO.

DRAWN BY: JS

DATE: APRIL 2026

A8





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

**CONSTRUCTION ASSEMBLIES**

- W1-FOUNDATION**  
24"x8" CONTINUOUS PERIMETER FOOTING c/w KEY (U/W)  
4" DIA. PERFORATED PLASTIC DRAIN PIPE c/w FILTER CLOTH COVERED w/ 4" CRUSHED STONE  
FOUNDATION WALL DRAINAGE (O.B.C. 9.14.2.1)  
FLATON WATERPROOF MEMBRANE  
8", 10" OR 12" POURED CONC. WALL c/w 2-10M BARS @ TOP (AS NOTED)  
FROM GRADE LEVEL DOWN:  
-INTERIOR DAMPROOFING BELOW GRADE  
-2x4 STUDS @ 24" O.C. TO FLOOR  
-R20 G/B BATT INSULATION FROM FLOOR JOISTS (FULL HEIGHT)  
-1/2" GYPSUM BOARD TAPED AND SANDED  
-VAPOUR BARRIER PAINT  
-PRIME & PAINT FINISH  
2x4 FOUNDATION SILL PLATE GALVANIZED TO FOUNDATION  
1/2" ANCHOR BOLTS @ 7'-10" O.C.
- W2-EXTERIOR WALL**  
**NON-RATED**  
-MASONRY VENEER c/w 1" AIRSPACE OR METAL SIDING AS PER PLAN  
-TYVEK AIR BARRIER  
-1 9/16" R-5 OSB INSULATED PANEL  
-2x6 STUDS @ 16" O.C.  
-R-22 BATT INSULATION  
-1/2" GYPSUM BOARD TAPED AND SANDED  
-VAPOUR BARRIER PAINT  
-PRIME & PAINT FINISH
- W3-INTERIOR WALL**  
**-1HR FRR**  
**(ASSEMBLY W4A FROM SB3)**  
1 LAYER OF 5/8" TYPE-X GYPSUM BOARD  
2x6 WOOD STUDS @ 12" O.C.  
ABSORPTIVE MATERIAL IN CAVITY  
3/4" SONOPAN BOARD  
2 LAYERS OF 5/8" TYPE-X GYPSUM BOARD
- W4-INTERIOR WALLS:**  
**W5-NON-COMBUSTIBLE EXTERIOR WALL-**  
**1 HR. FRR**  
**(ASSEMBLY S2F FROM SB3)**  
**NON-COMBUSTIBLE PORTION**  
-METAL SIDING  
-5/8" GLASS-MAT SHEATHING  
-2" NON-COMBUSTIBLE STEEL STUDS @ 16" O.C. ON EDGE TIED BACK TO WOOD FRAME AT EVERY FLOOR LEVEL  
-3 LAYERS OF 5/8" GLASS-MAT SHEATHING ATTACHED TO STEEL STUDS  
**COMBUSTIBLE PORTION**  
-TYVEK AIR BARRIER  
-1 9/16" R-5 OSB INSULATED PANEL  
-2x6 STUDS @ 16" O.C.  
-R-22 BATT INSULATION  
-1/2" GYPSUM BOARD TAPED AND SANDED  
-VAPOUR BARRIER PAINT  
-PRIME & PAINT FINISH
- W6 - INTERIOR PARTY WALL**  
**1.5 HR. FRR, STC 66**  
**(ASSEMBLY W-15a FROM SB3)**  
-2-5/8" FIRECODE DRYMALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)  
-2x4 STAGGERED STUDS @ 16" O.C.  
-3 1/2" ABSORPTIVE MATERIAL IN CAVITY  
-1" AIR SPACE  
-3 1/2" ABSORPTIVE MATERIAL IN CAVITY  
-2x4 STAGGERED STUDS @ 16" O.C.  
-2-5/8" FIRECODE DRYMALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)
- F1 - BSMT. SLAB:**  
**(ASSEMBLY F4D FROM SB3)**  
FLOOR FINISH (SEE FLOOR PLANS)  
5mm "GENE MAT" UNDERLAYMENT FOR REDUCED SOUND TRANSMISSION  
3/4" 1/4" OSB SUBFLOOR, GLEUED & NAILKED  
PRE-ENG JOISTS (REFER TO JOIST PLAN FOR SIZE & SPACING)  
\*JOISTS NOT TO BE SPACED MORE THAN 24" O.C.  
1" "GENE CLIP" RESILIENT SOUND ISOLATION CLIP  
METAL FURRING CHANNELS SPACED AT 24" O.C.  
2 LAYERS OF 5/8" TYPE-X GYP BD, TAPED & SANDED
- F2 - 1 HR FRR**  
**(ASSEMBLY F4D FROM SB3)**  
FLOOR FINISH (SEE FLOOR PLANS)  
5mm "GENE MAT" UNDERLAYMENT FOR REDUCED SOUND TRANSMISSION  
3/4" 1/4" OSB SUBFLOOR, GLEUED & NAILKED  
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METAL FURRING CHANNELS SPACED AT 24" O.C.  
2 LAYERS OF 5/8" TYPE-X GYP BD, TAPED & SANDED
- F3 - FRONT DECK:**  
2" FT WOOD DECKING  
2x10 FT JOISTS @ 16" O/C  
1/2" GRENIT BOARD  
METAL SOFFIT
- F4 - 1 HR FRR- U/S OF STAIRS**  
**SIMILAR TO F2 EXCEPT:**  
FLOOR FINISH  
METAL STRUCTURE  
STEEL FURRING CHANNELS @ 16" O/C  
2 LAYERS OF 5/8" TYPE-X GYP BD, TAPED & SANDED  
EXTEND THE ASSEMBLY ON THE SLOPE BELOW THE STAIR RUNS FOR CONTINUOUS FIRE SEPARATION BETWEEN ALL UNITS
- F5 - FRONT PORCH SLAB:**  
6" REINFORCED CONCRETE SLAB (25Mpa)
- R1 - ROOF:**  
ASPHALT SHINGLES  
7/16" OSB SHEATHING c/w H-CLIPS  
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. (REFER TO TRUSS PLAN)  
EAVE PROTECTION TO 36" HP  
THE ROOF SLOPE NOT LESS THAN 12" INSIDE INNER SPACE OF EXT. WALL (O.B.C. 4.26.5)  
INSULATION STOPPER c/w MIN. 2" AIRSPACE  
ROOF BLOW INSULATION  
1x3 STRAPPING @ 16" O.C. c/w POLY V.B. (G55B 5134)  
1/2" GYPSUM BOARD TAPED & SANDED

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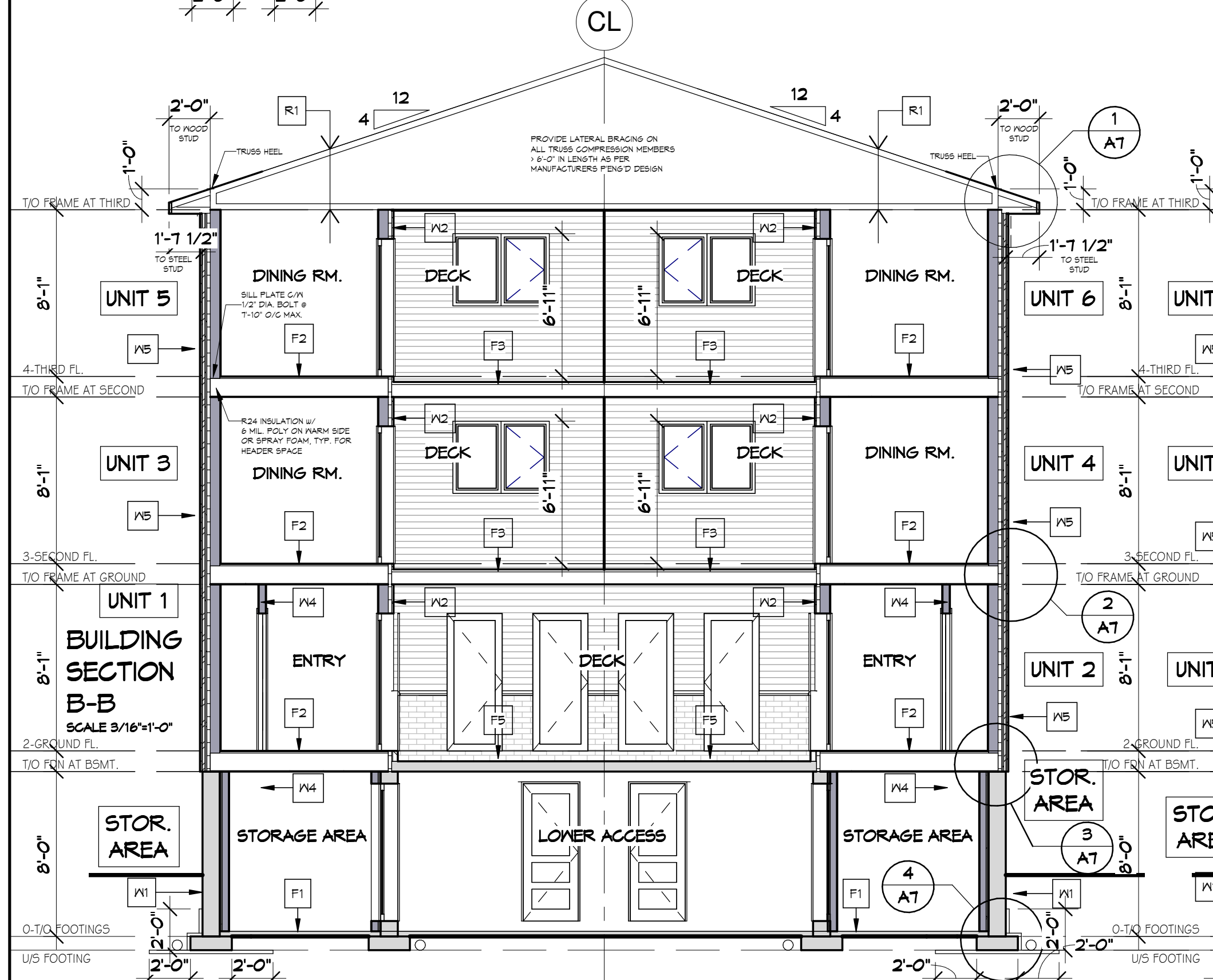
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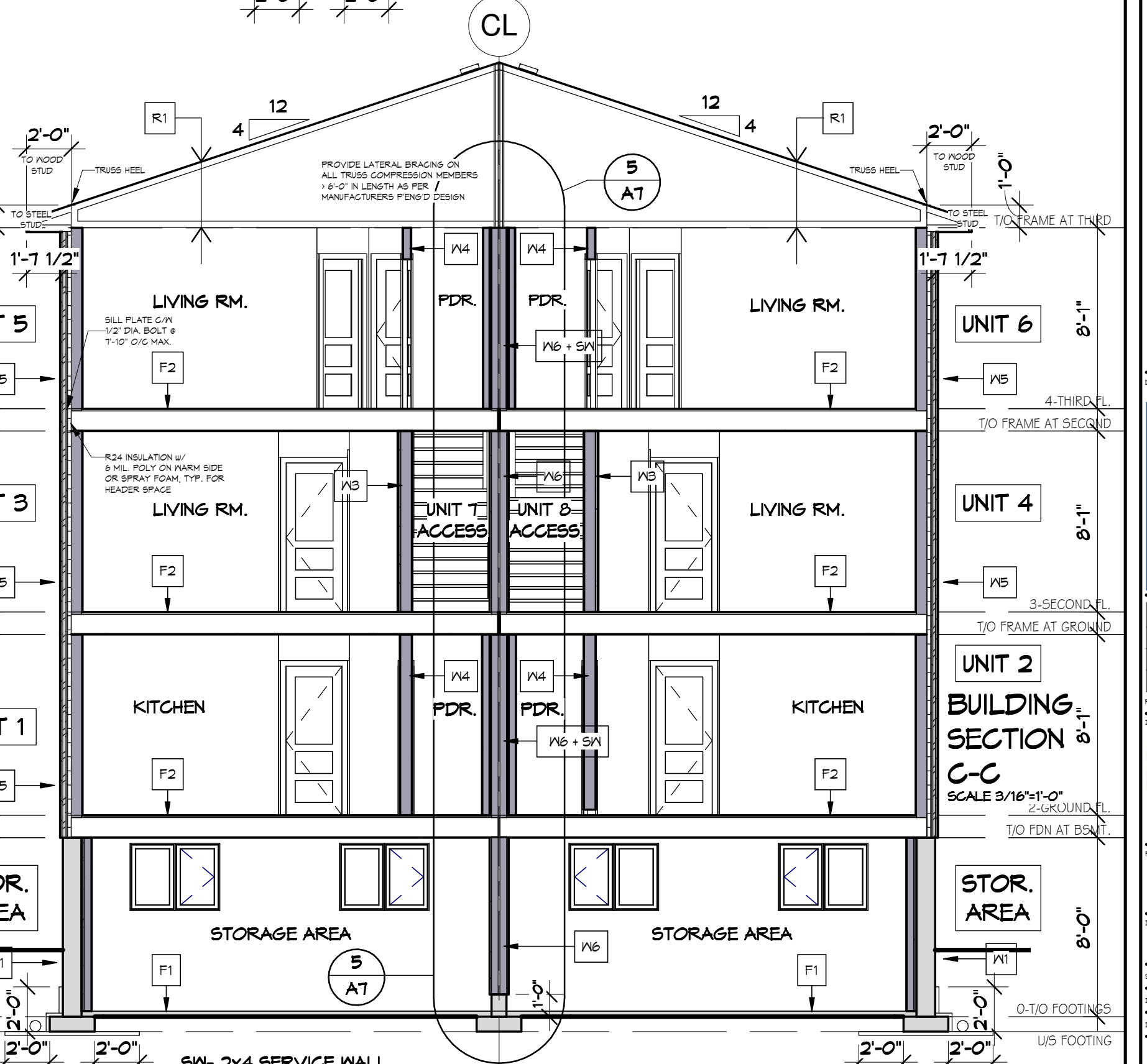
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C	CEILING OUTLET
S	SOFFIT OUTLET
D	DUPLEX OUTLET
SD	SPLIT/SWITCHED OUTLET
DA	DUPLEX ABOVE COUNTER
220	220 AMP. OUTLET
S	SWITCH
3	THREE WAY SWITCH
D	DIMMER SWITCH
CV	CENTRAL VACUUM
F	VENTILATION FAN
C	CEILING FIXTURE
P	POT LIGHT FIXTURE
C	CAPPED FIXTURE
PC	FULL CHAIN FIXTURE
PC	WALL MOUNTED FIXTURE
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W	WIRING
F	FURNACE SWITCH
EP	ELECTRICAL PANEL
FD	FLOOR DRAIN
H	HIGH EFFICIENCY FURNACE
H	HIGH EFFICIENCY HOT WATER TANK
T	THERMOSTAT
HB	HOSE BIB
H.R.V.	HEAT RECOVERY VENTILATOR



**BUILDING SECTION B-B**  
SCALE 3/16"=1'-0"



**BUILDING SECTION C-C**  
SCALE 3/16"=1'-0"

ENGINEER'S STAMP & DESIGN LIABILITY

**Committee of Adjustment**  
Received | Reçu le  
**2026-04-20**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

3		
2	FOR STRUCTURAL REVIEW	
1	PRELIMINARY ISSUE	APR 10 26
NO.	ITEM	DATE



613-799-0761 www.masterplandesign.net

PROJECT  
171 COMPTON AVE.  
SEMI-DETACHED DWELLING W/  
2 ADU'S PER DWELLING

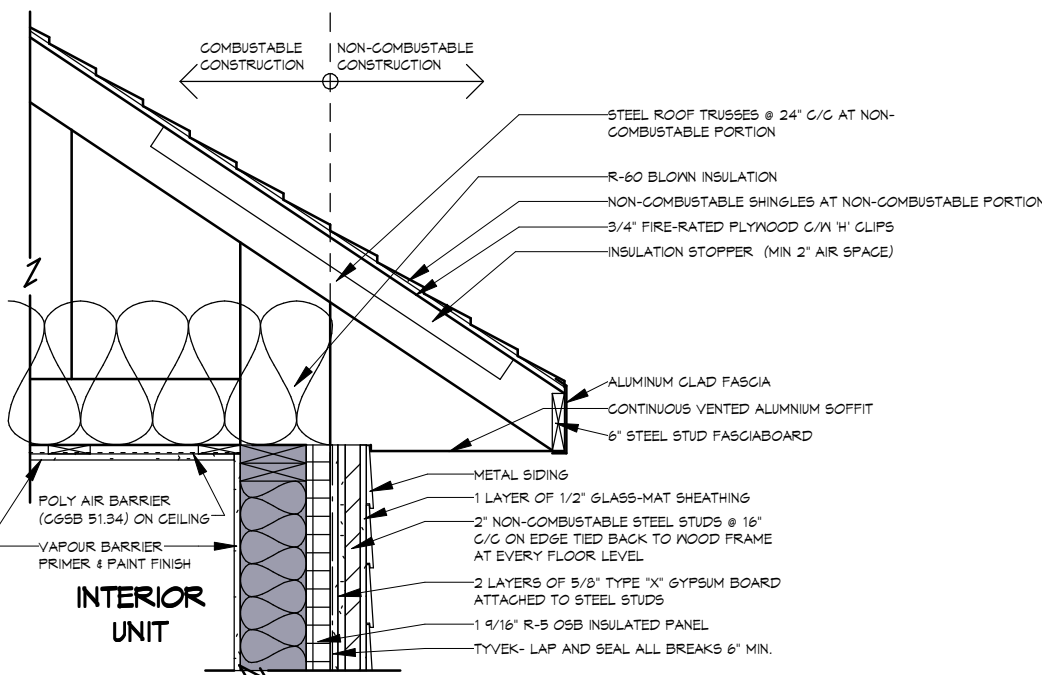
DRAWING  
BUILDING SECTIONS & BUILDING ASSEMBLIES

SCALE  
3/16" = 1'-0"

DRAWN BY  
JB

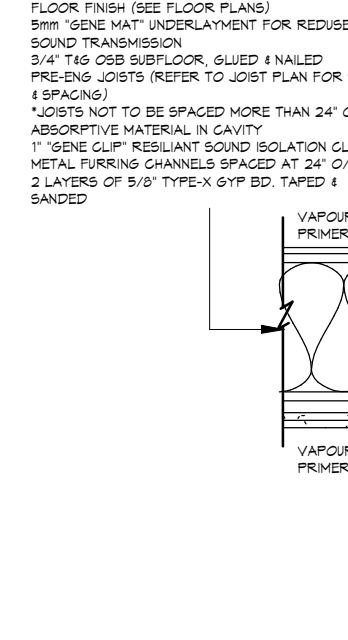
DATE  
APRIL 2026

SHEET NO.  
**A9**



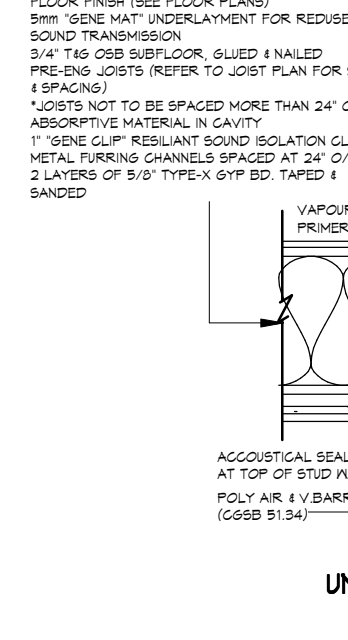
1 - DETAIL @ SOFFIT @ NON-COMBUSTIBLE WALL ASSEMBLY  
SCALE: 3/4" = 1'-0"

1 HR FRR (ASSEMBLY F9d FROM S83)



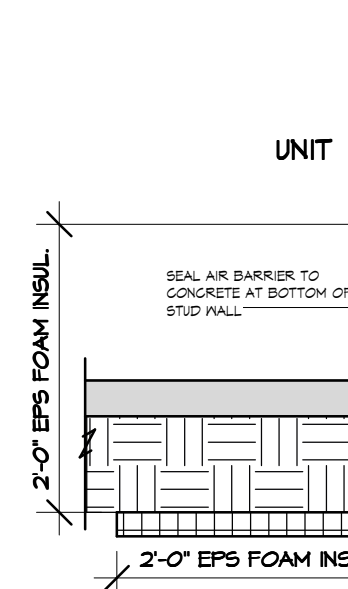
2 - TYPICAL FLOOR CONNECTION @ NON-COMBUSTIBLE WALL ASSEMBLY  
SCALE: 3/4" = 1'-0"

1 HR FRR (ASSEMBLY F9d FROM S83)

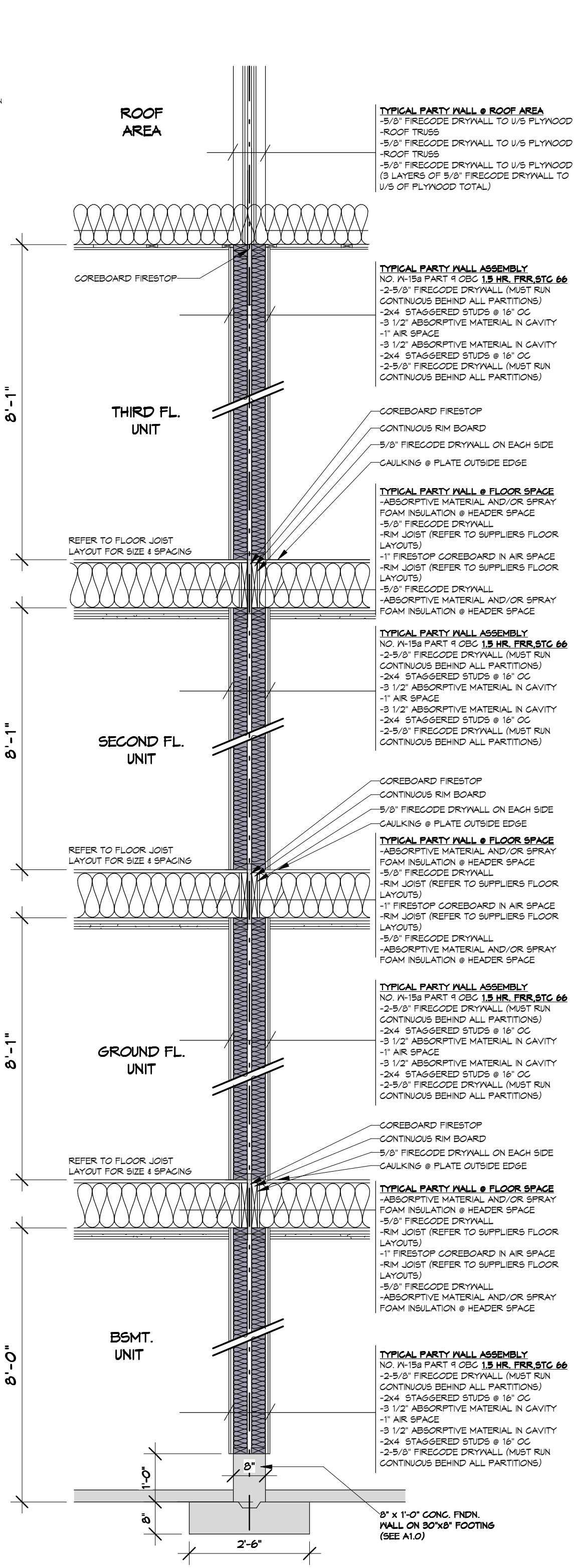


3 - TYPICAL T/O FOUNDATION @ NON-COMBUSTIBLE WALL ASSEMBLY  
SCALE: 3/4" = 1'-0"

1 HR FRR (ASSEMBLY F9d FROM S83)



4 - TYPICAL FROST WALL @ SLAB  
SCALE: 3/4" = 1'-0"



5 - TYPICAL PARTY WALL N-15b PART 9 OBC  
SCALE: 1/2" = 1'-0"

**TYPICAL PARTY WALL @ ROOF AREA**  
 -5/8" FIRECODE DRYWALL TO U/S PLYWOOD  
 -ROOF TRUSS  
 -5/8" FIRECODE DRYWALL TO U/S PLYWOOD  
 -ROOF TRUSS  
 -5/8" FIRECODE DRYWALL TO U/S PLYWOOD  
 (3 LAYERS OF 5/8" FIRECODE DRYWALL TO U/S OF PLYWOOD TOTAL)

**TYPICAL PARTY WALL ASSEMBLY**  
 NO. N-15b PART 9 OBC 1.5 HR FRR STC 66  
 -2-5/8" FIRECODE DRYWALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)  
 -2x4 STAGGERED STUDS @ 16" OC  
 -3 1/2" ABSORPTIVE MATERIAL IN CAVITY  
 -1" AIR SPACE  
 -3 1/2" ABSORPTIVE MATERIAL IN CAVITY  
 -2x4 STAGGERED STUDS @ 16" OC  
 -2-5/8" FIRECODE DRYWALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)

**TYPICAL PARTY WALL @ FLOOR SPACE**  
 -ABSORPTIVE MATERIAL AND/OR SPRAY FOAM INSULATION @ HEADER SPACE  
 -5/8" FIRECODE DRYWALL  
 -RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)  
 -1" FIRESTOP COREBOARD IN AIR SPACE  
 -RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)  
 -5/8" FIRECODE DRYWALL  
 -ABSORPTIVE MATERIAL AND/OR SPRAY FOAM INSULATION @ HEADER SPACE

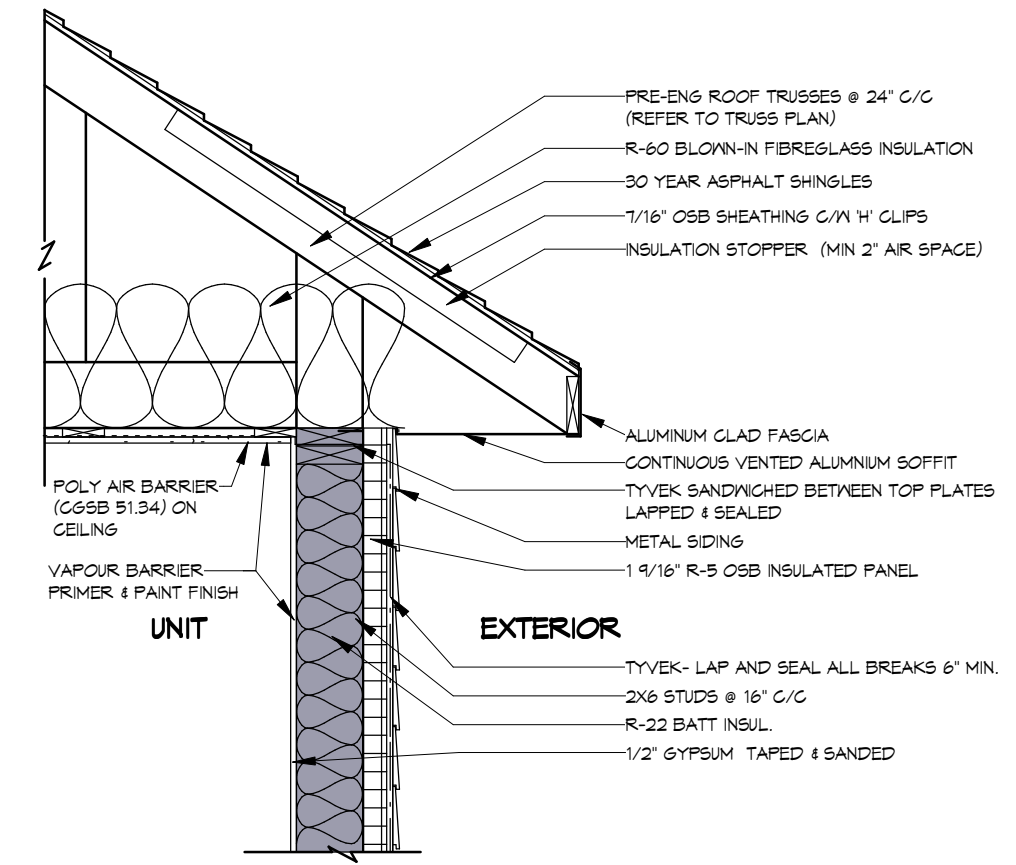
**TYPICAL PARTY WALL ASSEMBLY**  
 NO. N-15b PART 9 OBC 1.5 HR FRR STC 66  
 -2-5/8" FIRECODE DRYWALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)  
 -2x4 STAGGERED STUDS @ 16" OC  
 -3 1/2" ABSORPTIVE MATERIAL IN CAVITY  
 -1" AIR SPACE  
 -3 1/2" ABSORPTIVE MATERIAL IN CAVITY  
 -2x4 STAGGERED STUDS @ 16" OC  
 -2-5/8" FIRECODE DRYWALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)

**TYPICAL PARTY WALL @ FLOOR SPACE**  
 -ABSORPTIVE MATERIAL AND/OR SPRAY FOAM INSULATION @ HEADER SPACE  
 -5/8" FIRECODE DRYWALL  
 -RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)  
 -1" FIRESTOP COREBOARD IN AIR SPACE  
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 -5/8" FIRECODE DRYWALL  
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 -2-5/8" FIRECODE DRYWALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)

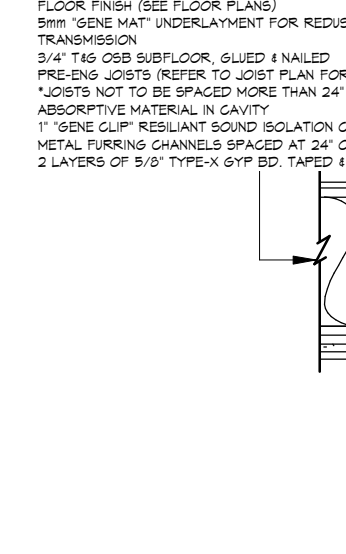
**TYPICAL PARTY WALL @ FLOOR SPACE**  
 -ABSORPTIVE MATERIAL AND/OR SPRAY FOAM INSULATION @ HEADER SPACE  
 -5/8" FIRECODE DRYWALL  
 -RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)  
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 -2-5/8" FIRECODE DRYWALL (MUST RUN CONTINUOUS BEHIND ALL PARTITIONS)



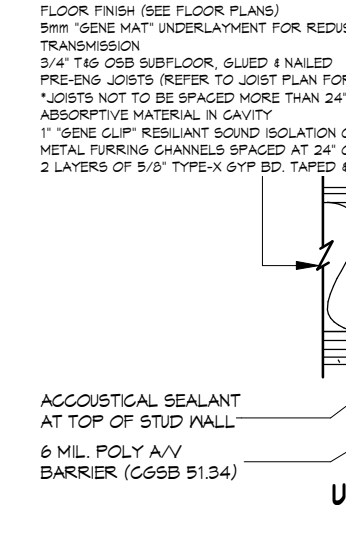
6 - TYPICAL DETAIL @ SOFFIT  
SCALE: 3/4" = 1'-0"

1 HR FRR (ASSEMBLY F9d FROM S83)



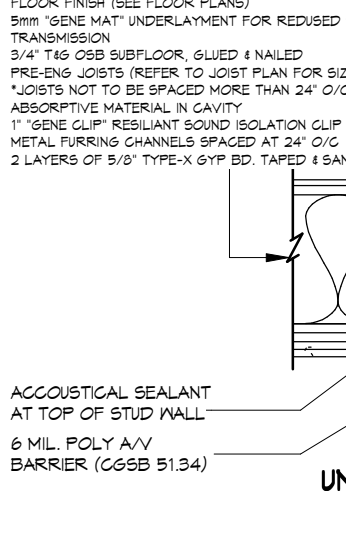
7 - TYPICAL FLOOR TO WALL CONNECTION  
SCALE: 3/4" = 1'-0"

1 HR FRR (ASSEMBLY F9d FROM S83)



8 - TYPICAL DETAIL AT T/O FOUNDATION W/ SIDING  
SCALE: 3/4" = 1'-0"

1 HR FRR (ASSEMBLY F9d FROM S83)



9 - TYPICAL DETAIL AT T/O FOUNDATION W/ MASONRY  
SCALE: 3/4" = 1'-0"

CODES AND STANDARDS

AT THE TIME OF PREPARATION, THIS SET OF WORKING DRAWINGS WAS DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2024 ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT CHANGES TO THE CODE ARE COMPILED WITH AND ALL AMENDMENTS INCORPORATED IN THE CONSTRUCTION. ALL WORK SHALL CONFORM TO BYLAW, ORDINANCES AND REGULATIONS.

PRIOR TO PROCEEDING WITH CONSTRUCTION, THE OWNER/BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATIONS WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.

ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.

THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THE HOUSE ON THE PROPERTY.

THE OWNER/BUILDER IS TO SUPPLY ALL MISSING DIMENSIONS ON THE SITE PLAN, ALL LOT ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, MAIN STREETS AND LOCATIONS OF SERVICES.

THE OWNER/BUILDER IS TO BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF PENETRATION, WATER TABLE, BURIED STRUCTURES, ETC.

SYMBOLS LEGEND

WF	WATERPROOF OUTLET
CEILING	CEILING OUTLET
SOFFIT	SOFFIT OUTLET
DUPLX	DUPLEX OUTLET
SPLIT/SWITCHED	SPLIT/SWITCHED OUTLET
DUPLX ABOVE COUNTER	DUPLEX ABOVE COUNTER
220 AMP	220 AMP OUTLET
SW	SWITCH
3	THREE WAY SWITCH
CV	CENTRAL VACUUM
F	VENTILATION FAN
CEILING	CEILING FIXTURE
POT	POT LIGHT FIXTURE
CAPPED	CAPPED FIXTURE
PC	FULL CHAIN FIXTURE
SD/ CMD	WALL MOUNTED FIXTURE
SMOKE DETECTOR & CARBON MONOXIDE DETECTOR	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
WIRING	WIRING
F	FURNACE SWITCH
FD	ELECTRICAL PANEL
FD	FLOOR DRAIN
HIGH EFF. FURNACE	HIGH EFFICIENCY FURNACE
HIGH EFF. HWT	HIGH EFFICIENCY HOT WATER TANK
T	THERMOSTAT
HB	HOSE BIB
H.R.V.	HEAT RECOVERY VENTILATOR

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3		
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REVISIONS

DESIGNED BY: **MASTER plan DESIGN**

613-799-0761 www.masterplandesign.net

PROJECT: 171 COMPTON AVE. SEMI-DETACHED DWELLING W/ 2 ADUS PER DWELLING

DRAWING: TYPICAL DETAILS

SCALE: As indicated	SHEET NO:
DRAWN BY: JS	
DATE: APRIL 2026	

A10