Submission Date: 2022-03-31

SCOPED CULTURAL HERITAGE IMPACT STATEMENT

182 Murray Street, Ottawa ON

IDEA

INTEGRATED DESIGN

ENGINEERING + ARCHITECTURE

1 EXECUTIVE SUMMARY

IDEA Inc. was retained by P-Square Concepts Inc. to provide a Scoped Cultural Heritage Impact Statement Report (scoped CHIS) for a proposed development at 182 Murray Street in Ottawa. The subject property is in the Lowertown West Heritage Conservation District (HCD) and is across from the former École Guigues (159 Murray Street) and the former St. Brigid's Roman Catholic Church (310 St. Patrick Street), which are both designated under Part IV of the Ontario Heritage Act (OHA). The purpose of this report is to evaluate the impacts of the proposed development on the heritage resources and HCD, and to recommend alternatives or mitigation measures as appropriate to reduce any potential negative impacts. It is also understood that this report is required for the demolition of a Category 3 building within the Lowertown West HCD, and the construction of a new building under the OHA.

A review of the proposed development as well as relevant heritage policies and guidelines confirmed that there could be some negative impacts to the overall heritage character of the conservation district, which include:

1) Demolition of 182 Murray Street, which was evaluated a Category 3 building within Lowertown West HCD under Part V of the OHA; and
2) Construction of a new building may impact the streetscape on Murry Street.

The 182 Murray building is a marginal architectural example, poorly altered over the years and is in poor shape. The Fire Insurance Plans from 1878 to 1963 illustrate the existence of a brick façade at the front elevation of 182 Murray Street. Further modifications can be seen after 1960s including but not limited to changes of the building footprint, re-cladding of facades, rear balcony addition, etc. During its life, the building has been heavily altered such that the architectural integrity is quite low which explains the Category 3 status. In some cases, alterations to heritage buildings may have value in and of themselves; we do not assess these alterations as having contributing heritage value.

While we understand, in principle, that average or lesser buildings can still contribute to a conservation district, in our assessment, in its current configuration and state, 182 Murray Street has limited value and is not contributing meaningfully to the district. By permitting demolition, the new development has a better chance of stitching together the adjacent heritage fabric, and potentially reinstating some of the streetscape uniformity and continuity, animation and feel that benefits the neighbourhood. Factoring all perspectives and criteria, the result of a new development is assessed as overall beneficial to the Lowertown West HCD.

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2 INTRODUCTION

IDEA Inc. was retained by P-Square Concepts Inc. to provide a Scoped Cultural Heritage Impact Statement Report (scoped CHIS) for a proposed development at 182 Murray Street in the City of Ottawa, Ontario. Located on the south side of Murray Street, the subject property contains a two-storey residential building. The property is also located within the Lowertown West Heritage Conservation District (HCD) and across the street are two OHA Part IV designated properties: 159 Murray Street (former École Guigues) and 310 St. Patrick Street (former St. Brigid's Roman Catholic Church).

Figure 1. Aerial Map (Image via Google Map)

The intent is to develop the property with a two-storey building that will hold three dwelling units. It is understood that this report is required for the demolition of an existing Category 3 building within the Lowertown West HCD, and the construction of a new building under the OHA. The purpose of this report is to evaluate the impacts of the proposed development on the adjacent heritage resources, and to recommend alternatives or mitigation measures as appropriate to reduce any potential negative impacts.

This scoped CHIS has been structured to adhere to the guidelines of the City of Ottawa's A guide to preparing cultural heritage impact statements (March 2012) and consultation with the City of Ottawa's Heritage Planner, Greg MacPherson. Following guidance developed by Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI), the Ontario Heritage Act (OHA), Section 4.6.1 of the City of Ottawa's Official Plan (2003), and Canada's Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada (2010). As such, this scoped CHIS will provide:

- A background on the project and introduction to the development site;
- A summary of the site's historical associations within the Lowertown West HCD;
- Inventories the site's-built environment and provides an understanding of the cultural heritage significance of the built heritage resources adjacent to the site;
- A description of existing conditions;

- A description of the proposed development and assesses the potential adverse impacts;
- Recommends mitigation measures to ensure that significance and heritage attributes of the built heritage resources and cultural heritage landscapes within and adjacent to the study area are conserved.

3 PROJECT METHODOLOGY

This scoped CHIS evaluates the proposed impact of development within the Lowertown West HCD and its adjacent Part IV designed properties. The scope of this report is based on consultation with the City of Ottawa's Heritage Planner, Greg MacPherson, and comments from the Lowertown Community Association dated January 28, 2022. This document addresses the following areas:

1. A brief overview of the subject property's history.
2. A review of the proposed development and impacts on Lowertown West HCD and adjacent Part IV designated properties.
3. The identification and analysis of mitigation opportunities required.

4 HISTORICAL CONTEXT

4.1 HISTORY OF LOWERTOWN WEST

Lowertown was first laid out by Colonel By in connection with the construction of the Rideau Canal in the 1820s. Lowertown was shaped by French-Canadian and Irish immigrants that settled in the area. This population and its relationship to the surrounding urban landscape played a large role in the development of the area's historic urban form. The streets were principally east-west between the Rideau Canal and Rideau River, with north-south connectors as needed. This original street grid is primarily intact today. The development of Lowertown was driven in part by the coming of the railway in 1854, and by the expansion of the city after the announcement of the choice of the national capital in 1857. Lowertown experienced a boom in 1870s and was further developed when urban renewal commenced with zoning changes in the 1950s, following demolitions throughout the 1960s and 1970s.

The heritage value of Lowertown West is also derived from its associations with the histories of Irish and French working-class settlers of Ottawa. Most inhabitants of Lowertown were itinerant labourers, working on the canal in the earliest years, or connected with the squared timber trade. Occupational profiles shifted strongly as Civil Service increased its employees between 1900 and 1910; and Lowertown quickly evolved from a laborer's neighborhood to one which served government employees.

The history of Lowertown West lies in the history of generations of Ottawa's working people, both French and English speaking, and the physical record of social history, represented by both the institutions and the residential buildings.

Lowertown West was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 1994 (By-law 192-94) (Figure 1).

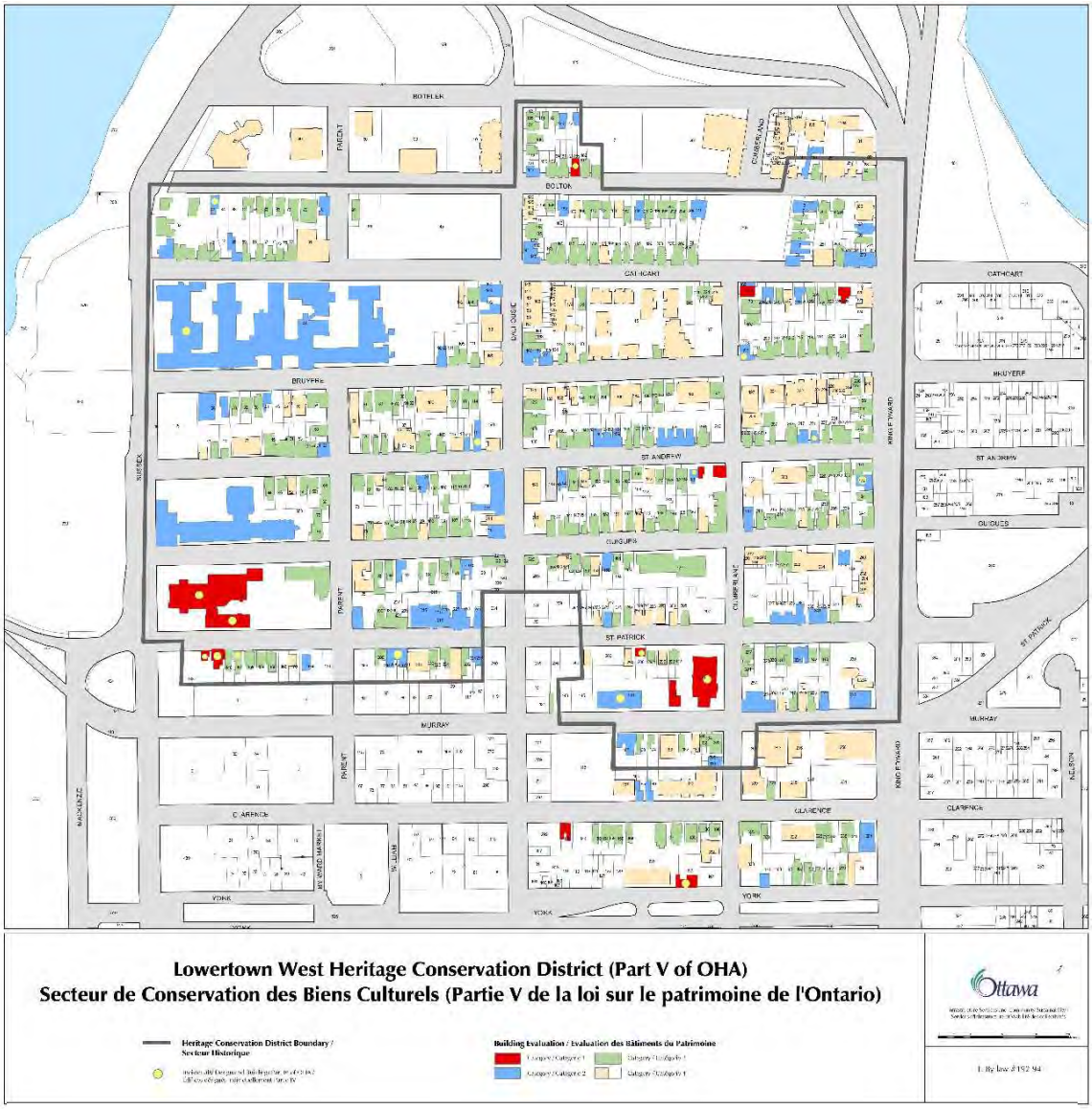


Figure 1. Lowertown West Heritage Conservation District, Part V of OHA (Source: City of Ottawa).

4.2 NEIGHBORHOOD HERITAGE CHARACTER

Lowertown West is one of the oldest areas of residential and institutional settlement within Ottawa's central core, with development starting in 1826 and continuing until the beginning of the twentieth century. The district is immediately north of the Byward Market, south of the Ottawa River and east of the Rideau Canal.

The Lowertown West HCD roughly encompasses the area of Lowertown west of King Edward Avenue and east of Sussex Drive between Bolton and St. Patrick Streets. It includes several significant early institutional buildings, including the Notre-Dame Cathedral Basilica, the former Elizabeth Bruyére Hospital, the former St. Brigid's Roman Catholic Church, the former École Guigues, and a rich collection of residential buildings that demonstrate the early history of Lowertown and its gradual evolution.

The buildings in Lowertown West demonstrates a wide range of architectural styles and idioms. Most of the buildings are vernacular in character and not all can be clearly identified stylistically. The heritage character of Lowertown West is strongly related to the variety of these buildings, their various materials, proportions, setbacks, scale and form; sense of place within its architectural composition, and the layering of additions and alterations which have occurred over time. New building additions has displayed an array of lot occupation, building forms and styles that have evolved but do not differ dramatically from their historic precedents in the Lowertown West urban context. The urban context electric charm persists to this day.

4.3 LOWERTOWN RESIDENTIAL ARCHITECTURAL STYLES

There are generally three historic residential architecture in Lowertown West. The small cottage-like worker's house built between the years of 1845 and 1865 (Figure 3); the gable fronted house built from the late 1870s and the early 1890s (Figure 4); and the flat roofed home built between 1880s and 1950s (Figure 5).

The worker's house was simple one and a half storey building and served one of the earliest forms of housing in Lowertown West. The gable fronted house was designed as single-family dwelling, most of which were two-storeys buildings, finished with a brick or wood veneer façade, ornate verandas and cornices. The flat roofed home was typically built with a brick veneer with ornate wooden porches, it is also the most predominant type of houses still found in Lowertown West today.

Figure 3. Worker's house example, 171-173 Bolton Street in Lowertown West. (Image via Google Streetview)

Figure 4. Gable front house example, 117 St.Andrew Street. (Image via Google Streetview)

Figure 5. Flat roofed house example, 64 St. Andrew Street in Lowertown West. (Image via Google Streetview)

4.4 SUBJECT PROPERTY HISTORIC LAND USE

Fire Insurance Plans are one of the main sources of historic building information available. According to the old fire insurance plans, 182 Murray Street (former 184 Murray Street) was a two and a half-storey single house with a one-storey rear addition. The building had a brick front façade and was primarily finished in rough cast plaster when it was first documented in 1878. Later in 1956, the building was altered to a full two-storey rectangular footprint with a narrow rear porch, it retains the brick front façade, and the building was identified as frame construction. Further examination of the building location and its distance to adjacent landmarks and properties, we speculate that 182 Murray Street was originally numbered as 184 Murray Street on the fire insurance plans. In this report, we assume that the address on all fire insurance plans of 182 Murray Street were identified as 184 Murray Street.

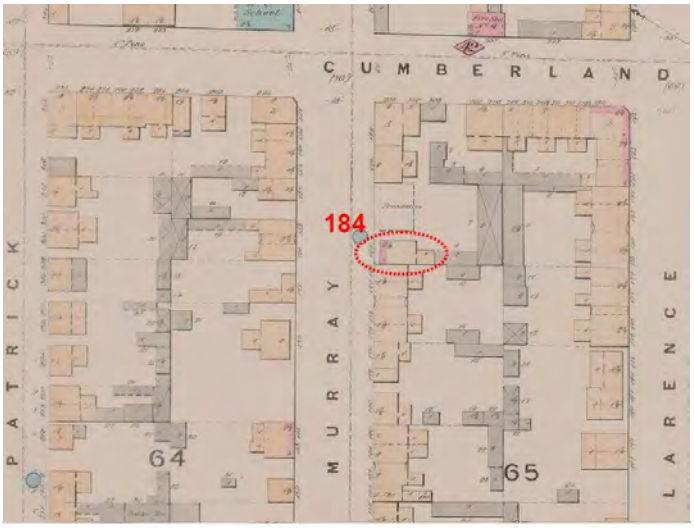


Figure 6. Fire insurance plan 1878 showing two and a half-storey building at 184 Murray Street (now 182 Murray Street), (Source: City of Ottawa Archives).

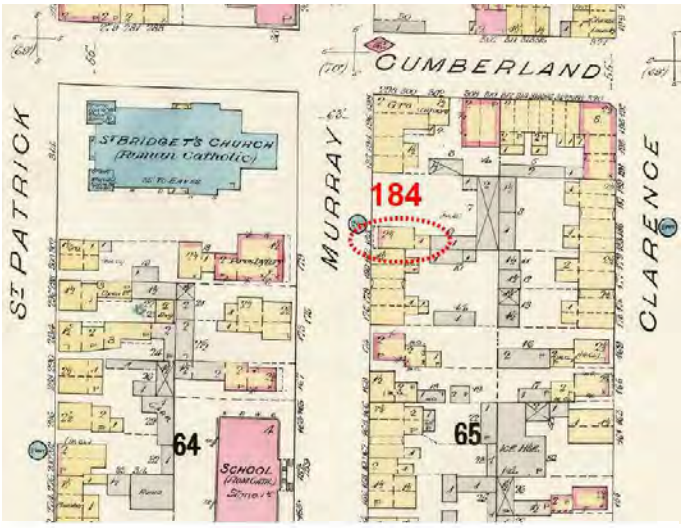


Figure 7. Fire insurance plan 1912 showing two and a half-storey building at 184 Murray Street (now 182 Murray Street), (Source: City of Ottawa Archives).

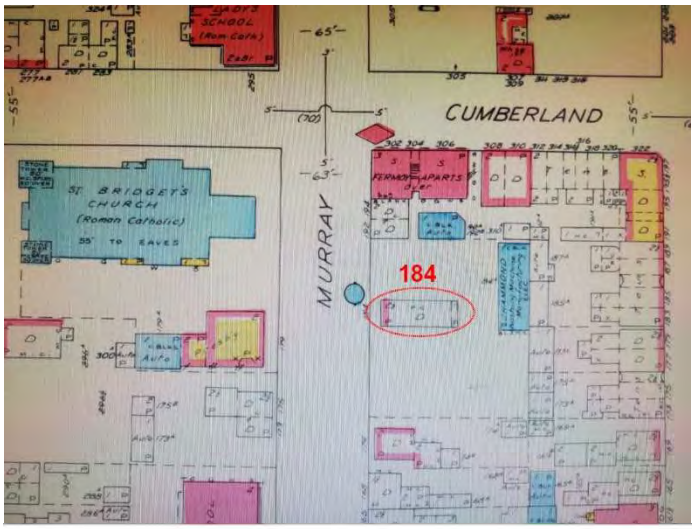


Figure 8. Fire insurance plan 1956-1963 showing two and a half-storey building at 184 Murray Street (now 182 Murray Street), (Source: City of Ottawa Archives).

The old Ottawa City Directories are the secondary sources of historical real estate information available. For each year it would list all the residents of every street in Ottawa. Research from the directories suggest that early use of 182 Murray Street (former 184 Murray Street) may contain small businesses: a mineral water dealer shop and the Laurentian repair works. Based on the directories, these businesses may have operated for a few years but cannot be confirmed due to the lack of information available. However, it is evident that the intended use of the building was primarily residential after the 1950s. A summary of building use at 182 Murray Street (former 184 Murray Street) and adjacent properties between 1875 to 1900 are listed below.

- For year 1875:
  **Please note that street numbers were first used for Ottawa properties in 1872, so directories before 1875 did not have street numbers. Year 1875 does not accurately reflect the occupant's name or intended use of the building.*
  - Assume to be 182 Murray Street, Brennan Henry (occupation: laborer)
  - **Assume to be 184 Murray Street, Day Thomas (occupation: marble cutter)**
  - Assume to be 194 Murray Street, Edwards Benjamin (occupation: butcher, building was a butcher shop)
  - Assume to be 196 Murray Street, O'Keefe J.C. (building was a grocery store)
- For year 1877 to1878:
  - 182 Murray Street, Colligan Mrs Agnes (widow)
  - **184 Murray Street, Borthwick William (occupation: mineral water dealer, building was a mineral water dealer shop)**
  - 194 Murray Street, Cantwell John (occupation: tailor)
  - 196-198 Murray Street, O'Keefe J.C. (building was a grocery & liquors store)
- For year 1878 to 1879:
  - 182 Murray Street, Haberlin James (occupation: laborer)
  - **184 Murray Street, vacant**
  - 194 Murray Street, vacant
  - 196-198 Murray Street, O'Keefe J.C. (building was a grocery & liquors store)
- For year 1884 to 1885:
  - 182 Murray Street, Berry Pierre (occupation: laborer)
  - **184 Murray Street, Brule Thomas (occupation: clerk)**
  - 194 Murray Street, Jacques James (occupation: plumber)
  - 196-198 Murray Street, O'Keefe J.C. (building was a grocery & liquors store)

A summary of building use at 182 Murray Street (former 184 Murray Street) in 10-year increments between 1900 to 1950 are listed:

- 1901 – Pepin Joseph (Occupation: unknown)
- 1910 – Pollock WM (Occupation: unknown)
- 1920 – Pollock WM (Occupation: unknown)
- 1930– Thibeault H Rose (Occupation: unknown)
- 1940 – Hammond Jos Reona (Building housed the Laurentian Repair Works)
- 1947 – Hammond Jos Reona (Building housed the Laurentian Repair Works)

According to historic aerial photos from geoOttawa, a new building was constructed in the vacant lot east of 184 Murray Street between 1965-1976 (Figure 9), and we believe the address of the subject property was amended to 182 Murray Street at the time. The adjacent property at 180 Murray Street was also redeveloped into an apartment building in the 1960s. A summary of building use at 182 Murray Street in 10-year increments between 1960 to 2000 are listed:

- 1961, 182 Murray Street – 2 occupants
- 1970, 182 Murray Street – 2 occupants
- 1980, 182 Murray Street – 1 occupant
- 1990, 182 Murray Street – 182a (1 occupant) and 182b (1 occupant)
- 2000, 182 Murray Street – 182a (1 occupant) and 182b (1 occupant)

Figure 9. Aerial map of 182 Murray Street, 1976. (Image via geoOttawa)

Figure 10A. Photo taken of 182 Murray Street, June 1992. (Source: Heritage Survey and Evaluation Form by City of

Figure 10B. Photo taken on Murray Street looking south, June 1992. (Source: Heritage Survey and Evaluation Form by City of

Based on the information collected above, we concluded that the property has always been a two-storey building and has maintained a similar form and footprint as seen today. In the earlier years, the

building has housed a few small local businesses, like a mineral water dealer shop and a repair works shop, but due to the frequent occupant changes and its working-class demographic, we believe that the building has primarily served as a dwelling after the 1950s. The original builder and owner of the building is unknown. The original building material can only be verified through fire insurance plans and the building evaluation form provided by the City of Ottawa, no additional documentations found were found.

5 SITE DESCRIPTION (EXISTING CONDITIONS)

5.1 SUBJECT PROPERTY: 182 MURRAY STREET

The building located at 182 Murray Street was built circa 1875 in a simple two-storey hipped roof residential style with a rectangle shaped footprint. The front façade (north) on the first level and its rear façade (south) are cladded in vinyl, where the rest of the building is finished in stucco. The front (north) and side (east) elevations provide an entry door into this two-unit dwelling.

The north elevation (image 11) on level 1 is cladded in vinyl, while level 2 is finished in stucco. A wood door with a flat canopy and decorative thin metal railings frames the front entrance. The elevation is also completed by a grouping of two modern rectangular casement windows to the east.

The east elevation (image 12) is mainly finished in stucco and includes a side entrance door. The surround of this door is cladded in vinyl with a gable canopy that frames the side entrance. It is flanked by a grouping of six mix sized rectangular shaped windows, two on each side of the door and four above. There is no symmetry or order to the window placement and this maybe the result of modifications over the years.

The south elevation (image 13) also consists of vinyl cladding with one rear wood door and three rectangular window openings. The two windows on level 2 are currently boarded up with plywood due to a recent fire damage. A wood constructed balcony on level 2 spans across the south elevation and acts as a canopy for the rear door.

The west elevation (image 14A) is finished in stucco and has three small square windows. The lower north corner of this façade has been stripped away and reveals the previous cladding material under the stucco (image 14B) and it appears to be an asphalt shingle-like material.

A small asphalt paved parking lane is located on the east side and a parking lot extends south of the building. Interior of the building was not reviewed for this report due to the fire damage.

Figure 11. View of the front (north) façade.

Figure 12. View of the side (east) façade.

Figure 13. View of the rear (south) façade.

Figure 14A. View of the side (west) façade.

Figure 14B. Lower north corner of the west façade showing previous cladding, asphalt shingle-like material.

5.2 HERITAGE EVALUATION: 182 MURRAY STREET

The subject property is located in the Lowertown West HCD and this district is bond by St.Patrick Street and a portion of Murray Street to the south, Bolton Street to the north, Sussex Drive to the west, and King Edward Avenue to the east. 182 Murray Street is a Category 3 building in the Lowertown West HCD. The OHA defines Category 3 buildings as the *"heritage components of an area"; "outside heritage districts these buildings would have less importance and may not warrant individual designation"*. It is our opinion that 182 Murray Street was listed as a Category 3 building due to portions of the building dating back to circa 1875 according to the fire insurance plans. And although the building has been significantly altered with few original features remain (aside from the massing of the front façade), it contributes to the streetscape on Murray Street. It's heritage value is also considered as part of a district, or collective of buildings in the Lowertown West HCD.

5.3 BUILT CONTEXT AND STREET CHARACTERISTICS

The property at 182 Murray Street is located on the south side of Murray Street in a mixed-use area, bounded by Cumberland Street to the east, Dalhousie Street to the west, St.Patrick Street to the north and Clarence Street to the south.

On the north side of Murray Street, across from the subject property presents three prominent heritage buildings, the Former École Guigues on 159 Murray Street (image 15), the Rectory Art House on 179 Murray Street (image 16) and the rear of St. Brigid's Roman Catholic Church on 310 St. Patrick Street (image 17 & 18). École Guigues and St. Brigid's are both heritage designated properties, while the Rectory Art House is a Category 1 property within the HCD. The predominant building material in this area is masonry, with a mixture of red and brown brick.

Figure 15. View of Former École Guigues at 159 Murray Street.

Figure 16. View of Rectory Art House at 179 Murray Street.

Figure 17. Rear view of St. Brigid's Roman Catholic Church from Murray Street.

Figure 18. Front view of St. Brigid's Roman Catholic Church from St. Patrick Street.

On the south side of Murray Street, between Cumberland and Dalhousie Street where the subject property is located, is dominated by two to three-storey buildings with Italianate and Victorian era influences. The building material ranges from brick, stucco, and vinyl, with a mixed-use of dwellings, retail stores and a parking structure. The Residence Montfort Renaissance at 162 Murray Street (image 19) is a Category 2 property within Lowertown West HCD.

Beyond Dalhousie Street to the west is the ByWard Market (ByWard Market HCD), and beyond Cumberland Street towards King Edward Avenue lies Shepherds of Good Hope. At the northwest corner of Murray Street and Cumberland Street presents a partial demolished structure (image 20), the former Our Lady School, an Anglophone Catholic girls' school built in 1904. Currently, the former school building stands in ruins with its outer brick walls reinforced by a temporary metal structure. This property is also a Category 2 building within Lowertown West HCD.

Figure 19. View of Residence Montfort Renaissance at 162 Murray Street.

Figure 20. View of former Our Lady School at the northwest corner of Cumberland Street and Murray Street.

Figure 51. View looking north directly across from 182 Murray Street.

Figure 42. Street view looking south at 182 Murray Street.

Figure 33. Street view looking towards Cumberland Street.

Figure 24. Street view looking towards Dalhousie Street.

5.4 ADJACENT PROPERTIES

5.4.1 FORMER ST. BRIGID'S ROMAN CATHOLIC CHURCH

The former St. Brigid's Roman Catholic Church located at 310 St. Patrick Street (image 17 & 18), across from the subject property, is a designated building under Part IV of the Ontario Heritage Act. It is prominently located at the southwest corner of St.Patrick and Cumberland Street, and stands as a landmark in the Lowertown West HCD. This Church, built in 1890 has historically served as a parish church for the Irish Catholic working-class residents of Lowertown.

As one of the most architecturally prominent buildings in Lowertown, it is visible from most points in the neighborhood. It has an imposing limestone structure with a pitched roof and two towers of differing heights. The Church reflects the typical Gothic Revival form and massing including its height, gable roof, and buttresses; however, architectural details of the church, such as the tall arched windows with contrasting lintels, colonettes around pairs of windows, and the details on the domed tower roofs reflect a Romanesque influence.

Today St Brigid's continues to serve as a Centre for the Arts and Humanities for the community.

5.4.2 FORMER ÉCOLE GUIGUES

The property at 159 Murray Street (image 15) is included in the Lowertown West HCD and is also designated under Part IV of the Ontario Heritage Act. Known as the former École Guigues, it is

located across from the subject property to the west. Built in 1904, the building is a four-storey Edwardian influenced institutional building and was Ottawa's first Roman Catholic bishop. The first floor and foundation are of brick construction and the second to fourth storeys are of red brick. Rectangular window openings with masonry sills and lintels dominate the facade. A double stair entrance leads to a flat roofed portico that is supported by smooth columns with Tuscan capitals. The flat roofline is embellished with brackets and circular details, and a parapet wall extends along the roofline above the entrance.

In 1994, the building was repurposed and restored as a community senior facility on the two lower floors while the upper two floors were developed as 14 condominium apartments.

6 IMPACT ASSESSMENT OF PROPOSED DEVELOPMENT

6.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The intent of the development of the property at 182 Murray Street is to construct a two-storey building completed with a basement that will hold 3 dwelling units. Each dwelling unit has its own entrance and is designed to have an open plan kitchen with 3-bedrooms. The front elevation (north) includes the entrance to unit 1 facing Murray Street, with green landscape and an interlock stepped porch. A side interlock walkway is added to the west elevation leading to the remaining 2 units. East side of the building will provide an asphalt paved laneway while the rear (south) of the building includes landscaping with grass.

The design of the two-storey building reflects a contemporary geometric style with a gable roof. Along Murray Street, 4 large modern windows frame the front elevation and the front yard has a high rod iron fence. This helps to create a visual demarcation between the dwelling unit and the street. Modern casement windows are located on all sides of the building except for the east elevation. Window placements are aligned on all floors in a symmetrical order. The building is cladded in pre-finished horizontal siding (James Hardie), completed with asphalt roof shingles and a concrete foundation wall. Refer to Appendix A for latest drawing package.

6.2 HERITAGE PROTECTION RULES AND LOWERTOWN WEST HCD PLAN GUIDELINES

The Ontario Heritage Act (OHA) allows for two kinds of heritage designation to protect buildings. Under Part IV of the Act, buildings can be individually designated. Under Part V, groups of buildings can be designated and are referred to as heritage conservation districts. In 1994, Lowertown West was designated a heritage conservation district. The district's cultural heritage value lies in its role in the early residential settlement in the City of Ottawa during the nineteenth and twentieth centuries. The Lowertown West HCD Plan provides the Heritage Character Statement which defines the cultural heritage value of the district and guidelines for the management of change within the district. Relevant excerpts include:

"7.4 Streetscape Guidelines

7.4.1 Residential Streets (East-West Streets)

A. Building Pattern

The pattern of building development – the consistency of the building setback line, the narrow pattern of lot divisions, the consistent height of the buildings within the residential area are fundamental characteristics which give distinction and form to the streetscapes or the Lowertown neighbourhood.

Recommendations:

These recommendations apply to both new buildings as well as additions and alterations to existing buildings:

1. *Maintain the building front yard setback line established by the existing neighbourhood buildings on the street.*
2. *Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street."*

"7.5.5 Guidelines for Infill Buildings

Infill buildings may be either additions to existing structures or new structures on vacant lots. Infill buildings can contribute to modern design characteristics to add to the architectural variety of Lowertown.

Recommendations:

1. *Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings.*
2. *Small scale development, working within existing lot divisions, should be encouraged.*
3. *Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are.*
4. *Infill buildings should contribute to the streetscape as outlined in Section 7.4 – Streetscape Guidelines."*

6.3 POTENTIAL IMPACTS

The following table provides a summary of the impacts that the proposed development will have on the cultural heritage value or interest of the Lowertown West HCD, the former St. Brigid's Roman Catholic Church, and the former École Guigues. The evaluation of impacts is based on the Heritage Character Statement of the Lowertown West HCD, the reasons for designation included in the heritage designation evaluation forms for the former St. Brigid's Roman Catholic Church and the former École Guigues (Appendix B), and an understanding of the immediate context of the subject property (Section 5.3 and 5.4).

Extracted from the City of Ottawa's CHIS guidelines, negative impact on a cultural heritage resource include, but are not limited to:

CRITERIA	EVALUATION
Destruction of any, or part of any, significant heritage attributes or features;	**Impact:** Demolition of the existing building at 182 Murray Street, which was evaluated a Category 3 building under Part V of the OHA within Lowertown West HCD. **Rationale:** The existing building is in great disrepair and has been heavily altered over the years. A fire has damaged the interior of the building and has not been occupied since the event. Upon historical research, no documentations were found prior to 1992 other than the Fire Insurance Plans, so we are unable to confirm if any original building resources remain, which makes it difficult to identify heritage elements to salvaged and reuse. In summary, the property has not revealed any significant historical associations and has limit architectural integrity based on its current conditions.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	**Impact:** Construction of a new building will alter the streetscape on Murry Street. **Rationale:** The development of a new building will not impact the former École Guigues and the former St. Brigid's Roman Catholic Church, but it will change the streetscape on Murray Street. However, it should be recognized that even new or altered buildings form part of the character of Lowertown West. As such, the design of the proposed dwelling will relate to the character of the Lowertown West HCD.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	**Impact:** None **Rationale:** The massing and height of the proposed dwelling is similar to the existing structure. Its building height will be lower than the adjacent properties along Murray Street. It will create a minimal amount of additional shadows, if any. Hence, the proposed development will not change the appearance of any heritage attributes in the Lowertown West HCD, the former École Guigues or the former St. Brigid's Roman Catholic Church.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	**Impact:** None **Rationale:** The proposed development of the subject property will not isolate any heritage resources or attributes from their surrounding environment or any significant contextual relationships.
Direct or indirect obstruction of significant views or vistas within, from,	**Impact:** None

or of built and natural features;	**Rationale:** The Lowertown West HCD and the designation by-laws for the former École Guigues and former St. Brigid's Roman Catholic Church do not identify any significant views. The proposed development's massing and height will be similar to the existing building and its building height is shorter than the adjacent residential buildings. Therefore, the development of the property will not impact views to the former St. Brigid's Roman Catholic Church from Murray Street, nor will it impact views to the former École Guigues.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	**Impact:** None **Rationale:** The building on the subject property will have no change in use and maintains as multi-unit residential, which is consistent with the surrounding area that includes multi-unit residential buildings and 2-storey houses.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	**Impact:** None **Rationale:** Given that the building on the subject property has undergone many alterations, the potential for the presence of archaeological resources is low. Furthermore, the proposed development will not impact any known or unknown archaeological resources on adjacent properties.

6.4 RESULTS OF IMPACT ASSESSMENT

The results of this impact assessment have determined that there are some aspects of the development that could negatively impact the site and overall heritage character of the conservation district, which includes the demolition of 182 Murray Street. Nevertheless, the proposal is in keeping with the heritage approach set out in Section 7.4 and 7.5.5 of the Lowertown West HCD and will not impact the former École Guigues or the former St. Brigid's Roman Catholic Church. In general, the proposed development exhibits some well-executed design decisions, including:

- Continued function as a dwelling;
- Respecting the existing buildings' form, massing, and materiality, as well as the effort to salvage and reuse original building elements possible;
- Use of contemporary materials which distinguish the old and new constructions, yet remain compatible with the established colour palette and heritage character of the area;
- Inclusion of grass at the front and rear of the building;
- Ensuring the continuity of the streetscape on Murray Street;
- Respecting the setback line established by adjacent buildings;
- Respecting adjacent heritage properties and do not change the appearance of any heritage attributes in the Lowertown West HCD.

Through these design decisions, the proposal generally conforms to Policy 9 under Section 4.6 of the City of Ottawa Official Plan, which seeks to ensure that new development within a heritage conservation district is compatible with its setting. The proposed development is compatible in terms of scale and character with the diverse neighbourhood context. The modest expression of the two-storey dwelling draws upon the streetscape pattern, including built form, rhythm and articulation, materiality, fenestration to ensure cohesiveness with the established residential character at street level.

6.5 MITIGATION MEASURES

A scoped CHIS must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the heritage value of identified cultural heritage resources. As extracted from the City of Ottawa CHIS template, methods of minimizing or avoiding a negative impact on a cultural heritage resource include but are not limited to (we have highlighted in bold those items that may be relevant for consideration in this CHIS):

- **Alternative development approaches that result in compatible development and limit negative impacts;**
- Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas;
- **Limiting height and density or locating higher/denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district; and**
- Including reversible interventions to cultural heritage resources.

Based on professional assessment of the overall heritage context on Murray Street and Lowertown West HCD, we are in agreement with the proposal that the existing building at 182 Murray Street may be demolished. Further despite the heritage information forms supplied by the City, we are of the opinion that this is a lesser quality structure. The demolition will not have significant impact to the Heritage Conservation District. Yet, the focus must turn to the larger district heritage character to ensure that the replacement building is compatible and can fit well in its context.

As part of the heritage permit revision process, the drawings have been revised to provide designs that minimize the impact of the proposed building on the heritage character of the site and the surrounding neighbourhood. Previous recommendations included the following:

- Retaining any elements of the existing building where possible, either through retention in place or salvage and reuse.
- Design of the proposed dwelling should be revised to better reflect the character of the Lowertown West HCD.
- The proposed hipped roof form is not common to the Lowertown West HCD. The roof line should be revised to be more compatible with the surrounding HCD.
- Front entrance should be lowered to reflect the ground-oriented entrances common to the surrounding area and include a canopy over the front entrance.
- Front entrance should be flushed with the primary front façade and not recessed.
- Explore the use of natural materials as the primary and secondary cladding materials, including stone, brick, or wood siding.

- Encourage the use of higher quality windows appropriate to the area, including wood or metal-clad wood windows.

The Consultant has assessed the proposed development and agrees that all the recommended mitigation strategies has been successfully implemented. We would like to note that while the gable roof form is more common with the surrounding HCD, the proposed hipped roof is equally as appropriate since its adopted from the existing building form at 182 Murray Street. It will be up to the City and P-Square Concepts Inc. to determine the final roof form for the proposed development.

7 CONCLUSION

The overall conclusion of this scoped CHIS is based on measuring the impacts of the proposal on the Lowertown West Heritage Conservation District as defined by the City of Ottawa. The proposed design (heritage revisions provided on January 24, 2022) is assessed as being compatible with the Heritage Conservation District and the immediate context of the site. However, additional revisions will be made to address comments and recommendations provided by the City of Ottawa dated January 28, 2022. With respect to the proposed development at 182 Murray Street, in general, conforms with the requirements of the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition) as well as the Heritage Conservation District values as outlined by the City of Ottawa.

The new design maintains the original rhythm of the streetscape and is visually compatible within the context of the heritage neighbourhood, while remaining distinguishable from the surrounding historic buildings. The Consultant Team appreciates the design revisions completed up to this point, which have addressed concerns with heritage elements to be salvaged, front entrance design and level, roof profile, materiality, window sizes and its impact on the overall heritage character of the Lowertown West Heritage Conservation District.

By permitting demolition, the new development has a better chance of stitching together the adjacent heritage fabric, and potentially reinstating some of the streetscape uniformity and continuity, animation and feel that benefits the neighbourhood. Factoring all perspectives and criteria, the result of a new development is assessed as overall beneficial to the Lowertown West HCD.

8 SUMMARY OF RESOURCES

Government Policies and Resources:

- Ontario Heritage Act (R.S.O. 1990)
- Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI)
- Standards and Guidelines for the Conversation of Provincial Heritage Properties (OHA, 2010)
- Canada's Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada (2010)
- City of Ottawa Official Plan (2003)
- City of Ottawa's "A guide to preparing cultural heritage impact statements" (March 2012)
- Heritage Survey and Evaluation Forms of 182 Murray Street, City of Ottawa.
- Heritage Survey and Evaluation Forms of 159 Murray Street, City of Ottawa.
- Heritage Survey and Evaluation Forms of 162-166 Murray Street, City of Ottawa.
- Heritage Survey and Evaluation Forms of 179 Murray Street, City of Ottawa.

- Heritage Survey and Evaluation Forms of 310 St. Patrick Street, City of Ottawa.

Reports and Studies:

- City of Ottawa – Lowertown West Heritage Conservation District Study, My 1993

Archival Sources and Maps:

- City of Ottawa Archives
- City of Ottawa Directories
- City of Ottawa Fire Insurance Plans
- geoOttawa
- Ottawa Public Library
- Ottawa Citizen – Historical Papers
- The archives of the Centre for Research in French-Canadian Civilization (CRCCF)

Online Sources:

- https://www.historicplaces.ca/
- https://www.historicalsocietyottawa.ca/

9 PROJECT PERSONNEL

This scoped Cultural Heritage Impact Statement (CHIS) is prepared by:

David K. Cole,
BES, M.Arch, OAA, FRAIC, CAHP, LEED AP, MCGBC
Senior Architect, Partner Emeritus

Dino Di Sano,
B.Arch, OAA, MRAIC, LEED®AP
Principal & Director of Architecture

Danica Lau,
M.Arch, B.A.S, OAA
Architect

IDEA Inc.
Integrated Design – Engineering + Architecture

APPENDIX A:

DESIGN DRAWINGS DATED JANUARY 24, 2022

1 LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION
PART OF LOT 25
REGISTER PLAN 42482
CITY OF OTTAWA

SURVEY PREPARED BY:
FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
DATED: 10 JUNE 2021

182 MURRAY STREET - THREE UNIT DWELLING

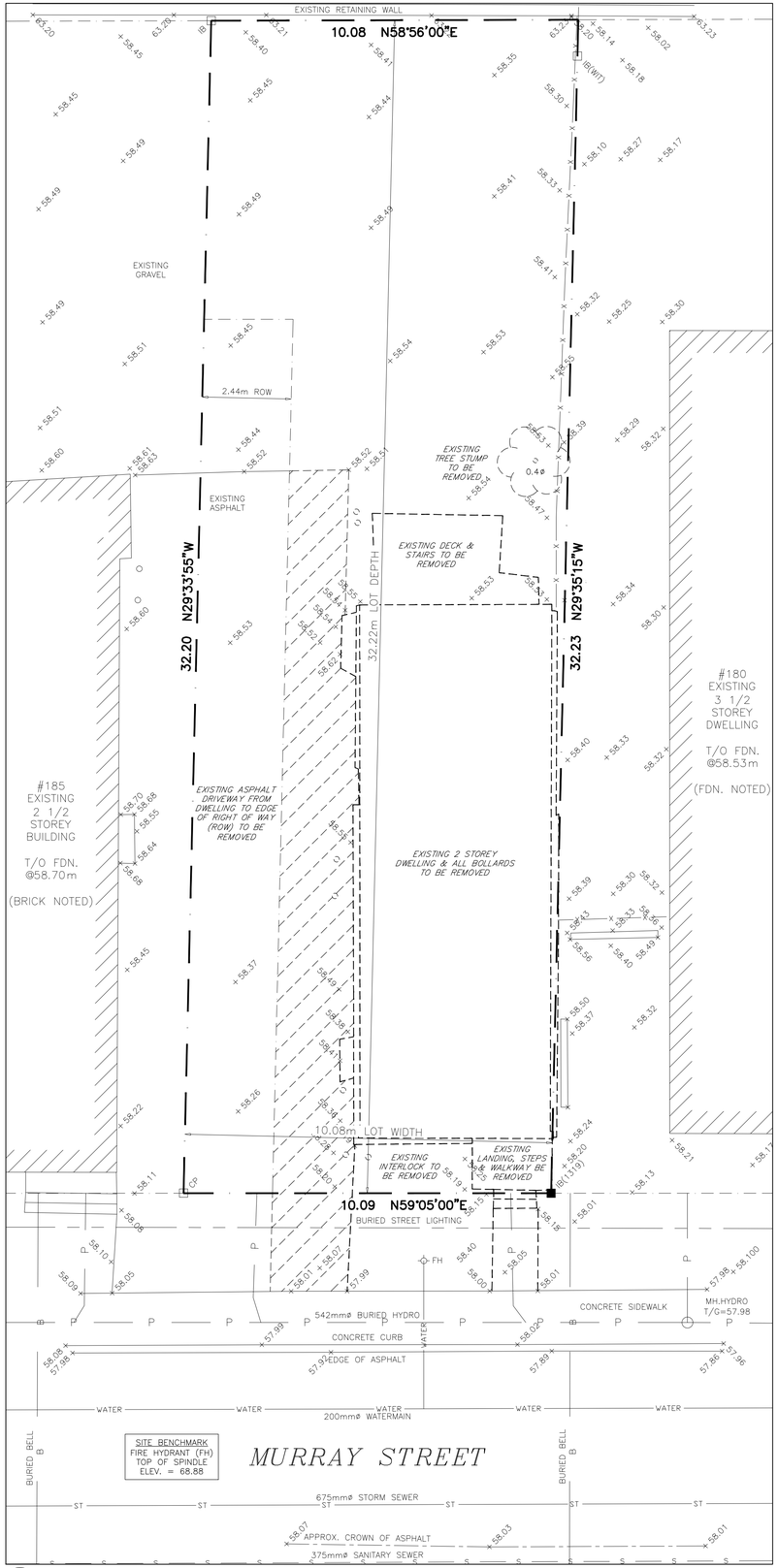
ZONING BY-LAW 2008-250
R4UD [452] S74
MATURE NEIGHBOURHOOD OVERLAY
HERITAGE OVERLAY

PERFORMANCE STANDARD	BY-LAW REQUIREMENT	PROVIDED
MINIMUM LOT WIDTH	10.0 m	10.08 m
LOT DEPTH (LD)	NR	32.22 m
MINIMUM LOT AREA (LA)	300.0 sq.m	324.61 sq.m
MAXIMUM BUILDING HEIGHT	8.3 m FOR FIRST 18.29 m 11.8 m FOR REMAINDER	7.65 sq.m
MINIMUM FRONT YARD SETBACK	1.5 m	1.5 m
FRONT YARD AREA (FYA)	NR	11.47 sq.m
MINIMUM FRONT YARD SOFT LANDSCAPING AREA	20.0 % OF FYA / 2.29 sq.m	53.26 % OF FYA / 6.11 sq.m
MINIMUM INTERIOR SIDE YARD SETBACK	1.20 m	1.20 m
MINIMUM REAR YARD SETBACK	30.0 % OF LD / 9.67 m	9.67 m
MINIMUM REAR YARD AREA SETBACK	25.0 % OF LA / 81.15 sq.m	29.10 % OF LA / 94.49 sq.m
MINIMUM REAR YARD SOFT LANDSCAPING AREA	35.0 sq.m	54.28 sq.m
GROUND FLOOR PRINCIPAL ENTRANCE LOCATION	FRONT / STREET ACCESS	FRONT / STREET ACCESS
MINIMUM PARKING SPACES	0	0
MINIMUM BICYCLE PARKING SPACES	0	0
GARBAGE / RECYCLE STORAGE	REQUIRED	PROVIDED
GARBAGE / RECYCLE STORAGE LOCATION	WITHIN BLDG OR REAR YARD	REAR YARD
MINIMUM GARBAGE / RECYCLE STORAGE FLOOR AREA	2.0 sq.m	3.25 sq.m
MINIMUM GARBAGE / RECYCLE STORAGE VOLUMN	3.50 cubic.m	6.93 cubic.m

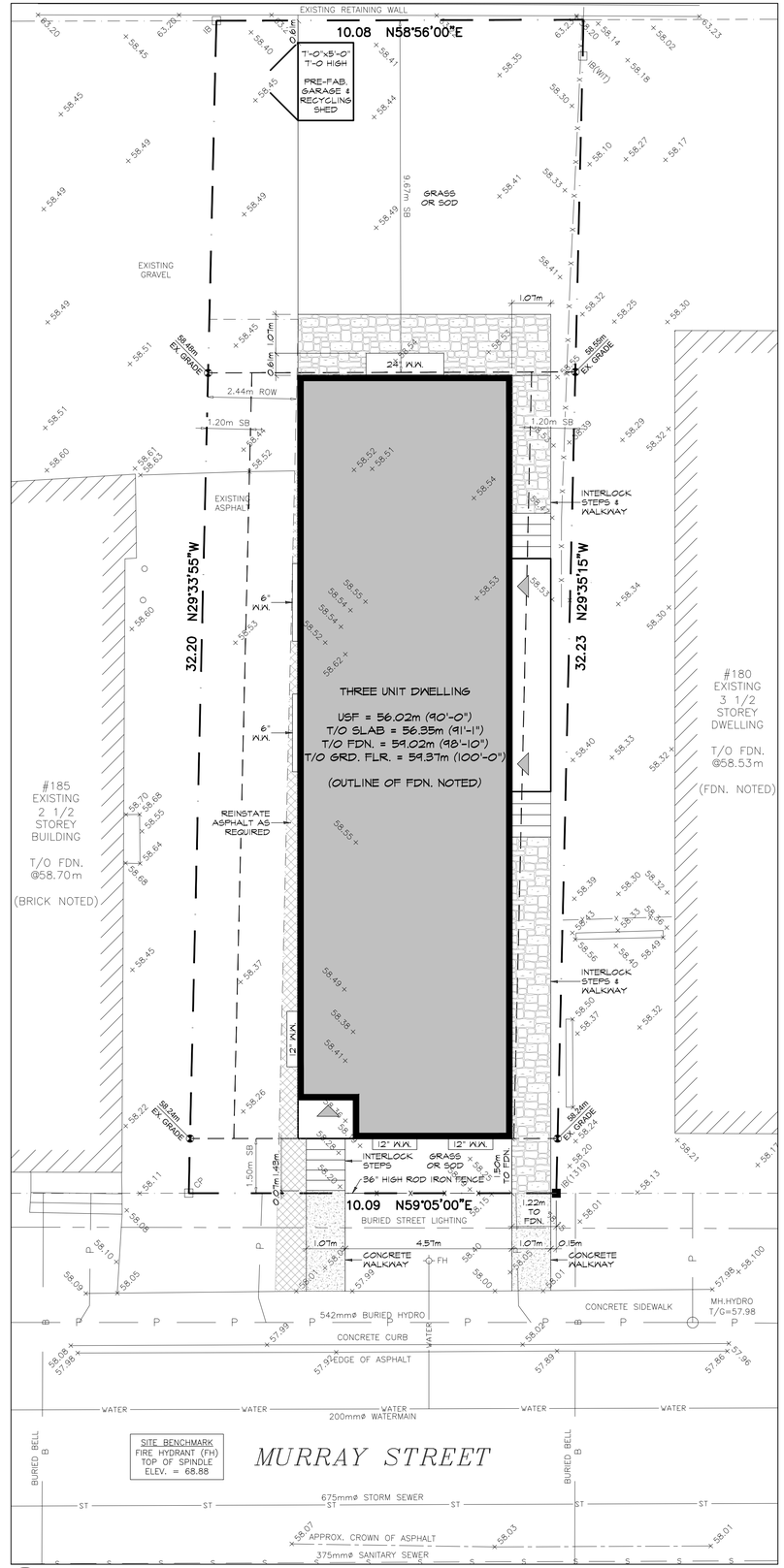
EXISTING AVERAGE GRADE CALCULATION			
	LEFT SIDE	RIGHT SIDE	
EXISTING FRONT GRADE	58.24 m	58.24 m	58.37 m
EXISTING REAR GRADE	58.48 m	58.55 m	

182 MURRAY STREET - BUILDING INFORMATION

BUILDING HEIGHT ELEVATION	EX. GRADE TO MID. PT ROOF	66.02 m	
BUILDING HEIGHT	EX. GRADE TO MID. PT ROOF	7.65 m	
FOOTPRINT		129.78 sq.m	(1396.94sq.ft)
FOUNDATION AREA	O/S FOUNDATION	129.78 sq.m	(1396.94sq.ft)
BASEMENT AREA	O/S FOUNDATION	121.76 sq.m	(1310.60 sq.ft)
BASEMENT AREA	I/S FOUNDATION	110.54 sq.m	(1190.38 sq.ft)
BASEMENT AREA	I/S FRAMING	102.75 sq.m	(1106.05 sq.ft)
BASEMENT AREA	NO STAIR	98.69 sq.m	(1062.34 sq.ft)
GROUND FLOOR AREA	O/S CLADDING	121.32 sq.m	(1305.94 sq.ft)
GROUND FLOOR AREA	O/S FRAMING	117.93 sq.m	(1269.44 sq.ft)
GROUND FLOOR AREA	I/S FRAMING	110.34 sq.m	(1187.72sq.ft)
GROUND FLOOR AREA	NO STAIR	109.69 sq.m	(1116.07 sq.ft)
SECOND FLOOR AREA	O/S CLADDING	121.32 sq.m	(1305.94 sq.ft)
SECOND FLOOR AREA	O/S FRAMING	117.93 sq.m	(1269.44 sq.ft)
SECOND FLOOR AREA	I/S FRAMING	110.34 sq.m	(1187.72 sq.ft)
SECOND FLOOR AREA	NO STAIR	109.45 sq.m	(1178.17 sq.ft)



2 EXISTING / DEMOLITION SITE PLAN
SCALE: 1:175



3 SITE PLAN
SCALE: 1:175

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
5	HERITAGE REVISIONS	2022.01.24
4	ISSUED FOR BUILDING PERMIT	2021.10.29
3	CONSULTANT REVIEW	2021.09.03
2	STRUCTURAL REVIEW	2021.09.01
1	CLIENT REVIEW	2021.08.20

SEAL:

NORTH:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Qualification Information
Required unless design is exempt under Div. C - 3.2.5.1. of the building code

Name | Signature | BCIN

Registration Information
Required unless design is exempt under Div. C - 3.2.4.1. of the building code

Firm | Signature | BCIN

MURRAY TRIPLEX
182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

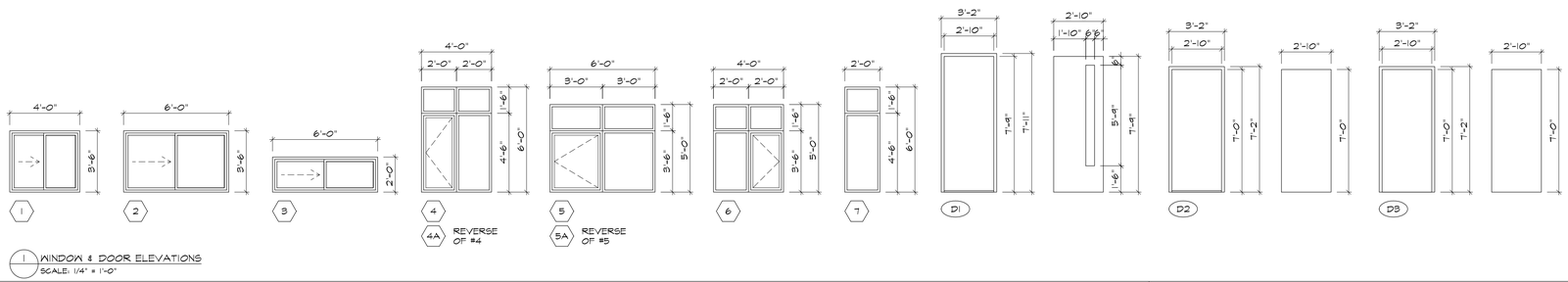
DRAWING:
LOCATION MAP & SITE PLAN
ZONING INFORMATION
BUILDING INFORMATION

DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

SHEET NO.:
SP1

DOOR SCHEDULE

DOOR NO.	QTY.	SIZE	TYPE	FINISH	ULC	FRAME TYPE EXT	FRAME TYPE INT	FRAME FINISH	FRAME ULC	HARDWARE: hinges	passage set	privacy set	closet set	dummy set	roller catch	flush bolt	door viewer	closer	mech. strip	threshold	mail slot	mail stop on dr.	REMARKS
D1	1	34"	HMI	PAINT		ALUM		PRE-FIN.		●			●					●	●	●			DOOR & FRAME TO BE INSULATED. HARDWARE SUPPLIED BY DOOR MANUFACTURER. SEE DOOR ELEVATIONS 1/A1.
D2	2	34"	HMI	PAINT	3/4 HR	PSF		PAINT	3/4 HR	●			●				●	●	●	●			** ULC RATED DOOR, FRAME & HARDWARE ** DOOR & FRAME TO BE INSULATED. HARDWARE SUPPLIED BY DOOR MANUFACTURER. SEE DOOR ELEVATIONS 1/A1.
D3	2	34"	HMI	PAINT	3/4 HR	PSF		PAINT	3/4 HR	●			●					●	●	●			** ULC RATED DOOR, FRAME & HARDWARE ** DOOR & FRAME TO BE INSULATED. HARDWARE SUPPLIED BY DOOR MANUFACTURER. SEE DOOR ELEVATIONS 1/A1.
D4	12	30" x 80"	HSCN	PAINT		WOOD		PAINT		●		●									●		
D5	3	34" x 80"	HSCN	PAINT		WOOD		PAINT		●	●							●			●		
D6	5	2 - 30" x 80"	HSCN	PAINT		WOOD		PAINT		●				●	●							●	
D7	3	30" x 80"	HSCN	PAINT		POCKET		PAINT			●												POCKET DOOR FRAME FOR 2"X4" FRAMED WALL
D8	2	2 - 28" x 80"	HSCN	PAINT		SLIDER		PAINT															4'-8" WIDE CLOSET, 2 PANEL SLIDING DOORS C/W TRACK & HARDWARE
D9	4	2 - 30" x 80"	HSCN	PAINT		SLIDER		PAINT															4'-11" WIDE CLOSET, 2 PANEL SLIDING DOORS C/W TRACK & HARDWARE
D10	3	2 - 36" x 80"	HSCN	PAINT		SLIDER		PAINT															6'-0" WIDE CLOSET, 2 PANEL SLIDING DOORS C/W TRACK & HARDWARE



1 WINDOW & DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

NO.	QTY.	FRAME WIDTH	FRAME HEIGHT	FRAME MATERIAL	TOP OF WINDOW HEAD	GLAZING	GLAZING MAX. U-VALUE OR ENERGY RATING	REMARKS
1	2	4'-0"	3'-6"	2 COLOUR PVC	IN FDN.	CLEAR, DOUBLE GLAZING, LOW "E" ARGON	SI MAX. U-VALUE 1.6 IP MAX. U-VALUE 0.28 ER RATING 25	
2	1	6'-0"	3'-6"	2 COLOUR PVC	IN FDN.	CLEAR, DOUBLE GLAZING, LOW "E" ARGON	SI MAX. U-VALUE 1.6 IP MAX. U-VALUE 0.28 ER RATING 25	
3	2	6'-0"	2'-0"	2 COLOUR PVC	IN FDN.	CLEAR, DOUBLE GLAZING, LOW "E" ARGON	SI MAX. U-VALUE 1.6 IP MAX. U-VALUE 0.28 ER RATING 25	
4	2	4'-0"	6'-0"	2 COLOUR PVC	7'-11" ABOVE SUBFLOOR	CLEAR, DOUBLE GLAZING, LOW "E" ARGON	SI MAX. U-VALUE 1.6 IP MAX. U-VALUE 0.28 ER RATING 25	
4A	2							
5	2	6'-0"	5'-0"	2 COLOUR PVC	7'-11" ABOVE SUBFLOOR	CLEAR, DOUBLE GLAZING, LOW "E" ARGON	SI MAX. U-VALUE 1.6 IP MAX. U-VALUE 0.28 ER RATING 25	
5A	4							
6	2	4'-0"	5'-0"	2 COLOUR PVC	7'-11" ABOVE SUBFLOOR	CLEAR, DOUBLE GLAZING, LOW "E" ARGON	SI MAX. U-VALUE 1.6 IP MAX. U-VALUE 0.28 ER RATING 25	
7	1	2'-0"	6'-0"	2 COLOUR PVC	7'-11" ABOVE SUBFLOOR	CLEAR, DOUBLE GLAZING, LOW "E" ARGON	SI MAX. U-VALUE 1.6 IP MAX. U-VALUE 0.28 ER RATING 25	

REMARKS LEGEND

ACAL	- ALUMINUM CLAD WOOD	HMI	- HOLLOW METAL INSULATED	SC	- SOLID CORE
ALUM	- ALUMINUM	HSC	- HOLLOW SOUND CORE	SCWD	- SOLID CORE WOOD
GWAS	- GEORGIAN WIRED GLASS	HSCN	- HOLLOW SOUND CORE WOOD	SWD	- SOLID WOOD
HC	- HOLLOW CORE	PRE-FIN.	- PRE-FINISHED	TMG	- THERMAL GLAZING
HCWD	- HOLLOW CORE WOOD	PT	- PAINT	TG	- TEMPERED GLASS
HM	- HOLLOW METAL	OP	- OPAQUE GLASS	WD	- WOOD

WINDOW & DOOR NOTES:

1. U-VALUE SI (METRIC) EXPRESSED IN Btu/(h.ft2.F). U-VALUE IP (IMPERIAL) EXPRESSED IN W/m2.K).
2. EXTERIOR WINDOWS & DOORS TO HAVE COEFFICIENT OF HEAT TRANSFER OF THE GLAZING 1.6 (MAXIMUM U-VALUE SI) OR 0.28 (MAXIMUM U-VALUE IP) OR ENERGY RATING OF 25 AS PER OBC 3.1.1.1.(7) AND ENERGY EFFICIENCY DESIGN SUMMARY.
3. VERIFY ALL EXACT ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER PRIOR TO FRAMING.
4. WINDOW GLAZING TO BE THERMALLY BROKEN, DOUBLE GLAZING WITH LOW "E" ARGON.
5. WINDOW OPERATIONS AS PER ELEVATIONS & TO INCLUDE REMOVABLE SCREENS & HARDWARE.
6. WINDOW & DOOR GRILLE PATTERNS AS PER ELEVATIONS.
7. DOOR SCHEDULE WIDTH & HEIGHT SHOWN ARE DOOR SLAB SIZES. VERIFY ALL EXACT ROUGH OPENING WITH DOOR SUPPLIER PRIOR TO FRAMING.
8. DOOR OPERATIONS AS PER ELEVATIONS.
9. DOOR GLAZING TO BE THERMALLY BROKEN, DOUBLE GLAZING WITH LOW "E" ARGON.

CONSTRUCTION NOTES

1. PROVIDE SOILS REPORT TO CITY BUILDING INSPECTOR AT TIME OF INSPECTION STATED MINIMUM BEARING CAPACITY 75 KPA.
2. STRUCTURAL INFORMATION INCLUDED IN ASSEMBLY & CONSTRUCTION NOTES ARE SUPERSEDED BY STRUCTURAL NOTES. REFER TO A2, A3 & A4 FOR STRUCTURAL NOTES, FOOTING SCHEDULES & CONCRETE REINFORCING DETAILS.
3. JOISTS TO BE DESIGNED BY SUPPLIER. JOIST SUPPLIER TO PROVIDE SHOP DRAWINGS INDICATING LAYOUT AND SPACING.
4. FOUNDATION ANCHOR BOLTS ARE 1/2" ASOT ANCHOR BOLTS 4'-0" O.C. MAX.
5. PROVIDE FILTER CLOTH OVER WEEPING TILE
6. PROVIDE CEMENT PARGING TO 8" BELOW GRADE ON ALL EXPOSED CONCRETE FOUNDATION WALLS.
7. PROVIDE ISOLATION MEMBRANE BETWEEN CONCRETE FOUNDATION WALL BELOW GRADE & WOOD FRAMING OR BATT INSULATION.
8. INTERIOR WOOD FRAMED WALLS USE 2"x4" @16" O.C. MAX., UNLESS NOTED OTHERWISE.
9. EXTERIOR WOOD FRAMED WALLS USE 2"x6" @16" O.C. MAX., UNLESS NOTED OTHERWISE.
10. LAP & SEAL ALL JOINTS IN TYVEK AIR / MOISTURE BARRIER. PROVIDE AIR SEAL TO ALL OPENINGS IN ACCORDANCE WITH DETAIL 2/A1.
11. LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
12. ALL GYPSUM BOARD WALLS & CEILINGS TO BE TAPED & SANDED FOR PAINT OR SPECIFIED INTERIOR FINISH.
13. REPLACE 1/2" GYPSUM BOARD WITH 1/2" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, SUCH AS WASHROOM WALLS & CEILINGS.
14. REPLACE GYPSUM BOARD WITH CEMENT BOARD ON ALL TUB DECKS.
15. ALL SHOWER ENCLOSURES TO HAVE SCHLUTER (OR EQUAL) WATERPROOF MEMBRANE ON FLOOR & ALL WALLS.
16. PROVIDE WOOD BACKING, AS PER DETAIL 8/A6, IN MAIN BATHROOM FOR FUTURE GRAB INSTALLATION.
17. PROVIDE 5/8" PLYWOOD UNDERLAY WITH 1/8" GAPS WHERE CERAMIC TILE IS TO BE INSTALLED AS PER OBC.
18. CERAMIC TILE ON ALL TUB AREAS WALLS TO UNDERSIDE OF CEILING / BULKHEAD.
19. ALL TOILETS TO HAVE A MAXIMUM 6 LITRES / FLUSH CAPACITY.
20. ALL BATHROOM / POWDER ROOM EXHAUST FANS MUST VENT TO EXTERIOR.
21. ALL KITCHEN EXHAUST FANS MUST VENT TO EXTERIOR.
22. ALL DRYER DUCTS/VENTS MUST EXHAUST TO EXTERIOR.
23. ALL GUARDRAILS MUST BE MINIMUM 3'-0" HIGH.
24. ALL STAIR HANDRAILS MUST BE NOT LESS THAN 2'-7" & NOT MORE THAN 3'-2" ABOVE STAIR.
25. AT ALL EXTERIOR FLOOR RIM JOIST, FLOOR OR LANDING HEADER MINIMUM R22 (5 1/2") OPEN CELL SPRAY FOAM INSULATION (ICYNENE CLASSIC PLUS).
26. AT ALL LINTELS, FILL VOID WITH OPEN CELL SPRAY FOAM INSULATION.

CONSTRUCTION ASSEMBLIES

EXTERIOR WALL ASSEMBLIES

W1 - PORCH FOUNDATION WALL
CEMENT PARGING FOR EXPOSED FDN. WALL TO 8" BELOW GRADE
DIMPLED HDPE MEMBRANE (PLATON) FROM GRADE TO FOOTING
BITUMINOUS DAMPPROOFING
POURED CONCRETE FOUNDATION WALL

NOTE:
SEE A4 FOR FDN. WALL THICKNESS & REINFORCING DETAILS.

W2 - FOUNDATION WALL
CEMENT PARGING FOR EXPOSED FDN. WALL TO 8" BELOW GRADE
DIMPLED HDPE MEMBRANE (PLATON) FROM GRADE TO FOOTING
BITUMINOUS DAMPPROOFING
POURED CONCRETE FOUNDATION WALL
MIN. R10 - 2 1/2" EPS RIGID INSULATION BOARD (STYROFOAM SR.P200)
2"x4" WOOD STUD FRAMING @24" O.C. MAX.
MIN. R12 - BATT INSULATION
6mil. POLY VAPOUR BARRIER - LAP & SEAL ALL JOINTS
5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)

NOTE:
SEE A4 FOR FDN. WALL THICKNESS & REINFORCING DETAILS.

W3 - EXTERIOR SIDING WALL
1 HR. FRR ULC U356
REQUIRED COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
REQUIRED NON-COMBUSTIBLE CLADDING

PRE-FINISHED CEMENT SIDING OR PANEL - SEE ELEVATIONS FOR LOCATION
1 1/2" GALVANIZED Z-SIRTS @24" O.C. MAX.
1" ROXUL COMFORTBOARD 110 RIGID INSULATION - R4
SELF ADHESIVE AIR/WEATHER BARRIER (BLUESKIN)
1/2" EXTERIOR GRADE PLYWOOD SHEATHING SECURED WITH 8d (2 1/2") COMMON NAILS @4" O.C. AT PANEL EDGES & 12" O.C. AT INTERIOR PANEL POINTS.
2"x6" WOOD STUDS @ 16" O.C. MAX.
MIN. R22 BATT INSULATION
6mil. POLY VAPOUR BARRIER - LAP & SEAL ALL JOINTS
5/8" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

W4 - EXTERIOR SIDING WALL
1 HR. FRR ULC W424
REQUIRED NON-COMBUSTIBLE CONSTRUCTION
REQUIRED NON-COMBUSTIBLE CLADDING

PRE-FINISHED CEMENT SIDING OR PANEL - SEE ELEVATIONS FOR LOCATION
1 1/2" GALVANIZED Z-SIRTS @24" O.C. MAX.
1" ROXUL COMFORTBOARD 110 RIGID INSULATION - R4
SELF ADHESIVE AIR/WEATHER BARRIER (BLUESKIN)
5/8" TYPE X DENSGLASS EXTERIOR SHEATHING SECURED WITH 1 1/2" LONG SCREWS MEETING ASTM C1002 OR C954 @4" O.C. AT PANEL EDGES & 12" O.C. AT INTERIOR PANEL POINTS.
600T125-54 STEEL TOP & BOTTOM TRACK ANCHORED TO 2"x6" TOP & BOTTOM PLATES WITH 2 ROWS #12 SCREWS @16" O.C. MAX.
600S162-54 (50 KSI) STEEL STUDS @16" O.C. MAX. SECURED TO TOP & BOTTOM TRACKS WITH #12 SCREW + 1 SCREW PER SIDE
6" ROXUL COMFORTBATT INSULATION - R22.5
6mil. POLY VAPOUR BARRIER - LAP & SEAL ALL JOINTS
5/8" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

NOTE: CENTRELINE OF EXT. SHEATHING TO BE CONTINOUS OVER CENTRELINE OF RIM JOIST FOR ALL FLOOR LEVELS.

INTERIOR WALL ASSEMBLIES

P1 - INTERIOR PARTITION
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)
2"x4" WOOD STUD FRAMING @16" O.C. MAX.
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

P2 - INTERIOR PARTITION
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)
2"x4" WOOD STUD FRAMING @16" O.C. MAX.
BATT INSULATION
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT

P3- INTERIOR PARTITION
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)
2"x6" WOOD STUD FRAMING @16" O.C. MAX.
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

P4 - INTERIOR PARTITION
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)
2"x6" WOOD STUD FRAMING @16" O.C. MAX.
BATT INSULATION
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT

P5 - STAIR INTERIOR PARTITION
1 HR. FRR OBC SB-3 W4d STC 53

1/2" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)
2"x4" WOOD STUD FRAMING @24" O.C. MAX.
3 1/2" BATT INSULATION
1/2" HORIZONTAL RESILIENT METAL HAT CHANNEL @16" O.C. MAX.
1/2" TYPE X GYPSUM BOARD (TAPE & MUD)
1/2" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

NOTE: RESILIENT CHANNELS & DOUBLE LAYERS OF GYPSUM BOARD ON STAIR SIDE.

P6 - UNDER STAIR SHAFTWALL
1 HR. FRR ULC W452

5/8" TYPE X GYPSUM BOARD TO U/S STAIR (TAPE, MUD, SAND & PAINT)
BATT INSULATION TO FILL STUD VOID
2 1/2" C-H STEEL STUDS @24" O.C. MAX. TO U/S STAIR
1" SHAFTLINER PANEL TO U/S STAIR

FLOOR ASSEMBLIES

F1 - BASEMENT SLAB
FLOOR FINISH (SEE PLANS)
5" POURED CONCRETE SLAB WITH 6x6x10 GA WWM @MID-DEPTH - SLOPE TO DRAINS
10 mil. POLY VAPOUR BARRIER (LAP JOINTS MIN. 12")
10" COMPACTED GRADE 'A' GRAVEL, COMPACTED TO 95% MODIFIED PROCTOR UNDISTURBED SOIL

F2 - GROUND & SECOND FLOOR
1 HR. FRR - INTERTEK B6/SFWT 90-01 STC 54 - OBC SB-3 F28c

FLOOR FINISH (SEE PLANS)
5/8" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED)
11 7/8" OPEN WEB WOOD FLOOR JOISTS - SEE JOIST SUPPLIER LAYOUTS FOR SPACING
MIN. 6" BATT INSULATION
1/2" RESILIENT METAL HAT CHANNEL @16" O.C. MAX.
5/8" TYPE X GYPSUM BOARD (TAPE & MUD)
5/8" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

NOTE: AT ALL FLOOR HEADERS MIN. R22 (5 1/2") OPEN CELL SPRAY FOAM INSULATION (ICYNENE CLASSIC PLUS).

ST1 - UNDERSIDE STAIRS
1 HR. FRR OBC SB-2 2.3.12.

FILL ALL STAIR VOIDS WITH BATT INSULATION FROM U/S TREAD TO U/S STRINGER
1/2" RESILIENT METAL HAT CHANNEL @16" O.C. MAX.
5/8" TYPE X GYPSUM BOARD (TAPE & MUD)
5/8" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

ROOF ASSEMBLIES

R1 - MAIN ROOF ASSEMBLY
MIN. 40YR. ASPHALT SHINGLES
ICE & WATER SHIELD EAVE & VALLEY PROTECTION - SEE ROOF PLAN
1/2" EXTERIOR GRADE PLYWOOD ROOF SHEATHING W/ H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @24" O.C. MAX.
INSULATION BAFFLE (AS REQUIRED)
MIN. R60 BLOWN-IN CELLULOSE INSULATION
6mil. POLY VAPOUR BARRIER - LAP & SEAL ALL JOINTS
1"x3" WOOD STRAPPING @16" O.C. MAX.
1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

NOTE: INSULATION BAFFLES INSTALLED TO MAINTAIN MIN. 2 1/2" CLEARANCE FROM T/O INSULATION TO U/S ROOF SHEATHING.

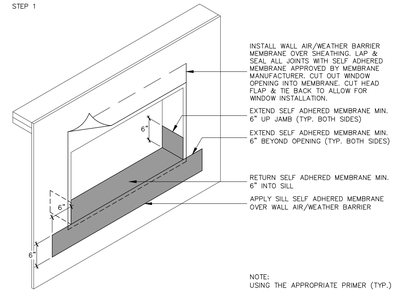
R2 - ROOF ASSEMBLY - OVER STAIR
3/4 HR. FRR OBC SB-2 2.3.4.

MIN. 40YR. ASPHALT SHINGLES
ICE & WATER SHIELD EAVE & VALLEY PROTECTION - SEE ROOF PLAN
1/2" EXTERIOR GRADE PLYWOOD ROOF SHEATHING W/ H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @24" O.C. MAX.
INSULATION BAFFLE (AS REQUIRED)
MIN. R60 BLOWN-IN CELLULOSE INSULATION
6mil. POLY VAPOUR BARRIER - LAP & SEAL ALL JOINTS
1"x3" WOOD STRAPPING @16" O.C. MAX.
5/8" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)
5/8" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

NOTE: INSULATION BAFFLES INSTALLED TO MAINTAIN MIN. 2 1/2" CLEARANCE FROM T/O INSULATION TO U/S ROOF SHEATHING.

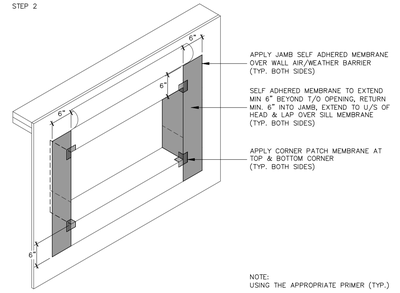
R3 - FRONT CANOPY ROOF ASSEMBLY
SINGLE PLY ROOF MEMBRANE (GAF EVERGUARD TPO 60MIL MEMBRANE)
5/8" EXTERIOR GRADE PLYWOOD ROOF SHEATHING
2"x8" PT OUTRIGGERS@16" O.C. MAX. C/W GALVANIZED HANGERS
PRE-FINISHED METAL SOFFIT

STEP 1



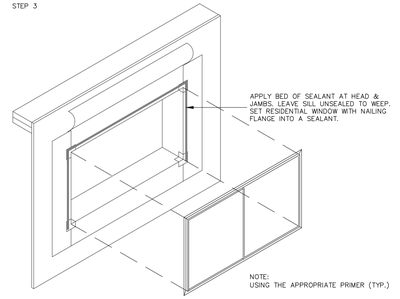
INSTALL WALL AIR/WEATHER BARRIER MEMBRANE OVER SHEATHING, LAP & SEAL ALL JOINTS WITH SELF ADHERED MEMBRANE APPROVED BY MEMBRANE MANUFACTURER. CUT OUT WINDOW OPENING INTO MEMBRANE. CUT HEAD FLAP & TIE BACK TO ALLOW FOR WINDOW INSTALLATION.
EXTEND SELF ADHERED MEMBRANE MIN. 6" UP JAMB (TYP. BOTH SIDES)
EXTEND SELF ADHERED MEMBRANE MIN. 6" BEYOND OPENING (TYP. BOTH SIDES)
RETURN SELF ADHERED MEMBRANE MIN. 6" INTO SILL
APPLY SILL SELF ADHERED MEMBRANE OVER WALL AIR/WEATHER BARRIER
NOTE: USING THE APPROPRIATE PRIMER (TYP.)

STEP 2



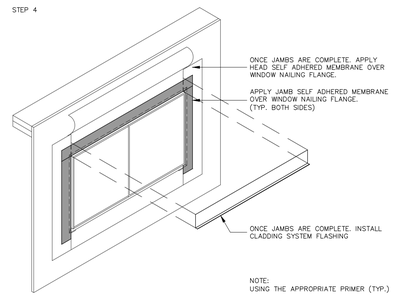
APPLY JAMB SELF ADHERED MEMBRANE OVER WALL AIR/WEATHER BARRIER (TYP. BOTH SIDES)
SELF ADHERED MEMBRANE TO EXTEND MIN 6" BEYOND T/O OPENING, RETURN MIN. 6" INTO JAMB, EXTEND TO U/S OF HEAD & LAP OVER SILL MEMBRANE (TYP. BOTH SIDES)
APPLY CORNER PATCH MEMBRANE AT TOP & BOTTOM CORNER (TYP. BOTH SIDES)
NOTE: USING THE APPROPRIATE PRIMER (TYP.)

STEP 3



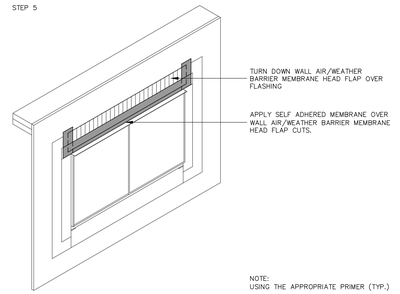
APPLY BED OF SEALANT AT HEAD & JAMBS. LEAVE SILL UNSEALED TO WEEP. SET RESIDENTIAL WINDOW WITH NAILING FLANGE INTO A SEALANT.
NOTE: USING THE APPROPRIATE PRIMER (TYP.)

STEP 4



ONCE JAMBS ARE COMPLETE, APPLY HEAD SELF ADHERED MEMBRANE OVER WINDOW NAILING FLANGE.
APPLY JAMB SELF ADHERED MEMBRANE OVER WINDOW NAILING FLANGE. (TYP. BOTH SIDES)
ONCE JAMBS ARE COMPLETE. INSTALL CLADDING SYSTEM FLASHING
NOTE: USING THE APPROPRIATE PRIMER (TYP.)

STEP 5



TURN DOWN WALL AIR/WEATHER BARRIER MEMBRANE HEAD FLAP OVER FLASHING
APPLY SELF ADHERED MEMBRANE OVER WALL AIR/WEATHER BARRIER MEMBRANE HEAD FLAP CUTS.
NOTE: USING THE APPROPRIATE PRIMER (TYP.)

5 TYPICAL WALL OPENING PROTECTION DETAIL
SCALE: N.T.S.

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
5	HERITAGE REVISIONS	2022.01.24
4	ISSUED FOR BUILDING PERMIT	2021.10.29
3	CONSULTANT REVIEW	2021.09.03
2	STRUCTURAL REVIEW	2021.09.01
1	CLIENT REVIEW	2021.08.20

SEAL:

NORTH:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Qualification Information
Required unless design is exempt under Div. C - 3.2.5.1. of the building code

Name Signature BCIN

Registration Information
Required unless design is exempt under Div. C - 3.2.4.1. of the building code

Firm Signature BCIN

MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

DRAWING:
OBC MATRIX, EEDS & NOTES
DOOR SCHEDULE & ELEVATIONS
WINDOW SCHEDULE & ELEVATIONS

DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

SHEET NO.: A1

STRUCTURAL NOTES

GENERAL INFORMATION:
1. THE INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN DESIGNED AND ANALYZED IN ACCORDANCE TO DIVISION B - PART 9 (WITH COMPONENTS FALLING OUT OF PART 9 SCOPE DESIGNED TO PART 4) OF THE O.B.C. REG 332/12 AS AMENDED. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING FASTENING AND CONNECTION OF STRUCTURAL AND NON STRUCTURAL ELEMENTS MUST CONFORM TO SPECIFICATIONS, PROCEDURES AND GUIDELINES NOTED ON THIS DRAWING AND IN PART 9 OF THE O.B.C REG 332/12 AS AMENDED. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
2. GUARD RAILS AND HAND RAILS SHALL BE DESIGNED AND CERTIFIED BY THE FABRICATOR'S PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IN ACCORDANCE WITH THE LOADS PROVIDED IN ARTICLE 4.1.5.14 AND 3.4.6.5.(12) OF THE O.B.C. REG 332/12.
3. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND 23 5/8" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. ERG 332/12 AS AMENDED OR BE CONSTRUCTED AS SET OUT IN O.B.C. REG 332/12 SUPPLEMENTARY STANDARDS SB.7 (ARTICLE 9.8.8.2). FOR METAL GUARDS, SUPPLIER'S SHOP DRAWINGS ARE TO BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. REG 332/12 ARTICLE 4.1.5.14.
4. DRAWINGS ARE NOT TO BE SCALED IN FIELD OR FROM ELECTRONIC FILES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. VERIFY ALL DISCREPANCIES AND CONFLICTING INFORMATION ON DRAWINGS AND / OR SURVEY WITH ARCHITECT.
5. STRUCTURAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENT AND SHALL BE USED IN CONJUNCTION WITH ALL REMAINING PARTS OF THE DOCUMENT. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS AND VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION. THE CONSULTANT SHALL BE NOTIFIED FOR ANY DISCREPANCIES.
6. DESIGN REQUIREMENTS AS INDICATED ON BOTH THE SPECIFICATION AND DRAWINGS SHALL BE FOLLOWED ENTIRELY. WHERE COMPLIANCE WITH TWO OR MORE STANDARDS WITH CONFLICTING REQUIREMENTS IS SPECIFIED, NOTIFY THE CONSULTANT AND ENFORCE THE MOST STRINGENT REQUIREMENT.
7. SHOP DRAWINGS PREPARED BY CONTRACTORS, SUPPLIERS AND ETC. SHALL BE PROVIDED TO THE CONSULTANT FOR REVIEW. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE SIZES, LOCATIONS AND QUANTITIES OF ALL OPENINGS, SLEEVES, CHASES, ETC FROM ALL DISCIPLINES PRIOR TO FABRICATION OF STEEL OR PLACEMENT OF CONCRETE.
8. CONTRACTOR IS RESPONSIBLE, UNRELIEVED BY THE REVIEW OF SHOP DRAWINGS OR FIELD OBSERVATIONS BY OTHERS, FOR THE COMPLIANCE OF THE CONTRACT DOCUMENTS, DIMENSIONS BETWEEN INDIVIDUALS OR SETS OF DRAWINGS, JOBSITE SAFETY AND CONSTRUCTION PROCEDURES, MEANS, METHODS, AND TECHNIQUES AND SEQUENCES.
9. STRUCTURAL STABILITY OF THE BUILDING RELIES ON THE FINISHED CONSTRUCTION WITH COMPLETED FRAMING, CONNECTIONS, WALLS AND FLOORS. TEMPORARY BRACING AND SHORING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
10. TEMPORARY BRACING, SHORING, EARTH RETENTION SYSTEM, UNDERPINNING OR ANY WORK THAT MAY BE REQUIRED TO PROTECT THE EXITING SURROUNDING PROPERTIES, BUILDINGS, UTILITIES AND ETC. SHALL BE PROVIDED BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND / OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK.
12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFECTS ON SURROUNDING EXISTING STRUCTURES FROM GROUND VIBRATIONS INDUCED BY THE CONSTRUCTION ACTIVITIES.
13. LOCATION OF ALL CONSTRUCTION AND / OR CONTROL JOINTS TO BE REVIEWED BY THE CONSULTANT.

LUMBER NOTES:
1. ALL STRUCTURAL WOOD ELEMENTS SHALL HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.14 AS AMENDED (INCLUDING SUPPLEMENT CAN / CSA 086/S1.)
2. STRUCTURAL LUMBER (EXCLUDING PRE-FABRICATED TRUSSES AND I TYPE JOISTS) TO BE #2 SPF OR BETTER AND MAX 19 % MC.
3. STUDS FOR WALLS TO BE SPF #2 OR BETTER.
4. BRIDGING TO WOOD TRUSSES MUST BE CLEARLY INDICATED ON TRUSS ERECTION DRAWINGS AND BRACE POINTS MARKED ON RELEVANT TRUSS MEMBERS.
5. EXCEPT WHERE OTHERWISE SPECIFIED, NAILING SHALL CONFORM TO TABLES 9.23.3.4 AND 9.23.3.5 OF THE ONTARIO BUILDING CODE.
6. WOOD TRUSSES AND ENGINEERED WOOD JOISTS SHALL CONFORM TO CSA 086 INCLUDING SUPPLEMENT CAN / CSA 086 AND SHALL BE DESIGNED FOR THE LIVE AND DEAD LOADS INDICATED ON THE STRUCTURAL DRAWINGS.
7. PLYWOOD, WAFERBOARD, STRANDBOARD SHEATHING ATTACHED TO
   7.1 JOISTS SHALL BE FASTENED WITH 2" COMMON NAILS @ 6" C/C AT EDGES OF SHEATHING, AND 12" C/C ELSEWHERE U.N.0.
   7.2 ROOF FRAMING: SEE ROOF SHEATHING FASTENING SCHEDULE
   7.3 STUDS: SHALL BE FASTENED WITH 2" COMMON NAILS @ 6" C/C AT EDGES OF SHEATHING, AND 12" C/C ELSEWHERE U.N.0.
8. NO STRUCTURAL MEMBER IS TO BE NOTCHED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
9. BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE OF CANADA. ANCHORAGE OF BRACING MEMBERS SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.
10. WOOD TRUSSES MUST BE DESIGNED FOR THE LOADS INDICATED ON THE STRUCTURAL DRAWINGS. USE OF LOADS OTHER THAN THOSE SPECIFIED MUST BE AUTHORIZED BY THE STRUCTURAL ENGINEER.
11. PROVIDE EDGE SUPPORT FOR SHEATHING CONSISTING OF NOT LESS THAN 1 1/2" X 1 1/2" BLOCKING SECURELY NAILED BETWEEN FRAMING MEMBERS OR TONGUE AND GROOVE EDGE JOINT.
12. WOOD TRUSS CONNECTIONS TO SUPPORTING MEMBERS SHALL PROVIDE ADEQUATE RESISTANCE AGAINST UPLIFT FORCES AND SHALL PROVIDE LATERAL RESTRAINT TO THE SUPPORT. SUCH CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. TRUSSES MUST BE DESIGNED FOR THE BEARING LENGTHS AVAILABLE ON WALLS, LINTELS AND BEAMS INDICATED ON THE STRUCTURAL DRAWINGS.
14. SUBMIT SHOP DRAWINGS OF ALL WOOD TRUSSES INDICATING DESIGN LOADS, BEARING LENGTHS, AND ARRANGEMENT OF WEBS. SHOP DRAWINGS MUST ALSO INCLUDE AN ERECTION DIAGRAM SHOWING LOCATION AND MARKS OF TRUSSES, SPACING, BRIDGING, BRACING, AND ANCHORAGE OF THE BRACING AND BRIDGING. LOADS MUST BE CLEARLY INDICATED ON THE ERECTION DRAWINGS INCLUDING SNOW ACCUMULATIONS AND CONCENTRATED LOADS FROM CONVENTIONAL FRAMING MEMBERS WHICH ARE SUPPORTED ON THE TRUSSES. ERECTION DRAWINGS MUST SHOW THE BEARING CONDITIONS FOR THE TRUSSES, INCLUDING METAL HANGERS WHERE REQUIRED. ALL SHOP DRAWINGS, INCLUDING ERECTION DIAGRAMS MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO.
15. CONNECTIONS OF WOOD TRUSSES TO ONE ANOTHER AND CONNECTIONS BETWEEN WOOD TRUSSES AND OTHER STRUCTURAL MEMBERS SUPPORTED BY THE TRUSSES ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE CLEARLY DETAILED ON THE SHOP DRAWINGS.
   15.1 SPECIFIC PURPOSE CONNECTORS (HURRICANE CLIPS) ARE REQUIRED AT ALL TRUSS - TO - PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.
16. WHERE TRUSSES ARE DESIGNED FOR UNBALANCED LOADING ACCORDING TO OBC 4.1.6.2 (8), ALL LOAD VALUES USED MUST BE CLEARLY INDICATED ON THE SHOP DRAWINGS.
17. WALL PLATES IN STUD WALLS SHALL CONFORM TO CLAUSE 9.23.11 OF THE ONTARIO BUILDING CODE.
18. PROVIDE WOOD NAILERS ON TOP FLANGE OF STEEL BEAMS WHERE REQUIRED. NAILER WIDTH SHALL MATCH WIDTH OF TOP FLANGE. FASTEN TO BEAM FLANGES WITH 1/2" DIA. ASTM A307 BOLTS @ 24" C/C IN A STAGGERED PATTERN, OR RAM SET.
19. MULTIPLE PLY LAMINATED VENEER LUMBER BEAMS SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTION. DO NOT CUT OR NOTCH UNLESS APPROVED BY A QUALIFIED PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO.
20. THE DESIGN OF THE LATERAL BRACING FOR PRE-FABRICATED ROOF TRUSSES WEB MEMBERS AND ITS ANCHORAGE IS THE SOLE RESPONSIBILITY OF THE TRUSS SUPPLIER, SHOP DRAWINGS, STAMPED BY A PROFESSIONAL ENGINEER, INDICATING ALL LATERAL BRACING REQUIREMENTS SHALL BE SUBMITTED FOR REVIEW, AT THE ROOF TRUSS MANUFACTURERS DISCRETION, T-BRACING MAY BE USED AN ALTERNATE MEANS OF PROVIDING LATERAL BRACING TO TRUSS WEBS MEMBERS.
21. ALL LOAD BEARING WOOD STUDS SHALL BE SHEATHED OR TEMPORARILY LATERALLY BRACED @ 24" C/C VERTICALLY PRIOR TO SUPPORTING ANY SUPERIMPOSED CONSTRUCTION LOADS.
22. 2-PLY AND 3-PLY CONVENTIONAL BEAMS TO BE ATTACHED TOGETHER USING 3" LONG 10d SPIRAL NAILS @ 12" C/C IN 2, 3 AND 4 ROWS FOR 2x6, 2x8 AND 2x10 AND DEEPER BEAMS RESPECTFULLY. NAILS TO BE DRIVEN FROM BOTH SIDES IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE.
23. 2-PLY AND 3-PLY DROPPED LVL BEAMS TO BE ATTACHED TOGETHER USING 3 1/2" SPIRAL WIRE NAILS @ 12" C/C IN (3) ROWS FOR 9 1/2" - 14" DEEP BEAMS AND (4) ROWS FOR 16" - 18" DEEP BEAMS, NAILS TO BE DRIVEN FROM BOTH SIDES IN A STAGGERED PATTERN. 4- PLY LVL BEAMS TO BE ATTACHED TOGETHER USING (2) ROWS OF 6" LONG SSDS SCREWS @ 24" C/C ON BOTH SIDES STAGGERED 12" BETWEEN OPPOSITE SIDES.
24. ALL BEARING WALL ARE TO HAVE HORIZONTAL BLOCKING AT MID-HEIGHT
25. ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT POINTS OF BEARING.
26. WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST 3/4" OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF A BUILT UP MEMBER ALONG THE LENGTH.
27. EXPOSED DOUGLAS FIR STRUCTURE SHALL BE CLEAR GRADE. PROVIDE PROTECTION OF EXPOSED WOOD STRUCTURE FROM SUN, RAIN AND DAMAGE DURING CONSTRUCTION.
28. PROVIDE WALL STUD REINFORCEMENT AS PER 9.5.2.3.

CONCRETE NOTES:
1. THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS)
   1.1 CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION: CAN / CSA 23.1 / A23.2-14
   1.2 METHODS OF TEST FOR CONCRETE: CAN / CSA 23.1
   1.3 BILLET STEEL BARS FOR CONCRETE REINFORCEMENT: Fy = 400 MPa TO CSA G30.18
   1.4 QUALIFICATION CODES FOR TESTING LABORATORIES: CAN / CSA A283
   1.5 AIR ENTRAINING ADMIXTURES FOR CONCRETE: CAN3-266.1-M78
   1.6 CHEMICAL ADMIXTURES FOR CONCRETE: CAN3-266.2-M78
   1.7 GUIDELINES FOR THE USE OF ADMIXTURES IN CONCRETE: CAN3-266.4-M78
2. CAST-IN-PLACE CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES WITH MAX. W/C RATIO OF .45 SEE TABLE FOR REQUIRED CONCRETE 28 DAY STRENGTHS.
3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE 4% TO 6% AIR- ENTRAINED.
4. CONCRETE COVER CLEAR TO REINFORCING SHALL BE FOR THE UNDERSIDE OF:
   FOOTINGS 75 mm
   SLABS 25 mm
   WALLS 40 mm
   ELEVATED SLABS 25 mm
5. CONCRETE PADS OF 4" THICK OR LESS SHALL BE REINFORCED WITH 6 X 6 X 10GA WWF UNLESS OTHERWISE NOTED .
6. REINFORCING STEEL REBAR SHALL NOT BE CUT, MOVED OR INTERRUPTED FOR ANY SLEEVES, PENETRATIONS OR BLOCKOUTS IN THE CONCRETE WALLS OR ELEVATED SLABS UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE POUR SCHEDULE AND LOCATIONS OF POUR BREAKS (IF ANY) TO ENGINEER FOR REVIEW AND COMMENT PRIOR TO BEGINNING WORK
   7.1 AT ALL CONSTRUCTION JOINTS ENSURE WATERSTOP AND SHEAR KEY IS PROVIDED
   7.2 CONTRACTOR TO HIRE 3rd PARTY INSPECTION AND TESTING COMPANY FOR CONCRETE TESTING PER CSA STANDARDS NOTED ABOVE PRIOR TO BEGINNING WORK.

FOOTING:
1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL, BEDROCK OR COMPACTED GRANULAR WITH A MINIMUM 75 kPa. ALLOWABLE BEARING STRENGTH SHOULD A GEOTECHNICAL REPORT NOT BE AVAILABLE.
2. PROTECT SOIL FOR FREEZING, ADJACENT TO AND BELOW ALL FOOTINGS.
3. ALL FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.
4. BEARING SURFACES MUST BE APPROVED BY THE SOILS ENGINEER IMMEDIATELY BEFORE FOOTING CONCRETE IS PLACED. TREVITECH CONSULTING LTD. (TLC) IS NOT RESPONSIBLE FOR CONFIRMING BEARING CAPACITIES OF SOILS

EXCAVATION AND BACKFILL:
1. REFER TO GEOTECHNICAL REPORT.
2. UNLESS ADEQUATE TEMPORARY BRACING ARE IN PLACE, BACKFILLING AND COMPACTION OF SOIL AGAINST FOUNDATION WALLS SHALL NOT BE PERFORMED UNTIL THE FLOOR THAT PROVIDE LATERAL STABILITY TO THE WALLS HAVE BEEN INSTALLED.
3. IN AREAS WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A WALL BACKFILLING SHALL BE PERFORMED ON BOTH SIDES SIMULTANEOUSLY AT SIMILAR HEIGHTS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF THE STRUCTURE.
4. FOUNDATIONS SHALL BE BACKFILLED AS SOON AS PRACTICALLY FEASIBLE TO PREVENT EXCESSIVE MOISTURE INFILTRATION AND / OR FROST-HEAVE ACTION.
5. CONTRACTOR TO CONSULT WITH MECHANICAL / GEOTECHNICAL ENGINEER FOR SPECIAL GRAVEL FILL THAT MAY BE REQUIRED FOR DRAINAGE SYSTEM.
6. PROTECT SUB-GRADE FROM FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION.
7. BACKFILL TO WITHIN 200 MM OF UNDERSIDE OF SLAB WITH GRANULAR TYPE "A" IN LAYERS UP TO 12" THICK, COMPACTED TO MINIMUM 95%SPMDD OR AS PER GEOTECHNICAL REPORT
8. FINAL 200 MM UNDER SLAB TO BE GRANULAR TYPE "A" COMPACTED TO MINIMUM 100% SPMDD OR AS PER GEOTECHNICAL REPORT.
9. RE-USE OF EXCAVATED GRANULAR MATERIAL IS SUBJECT TO APPROVAL OF GEOTECHNICAL CONSULTANT

FOUNDATION:
1. CONTRACTOR SHALL EMPLOY APPROVED DEWATERING METHODS TO MAINTAIN THE SITE AT AN APPROPRIATE CONDITION FOR CONSTRUCTION.
2. EXCAVATIONS SHALL BE PERFORMED WITH ALL PROVINCIAL AND MUNICIPAL REQUIREMENTS.
3. ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED NATIVE MATERIAL, BEDROCK OR COMPACTED GRANULAR WITH MINIMUM ALLOWABLE BEARING VALUE OF (1500 PSF) 75 kPa.
4. PROVIDE MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR EXTERIOR FOOTINGS, CONSULT GEOTECHNICAL ENGINEER FOR INSULATION REQUIREMENTS IN LIEU OF COVER
5. CONTRACTOR SHALL PROVIDE PROTECTION TO NEW AND EXISTING UTILITIES DURING EXCAVATION TO PREVENT SETTLEMENT, DISPLACEMENT AND / OR DISRUPTION TO THE SERVICE.
6. ALL EXTERIOR FOUNDATIONS SHALL BE PLACED AT OR BELOW THE FROST LINE.
7. ALL FOUNDATION EXCAVATION SHALL BE CLEAN, DRY AND FREE OF ICE, FROST AND STANDING WATER PRIOR TO CONCRETE PLACEMENT. RE-APPROVAL OF THE SUBGRADE WILL BE REQUIRED IF THE EXCAVATED AREA HAS EXPERIENCED SATURATION OR FLOODING AFTER APPROVAL.
8. REFER TO NOTE FOR PROTECTION OF ADJACENT FOOTINGS.
9. PROVIDE DOWELS FROM FOOTINGS TO MATCH VERTICAL REINFORCING OF WALLS AND PIERS UNLESS OTHERWISE NOTED
10. UNLESS OTHERWISE NOTED, FOOTINGS AND PIERS ARE TO BE CONCENTRIC WITH COLUMN GRID LINES.

TEMPORARY WORKS:
1. TEMPORARY WORKS SHALL BE DESIGNED TO SUPPORT ALL ANTICIPATED LOADS.
2. THE TEMPORARY WORKS SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT THE WORK CAN BE PROPERLY AND SAFELY CONSTRUCTED AS REQUIRED BY THE SEALED STRUCTURAL DRAWINGS.
3. SUFFICIENT CLEARANCES SHALL BE PROVIDED BY THE TEMPORARY WORKS TO PERMIT ALL REQUIRED CONSTRUCTION ACTIVITIES TO PROCEED UNHINDERED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, SUPPLY AND CONSTRUCTION OF ALL TEMPORARY WORKS.
5. MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURE PLUMB AND IN THE TRUE ALIGNMENT AT ALL PHASES OF WORK UNTIL COMPLETION (INCLUDING MASONRY WALLS, FLOOR AND ROOF DECKS, ETC). ANY BRACING COMPONENTS SHOWN ON THE PLANS ARE THOSE REQUIRED FOR THE COMPLETED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES
6. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN, ERECTION, OPERATION, MAINTENANCE AND REMOVAL OF TEMPORARY SUPPORTS, TEMPORARY BRACINGS, SHORING SYSTEM AND FACILITIES AND THE DESIGN AND EXECUTION OF CONSTRUCTION METHODS REQUIRED IN THEIR USE
7. THE CONTRACTOR SHALL ENGAGE AND PAY FOR REGISTERED PROFESSIONAL ENGINEERING PERSONNEL SKILLED IN THE APPROPRIATE DISCIPLINES TO PERFORM THOSE FUNCTIONS REFERRED TO IN PARAGRAPH ABOVE OR AND IN ALL CASES WHERE SUCH TEMPORARY SUPPORTS, STRUCTURES, AND FACILITIES AND THEIR METHOD OF CONSTRUCTION ARE OF SUCH A NATURE THAT PROFESSIONAL ENGINEERING SKILL IS REQUIRED TO PRODUCE SAFE AND SATISFACTORY RESULTS. DESIGN OF SUCH SYSTEMS SHALL BE DONE BY A DESIGN PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO

REINFORCING STEEL:
1. SPACING OF REBARS SHALL BE APPROXIMATELY UNIFORM WITHIN THE CORRESPONDING STRIPS. DO NOT ELIMINATE OR DISPLACE REINFORCING TO ACCOMMODATE HARDWARE. IF INSERTS CAN NOT BE LOCATED AS SPECIFIED OBTAIN APPROVAL OF ALL MODIFICATIONS FROM THE CONSULTANT.
2. WWF SHALL OVERLAP 2 FULL MESH PANELS AND BE MECHANICALLY TIED IN AREAS WHERE LAPPING IS REQUIRED.
3. DOWELS SHALL MATCH THE SIZE, SPACING AND QUANTITY OF THE MAIN REINFORCING STEEL REBAR UNLESS NOTED OTHERWISE.
4. WELDING OF REBAR IS NOT PERMITTED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS. REBAR WELDING SHALL CONFORM TO LOCAL STANDARDS.
5. TENSION LAPS TO BE IN ACCORDANCE WITH THE REQUIREMENT OF CAN C-A23.3 LATEST EDITION. ALL OTHER LAPS AND EMBEDMENT OF DOWELS SHALL BE 24 BAR DIAMETERS BUT NOT LESS THAN 600mm IF NOT SPECIFIED OTHERWISE. SEE TABLE BELOW.
6. DETAIL, BEND, SUPPORT AND PLACE REINFORCING STEEL TO CONFORM WITH R.S.I.O MANUAL OF STANDARD PRACTICE U/N.

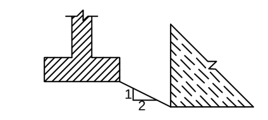
STRUCTURAL STEEL:
1. THE DESIGN OF STRUCTURAL STEEL IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
   1.1 GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL: CAN / CSA G40.21
   1.2 STRUCTURAL QUALITY STEELS: CAN / CSA G40.20/G40.21
   1.3 LIMIT STATES DESIGN OF STEEL STRUCTURES: CAN3-S16.9
   1.4 CERTIFICATION COMPANIES FOR FUSION WELDING AND FABRICATION OF STEEL STRUCTURES: CSA-W47.1-19
   1.5 ELECTRODE STANDARDS: CSA-W48.7 (LATEST)
   1.6 WELDED STEEL CONSTRUCTION (METAL ARC WELDING): CSA-W59-M2018
2. STRUCTURAL STEEL SHALL COMPLY WITH CAN-CSA S16.14-M01, UNLESS NOTED OTHERWISE.
   ITEM — APPLICABLE SPECIFICATIONS
   ROLLED SECTIONS — G40.21-13 - 350W
   HSS (TUBE) SECTIONS — G40.21-13 - 350W (CLASS H)
   CONNECTOR BOLTS — A325 (BEARING TYPE)
   ANCHOR BOLTS — A307
3. ALL STEEL WORK SHALL BE GIVEN ONE COAT OF APPROVED PRIMER.
4. ALL EXTERIOR EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITIVE PAINT
5. ALL SHOP DRAWINGS TO BE SUBMITTED TO PROJECT ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
6. ALL SHOP CONNECTIONS TO BE WELDED. ALL FIELD CONNECTIONS SHALL WELDED OR BOLTED, USING HIGH TENSILE BOLTS BEARING TYP. PROVIDE MINIMUM 1/4" FILLET WELD ALL AROUND AT ALL STEEL TO STEEL CONNECTIONS TYPICAL UNLESS INDICATED OTHERWISE. FIELD AND SHOP CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED (ASTM STANDARD A325). ALL EXPOSED WELDS SHALL BE CONTINUOUS AND BE GROUND SMOOTH
7. PROVIDE MINIMUM 1/2" (35 MPa) THICK NON-SHRINK GROUT BELOW COLUMN BASE PLATES - TYPICAL.
8. CONTRACTOR TO HIRE 3rd PARTY INSPECTION AND TESTING COMPANY TO INSPECT BOLTS, WELDS, SECTION SIZES, AND ERECTION OF STEEL PER LATEST CSA STANDARDS

CONNECTIONS DESIGN BY FABRICATOR
1. ALL CONNECTIONS TO BE DESIGNED BY FABRICATOR UNLESS NOTED OTHERWISE. ALL BEAM CONNECTIONS TO BE STANDARD FRAME BEAM CONNECTIONS OR EQUIVALENT, UNLESS NOTED OTHERWISE. THE FABRICATOR SHALL SUBMIT SUMMARY OF DESIGN DRAWINGS FOR REVIEW SHOWING IN DETAIL THE "STANDARD" CONNECTIONS AND THEIR CAPACITIES THAT IS INTENDED FOR USE ON THE PROJECT. THESE DRAWINGS ARE IN ADDITIONAL TO REGULAR SHOP DRAWING AND SHALL PRECEDE THEM.
2. SHOP DRAWINGS SHALL BE PREPARED UNDER THE DIRECTION OF A SPECIALTY STRUCTURAL ENGINEER, FOR THOSE CONNECTIONS AND COMPONENTS DESIGNED BY THE FABRICATOR, THIS ENGINEER OR THEIR REPRESENTATIVE SHALL VISIT THE SITE TO REVIEW IN PLACE THE CONNECTIONS AND COMPONENTS DESIGNED BY THIS ENGINEER TO SATISFY THEMSELVES THAT THESE CONNECTIONS AND COMPONENTS SUBSTANTIALLY COMPLY WITH THEIR DESIGN O0N THE SHOP DRAWINGS. THIS ENGINEER SHALL PROVIDE A LETTER TO TLC LTD TO THIS EFFECT. THIS ENGINEER SHALL ALSO PROVIDE SEALED SKETCHES FOR ALL FIELD MODIFICATIONS MADE TO THEIR DESIGN.
3. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IN WRITING (AND BEFORE THE SUBMISSION OF SHOP DRAWINGS) AS TO WHO THE ENGINEER WILL BE THAT WILL BE DESIGNING AND PROVIDING FIELD REVIEW FOR THE CONNECTIONS AND COMPONENTS DESIGNED BY THE CONTRACTOR.
4. PRIOR TO SUBMITTING SHOP DRAWINGS THE CONTRACTOR SHALL NOTIFY TREVITECH CONSULTING LTD. (TLC) IN WRITING THAT THE FABRICATOR IS CERTIFIED TO A MINIMUM OF DIVISION 2 OF CSA W47.1.
5. DRAWINGS OF COMPONENTS AND CONNECTIONS DESIGNED BY THE FABRICATOR'S SPECIALTY STRUCTURAL ENGINEER SHALL BE SIGNED AND SEALED BY THIS ENGINEER OR A LETTER SHALL BE SUBMITTED AT THE END OF SHOP DRAWING PRODUCTION SIGNED AND SEALED BY THIS ENGINEER, IDENTIFYING WHAT WAS DESIGNED AND LISTING THE FINAL DRAWINGS WITH DATES AND REVISION NUMBERS.
6. CONNECTIONS AND SPLICES NOT SHOWN ON THE STRUCTURAL DRAWINGS BUT REQUESTED BY THE FABRICATOR MUST BE ACCEPTABLE TO RJC AND DETAILED ON THE SHOP DRAWINGS TESTING OF THESE CONNECTIONS SHALL BE AT THE DISCRETION OF RJC AND TO THE CONTRACTORS ACCOUNT.
7. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO START OF STEEL FABRICATION. ALSO REFER TO "SHOP DRAWINGS" NOTE IN THE GENERAL NOTES SECTION OF THE STRUCTURAL DRAWINGS.

FABRICATION AND DETAILING
1. FABRICATION, ERECTION, STRUCTURAL DESIGN, AND DETAILING OF ALL STEEL SHALL BE IN ACCORDANCE WITH CSA S16.
   1.1 FILLET WELDS SHALL BE 5 mm MINIMUM UNLESS NOTED OTHERWISE.
   1.2 BOLTS SHALL BE 3/4" MINIMUM A325 UNLESS NOTED OTHERWISE.
   1.4 BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS IN EACH CONNECTED PIECE AND BE DESIGNED AS BEARING CONNECTIONS, U.N.O.
   1.5 IN ADDITION TO ALL OTHER CRITERIA SPECIFIED IN ASTM F1554, ALL HOOKED ANCHOR RODS IN CONCRETE SHALL BE MANUFACTURED WITH A MINIMUM INSIDE BEND RADIUS OF 3 TIMES THE ROD DIAMETER, UNLESS NOTED OTHERWISE..
   1.6 ALL WELDED HEADED STUDS AND WELDED DEFORMED BAR ANCHORS SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS OR SHOP FILLET WELDED TO DEVELOP THE TENSILE FACTORED RESISTANCE OF THE BAR. ANY FIELD FILLET WELDED DEFORMED BARS OR STUDS WILL BE REJECTED. SEE PLANS, SECTIONS, DETAILS, AND SCHEDULES FOR LOCATIONS ETC., THE CONTRACTOR SHALL CO-ORDINATE THE DESIGN, SUPPLY, AND INSTALLATION OF ALL STUDS AND ANCHORS, INCLUDING, BUT NOT LIMITED TO STUDS AND DEFORMED BAR ANCHORS ON COMPOSITE BEAMS, DRAG STRUTS, EMBEDDED PLATES, ETC.
   1.7 UNLESS NOTED OTHERWISE, COLUMN CAP PLATES SHALL BE 16 mm THICK AND COLUMN BASE PLATES SHALL BE 20 mm MINIMUM THICK.
   1.8 PROVIDE 6 mm CAP PLATES FOR ALL HSS MEMBERS U.N.O.
   1.9 CONNECTION DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE ALTERED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL FROM TLC LTD.
   1.10 UNLESS NOTED OTHERWISE ON THE PLANS, REFER TO THE DETAILS IN THE GENERAL NOTES FOR FRAMING FOR SUPPORT OF ROOF TOP MECHANICAL EQUIPMENT.
   1.11 ALL STRUCTURAL STEEL OUTSIDE OF THE BUILDING ENVELOPE TO BE HOT-DIP GALVANIZED UNLESS NOTED OTHERWISE.
   1.12 DESIGN DRAWINGS INCLUDE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. SEE ALSO ARCHITECTURAL DRAWINGS FOR ROOF AND FLOOR ELEVATIONS, ROOF SLOPES, EDGE DETAILS, AND ADDITIONAL DIMENSIONS AND DETAILS. WHERE ELEVATIONS, ROOF SLOPES, ETC., ARE SHOWN ON THE STRUCTURAL DRAWINGS, THEY MUST BE CONFIRMED WITH THE ARCHITECTURAL DRAWINGS.

COLD FORMED STRUCTURAL STEEL FRAMING:
1. COLD FORMED STEEL FRAMING TO CONFORM TO CAN/CSA 136-16 COLD FORMED STEEL STRUCTURAL MEMBERS.
2. THESE DRAWINGS INDICATE PRIMARY STRUCTURAL METAL STUD FRAMING ELEMENTS - INCLUDING STUD AND JOIST SIZES AND SPACING, GRAVITY LOAD BEARING AND EXTERIOR WIND BEARING WALLS.
3. CONTRACTOR IS RESPONSIBLE FOR DETAILED DESIGN OF ALL COMPONENTS, ASSEMBLIES, DETAILS AND CONNECTIONS (INCLUDING FLOOR AND CEILING TRACKS, BRIDGING, CLIPS AND ACCESSORIES, FASTENINGS AND ALL OTHER COMPONENTS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012 AND CSA 136 TO RESIST FORCES AND MOMENTS INDICATED ON THE STRUCTURAL DRAWINGS AND IN THE SPECIFICATIONS.
4. STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-S136 AND SHALL BE IDENTIFIED AS THE SPECIFICATION, GRADE, MECHANICAL PROPERTIES AND COATING TYPE AND THICKNESS.
5. MINIMUM YIELD STRENGTH OF STEEL SHALL BE AS FOLLOWS
   5.1 MINIMUM THICKNESS UP TO 1.146 mm (43MILS): 230 MPA
   5.2 MINIMUM THICKNESS OVER 1.146 (43 MILS): 345 MPA
6. METAL STUD FRAMING ELEMENTS ARE DESIGNATED IN ACCORDANCE TO THE BAILEY PRODUCT GUIDES.
7. PROVIDE BRIDGING AT THE FOLLOWING MAXIMUM SPACING, SPACED AT EQUAL INTERVALS OVER THE LENGTH OF MEMBER.
   7.1 WIND BEARING STUDS: 5'-0" MAX
   7.2 AXIAL LOAD BEARING STUDS: 4'-0" MAX
   7.3 JOISTS: 7'-0" MAX
8. PROVIDE 40mm STUD OR FURRING CHANNEL SECURED BETWEEN STUDS FOR ATTACHMENT OF FIXTURES INCLUDING LAVATORY BASINS, GRAB BARS, TOWEL RAILS, ELECTRICAL BOXES, ETC.
9. TOUCH UP WELDS WITH ZINC RICH PRIMER.
10. COMPONENTS SHALL BE GALVANIZED AT LOCATIONS EXPOSED TO WEATHER.
11. ALL CONNECTIONS SHALL BE SCREWED OR WELDED. POWDER DRIVEN FASTENERS ARE NOT ACCEPTABLE FOR ANY STRUCTURAL APPLICATION.
12. MEMBER WEB OPENINGS SHALL BE POSITIONED MINIMUM 10" FROM CONNECTIONS.
13. AT WALL LOCATIONS WHERE MULTIPLE STUDS ARE REQUIRED TO SUPPORT VERTICAL LOADS, A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO SUPPORT THOSE LOADS THROUGH THE STRUCTURE INCLUSIVE OF THE FLOOR SYSTEM TO THE FOUNDATIONS. THIS MAY BE ACCOMPLISHED THROUGH THE USE OF BEAMS, HEADERS, BLOCKING, STIFFENERS OR OTHER APPROPRIATE MEANS BASED ON LOCATION AND DETAILING CONSIDERATIONS.
14. UNLESS NOTED OTHERWISE, OSB OR PLYWOOD SHEATHING SHALL BE ATTACHED TO LIGHT GAGE FRAMING USING #10 TEK SCREWS @ 16" C/C. THE SCREWS SHALL BE OF SUFFICIENT LENGTH TO PENETRATE THROUGH THE COLD-FORMED STEEL FRAMING MEMBER BY AT LEAST (3) EXPOSED THREADS. ALL SCREWS SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 WHEN SHEATHING IS PRESSURE TREATED OR FIRE RETARDANT TREATED.

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



SHOP DRAWINGS:
1. SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL WORK AND ANY WORK AFFECTING THE STRUCTURE TO THE ENGINEER TO OBTAIN APPROVAL PRIOR TO PROCEEDING T0 FABRICATION
2. EACH OF THE FOLLOWING SHOP DRAWINGS MUST BEAR THE SIGNATURE OF A QUALIFIED ENGINEER LICENSED IN THE PROVINCE OF ONTARIO:
   2.1 DRAWINGS FOR TEMPORARY WORK
   2.2 DRAWINGS FOR ANY STRUCTURAL STEEL CONNECTIONS DESIGNED BY THE CONTRACTORS SUPPLIERS
   2.3 FLOOR AND TRUSS ENGINEERING DRAWINGS
   2.4 REBAR SHOP DRAWINGS
   2.5 PRE-ENGINEERING BUILDING SHOP DRAWINGS
3. EVERY SHOP DRAWING AND BAR LIST MUST BE CHECKED IN THE DETAILING OFFICE BEFORE BEING ISSUED FOR REVIEW BY THE CONSULTANT. SHEETS THAT ARE NOT SIGNED BY A CHECKER WILL NOT BE REVIEWED.

BUILDING STRUCTURE DESIGN MATRIX

GRAVITY LOADS:				IMPORTANCE FACTORS:		
REFERENCE CITY:		OTTAWA, ONTARIO		SNOW:		Is = 1.0 (ULS) , 0.9 (SLS)
DEAD LOAD:		0.75 kPa		WIND:		Iw = 1.0 (ULS) , 0.75 (SLS)
LIVE LOAD:	REDUCED PER CLAUSE 4.1.5.8	YES ☐	NO ■	DEFLECTION CRITERIA:		
	FLOOR:	1.9 kPa		LIVE:	JOISTS:	L / 480
	DECKS & BALCONIES	2.75 kPa			BEAMS:	L / 360
	CORR. / STAIRWAYS	4.8 kPa		TOTAL:		L / 240
ROOF:	LIVE LOAD:	0.5 kPa				
	DEAD LOAD:	0.75 kPa				
	SNOW:	Ss = 2.2 kPa	Sr = 0.4 kPa			
		PLUS SNOW DRIFT SEE PLANS				

LATERAL DESIGN LOADS:

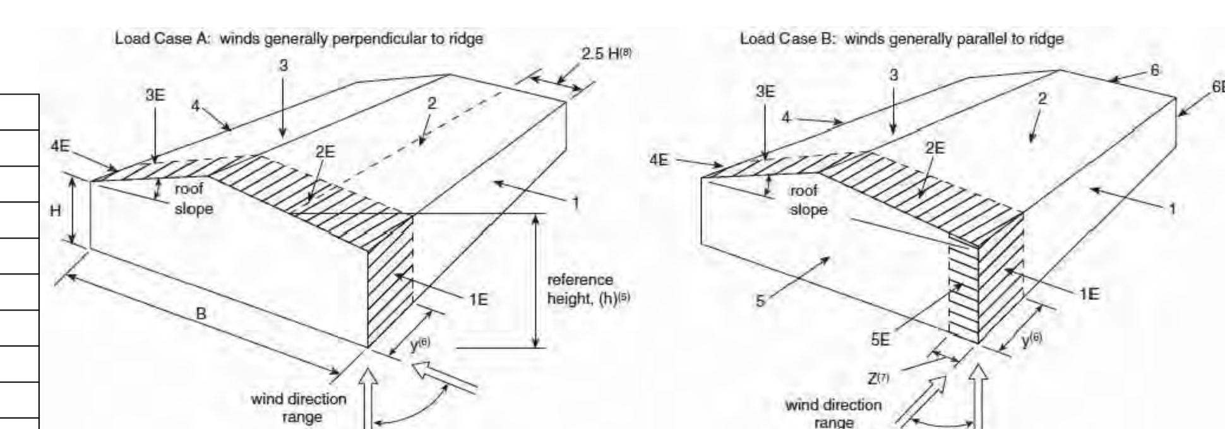
P = Iw * q * Ce * Ct * Cg * Cp
P = 0.343 CgCp

$q_{\frac{1}{50}}$ (STRENGTH): 0.41 kPa
Ce: 1.01
Ct: 1.0

$q_{\frac{1}{10}}$ (DEFLECTION): 0.27kPa

EXTERNAL WIND PRESSURE COEFFICIENTS

SIDE	LOAD CASE A CpCg	LOAD CASE B CpCg
1E	1.05	- 0.85
1E	1.3	- 1.3
4	- 0.7	- 0.85
4E	- 0.9	- 0.9
5		0.75
5E		1.15
6		- 0.19
6E		- 0.27



SEISMIC DESIGN CRITERIA, 2015 NBC		REFERENCE
PROJECT LOCATION:	OTTAWA, ONTARIO	-
SEISMIC DATA:	Sa (0.2) = 0.401 S (0.2) = 0.4 Sa (0.5) = 0.218 S (0.5) = 0.22 Sa (1.0) = 0.110 S (1.0) = 0.11 Sa (2.0) = 0.053 S (2.0) = 0.05 Sa (5.0) = 0.014 S (5.0) = 0.01 Sa (10.0) = 0.0052 S (10.0) = 0.01 PGA = 0.032	SOURCE: CANADIAN HAZARDS INFORMATION SERVICE. REFER TO GEOTECHNICAL REPORT.
SITE CLASS:	CLASS C ASSUMED. TBC BY GEOTECH REPORT	SOURCE REPORT: N/A
IMPORTANCE FACTOR:	NORMAL Ie = 1.0 (ULS)	CLAUSE 4.1.8.5. TABLE 4.1.8.5.
Fa = F(0.2) Fv = F(1.0)	1 1	CLAUSE 4.1.8.4.6.
Fs	1.6	TABLE 4.8.1.1.2 OBC
SYSTEM RESTRICTIONS	YES ☐ NO ■	TABLE 4.1.8.9. OBC
EMPIRICAL FUNDAMENTAL PERIOD DESIGN FUNDAMENTAL PERIOD	NS: Ta = 0.24s EW: Ta=0.24s	CLAUSE 4.8.11.3.(d) OBC
IRREGULARITY REVIEW		
(1) VERTICAL STIFFNESS	YES ☐ NO ■	TABLE 4.1.8.6.
(2) MASS IRREGULARITY	YES ☐ NO ■	
(3) VERTICAL GEOMETRY IRREGULARITY	YES ☐ NO ■	
(4) INPLANE DISCONTINUITY IN V.L.F.R.E.	YES ☐ NO ■	
(5) OUT OF PLANE OFFSETS	YES ☐ NO ■	
(6) WEAK STOREY	YES ☐ NO ■	
(7) TORSIONAL SENSITIVITY	YES ☐ NO ■	
(8) NON-ORTHOGANAL	YES ☐ NO ■	
STRUCTURAL CONFIGURATION	REGULAR	CLAUSE 4.1.8.6.
METHOD OF ANALYSIS	EQUIVALENT STATIC FORCE PROCEDURE	CLAUSE 4.1.8.7.(c)
TORSIONAL ECCENTRICITY	+- 0.10 Dnx B <= 1.7	CLAUSE 4.1.8.11.(10a)
SEISMIC FORCE RESISTING SYSTEM: NORTH-SOUTH DIRECTION	NAILED SHEAR WALLS: WOOD-BASED PANEL Rd= 3.0 Ro= 1.7 RdRo= 5.1	TABLE 4.1.8.9. CSA S16-01 CLAUSE 27.4.
SEISMIC FORCE RESISTING SYSTEM: EAST-WEST DIRECTION	NAILED SHEAR WALLS: WOOD-BASED PANEL Rd= 3.0 Ro= 1.7 RdRo= 5.1	TABLE 4.1.8.9. CSA S16-09 CLAUSE 27.6. CLAUSE 4.6.5.
SFRS DIAPHRAGM & CONNECTIONS:	WOOD DECK PANEL DESIGNED TO YIELD.	OBC 4.1.8.15.
FOUNDATION SFRS	Rd = 1.0, Ro = 1.0	OBC 4.1.8.16.
MAXUMUM SFRS HEIGHT: NL	Fa (0.2) = 1.0 Fa (2.0) = 1.0 Fa (0.5) = 1.0 Fa (5.0) = 1.0 Fa (1.0) = 1.0 Fa (10.0) = 1.0 PGA = 0.206	TABLE 4.1.8.9.
HIGHER MODE FACTOR	Mv = 1.0	TABLE 4.1.8.11.
BASE OVERTURNING REDUCTION FACTOR	J = 1.0	TABLE 4.1.8.11.
BASE SHEAR: NORTH-SOUTH DIRECTION	V = 0.030W	TABLE 4.1.8.11.
BASE SHEAR: EAST-WEST DIRECTION	V = 0.030W	TABLE 4.1.8.11.

CONCRETE TABLE

	30 DAY STR.	SLUMP	CLASS OF EXP
NON-FROST PROTECTED FOOTING	35 MPa	76 mm	N
FOOTINGS	25 MPa	76 mm	N
FOUNDATION WALLS	25 MPa	76 mm	F-2
INTERIOR SLAB ON GRADE	25 MPa	76 mm	N
EXTERIOR SLAB ON GRADE	35 MPa	76 mm	C-2
STRUCTURAL SLABS	30 MPa	76 mm	N

REINFORCING BAR LAP LENGTH TABLE

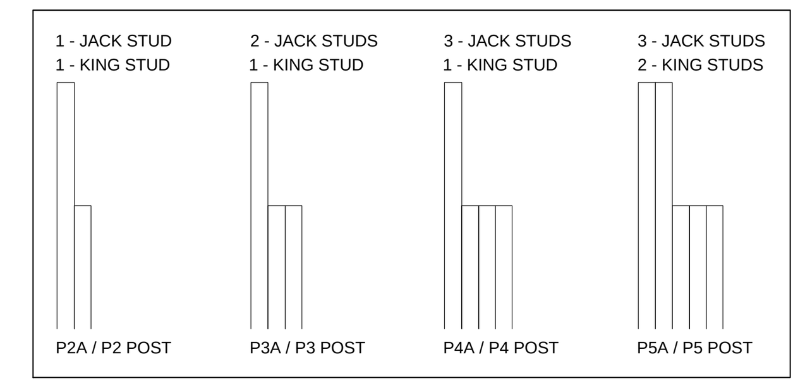
CONCRETE STR. (MPa)	REINFORCING BAR LAP LENGTH (mm)					
	10M	15M	20M	25M	30M	35M
20	475	700	850	1335	1575	1875
25	425	600	750	1200	1400	1675
30	400	550	675	1100	1275	1525
35	375	525	625	1000	1200	1425
40	350	475	600	950	1125	1325

CONCRETE SCHEDULE

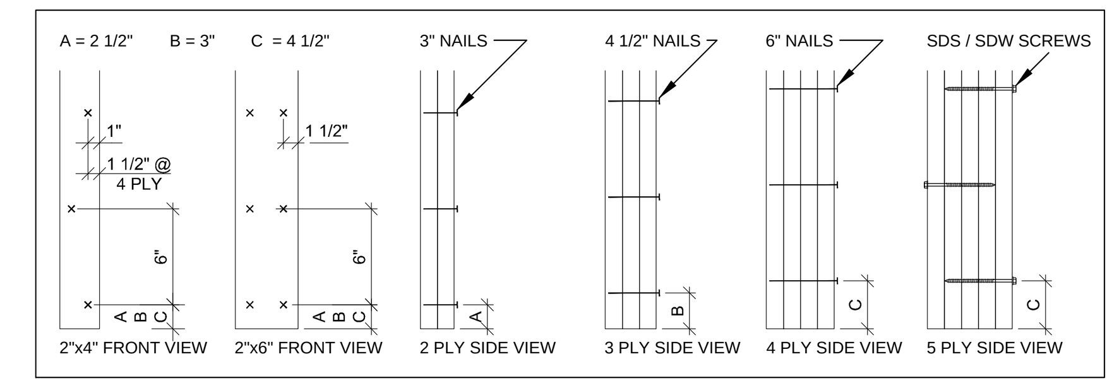
TYPE	DESCRIPTION
WF1	24" WIDE x 10" DEEP C/W 3-15M CONTINUOUS BARS, KEY & 15M DOWELS @24" O.C. MAX.
WF2	30" WIDE x 10" DEEP C/W 3-15M CONTINUOUS BARS, KEY & 15M DOWELS @24" O.C. MAX.

WOOD POST SCHEDULE

TYPE	DESCRIPTION
P2A	(2) - 2" x 4"
P2	(2) - 2" x 6"
P3A	(3) - 2" x 4"
P3	(3) - 2" x 6"
P4A	(4) - 2" x 4"
P4	(4) - 2" x 6"
P5A	(5) - 2" x 4"
P5	(5) - 2" x 6"
NOTE:	1. POSTS MUST EXTEND TO T/O BEAM BELOW OR T/O FOUNDATION WALL 2. SEE DETAIL 1/A2 FOR LINTEL POST ASSEMBLY 3. SEE DETAIL 2/A2 FOR BUILT-UP COLUMN NAILING SCHEDULE



1 LINTEL POST ASSEMBLY
SCALE: NTS



2 BUILT-UP COLUMN NAILING SCHEDULE
SCALE: NTS

WOOD BEARING WALL SCHEDULE

TYPE	DESCRIPTION
W1	2" x 6" @ 16" O.C. MAX. SPF 1/2
W2	2" x 6" @ 12" O.C. MAX. SPF 1/2
W3	2" x 6" @ 8" O.C. MAX. SPF 1/2
NOTE:	ALL WALLS ARE W1 UNLESS NOTED OTHERWISE.

WOOD BEAM SCHEDULE

TYPE	DESCRIPTION
WB1	(1) - 1 3/4" x 11 7/8" 2.0E LVL
WB2	(2) - 1 3/4" x 11 7/8" 2.0E LVL
WB3	(3) - 1 3/4" x 11 7/8" 2.0E LVL
WB4	(4) - 1 3/4" x 11 7/8" 2.0E LVL

WOOD LINTEL SCHEDULE

TYPE	DESCRIPTION
L1	(2) - 2" x 10" SPF 1/2
L2	(3) - 2" x 10" SPF 1/2
L3	(2) - 1 3/4" x 9 1/2" 2.0E LVL
L4	(3) - 1 3/4" x 9 1/2" 2.0E LVL
L5	(2) - 1 3/4" x 11 7/8" 2.0E LVL
L6	(3) - 1 3/4" x 11 7/8" 2.0E LVL

BRICK LOOSE STEEL LINTEL SCHEDULE

TYPE	MAX. OPG.	DESCRIPTION
BL1	5'-0"	3 1/2" x 3 1/2" x 5/16"
BL2	6'-0"	4" x 3 1/2" x 5/16"
BL3	8'-0"	5" x 3 1/2" x 5/16"
BL4	9-0"	5" x 3 1/2" x 3/8"
BL5	10'-0"	6" x 4" x 3/8"
BL6	12'-0"	8" x 4" x 1/2"
NOTE:	LINTELS TO BE HOT DIPPED GALVANIZED & MINIMUM 6" BEARING EACH END.	

STONE LOOSE STEEL LINTEL SCHEDULE

TYPE	MAX. OPG.	DESCRIPTION
SL1	5'-0"	5" x 3 1/2" x 5/16"
SL2	8'-0"	5" x 5" x 5/16"
SL3	9-0"	5" x 5" x 3/8"
SL4	10'-0"	5" x 5" x 1/2"
SL5	12'-0"	8" x 4" x 1/2"
NOTE:	LINTELS TO BE HOT DIPPED GALVANIZED & MINIMUM 6" BEARING EACH END.	

REBAR CONVERSION

#3	10M
#4	10M
#5	15M
#6	20M
#7	20M
#8	25M
#9	30M
#10	30M

ROOF SHEATHING FASTENING SCHEDULE

ZONE	NAILS	NAIL SPACING (INCHES)			2"x4" BLOCKING @ PANEL EDGES
		OUTER BOUNDARIES OF ZONE	PANEL EDGES	ELSEWHERE	
A	10d x 3"	3"	4"	12"	REQUIRED
B	10d x 3"	4"	6"	12"	REQUIRED
C	10d x 3"	3"	4"	12"	REQUIRED
D	10d x 3"	4"	6"	12"	REQUIRED

WALL SHEATHING FASTENING SCHEDULE

TYPE	FASTENERS	FASTENER SPACING (INCHES)		2"x4" BLOCKING @ PANEL EDGES	NOTE
		PANEL EDGES	ELSEWHERE		
1/2" PLYWOOD	8d (2 1/2") COMMON NAILS	4"	12"	REQUIRED	FOR SHEATHING ON STEEL STUD FRAMING, CENTRELINE OF SHEATHING TO BE CONTINUOUS OVER CENTRELINE OF RIM JOIST / FLOOR KNEE WALL AT FLOOR LEVELS.
5/8" PLYWOOD	8d (2 1/2") COMMON NAILS	4"	12"	REQUIRED	
1/2" DENSGLASS	1 1/2" LONG SCREWS MEETING ASTM C1002 OR C954	4"	12"	REQUIRED	
5/8" DENSGLASS	1 1/2" LONG SCREWS MEETING ASTM C1002 OR C954	4"	12"	REQUIRED	

STEEL STUD BEARING WALL SCHEDULE

TYPE	STUD SIZE	SPACING	BOTTOM TRACK	TOP TRACK	BRIDGING
SSW1	600S162-43 (50 KSI)	16" O.C. MAX.	600T125-43	600T125-43	18 GA. U-CHANNEL @48" C.C. C/W 18 GA. 2"x2"x4" CLIP ANGLE AT EACH STUD SECURED WITH 4 - #10 SCREWS OR MINIMUM 43 mil THICKNESS WELD. SEE DETAIL 2/A3.
SSW2	600S162-54 (50 KSI)	16" O.C. MAX.	600T125-54	600T125-54	18 GA. U-CHANNEL @48" C.C. C/W 18 GA. 2"x2"x4" CLIP ANGLE AT EACH STUD SECURED WITH 4 - #10 SCREWS OR MINIMUM 43 mil THICKNESS WELD. SEE DETAIL 2/A3.
SSW3	600S162-68 (50 KSI)	16" O.C. MAX.	600T125-68	600T125-68	18 GA. U-CHANNEL @48" C.C. C/W 18 GA. 2"x2"x4" CLIP ANGLE AT EACH STUD SECURED WITH 4 - #10 SCREWS OR MINIMUM 43 mil THICKNESS WELD. SEE DETAIL 2/A3.

NOTE:
1. FASTEN STEEL STUD TOP & BOTTOM TRACKS TO 2"x6" WOOD PLATES WITH 2 ROWS #12 SCREWS @ 16" O.C. MAX. (TYPICAL)
2. TYPICAL LATERAL BRIDGING SPLICE USE (1) 12" LONG CRC INVERTED OVER CENTER OF SPLICE C/W 3 - #10 SCREWS ON EACH SIDE OF SPLICE.

STEEL STUD POST SCHEDULE

TYPE	STUD SIZE	SHAPE	VERTICAL SCREW FASTENER SPACING
SP2	2- 600S162-54 PLUS 2- 600T125-54		16" O.C. MAX. SEE DETAIL 1/A3
SP3	3- 600S162-54 PLUS 3- 600T125-54		16" O.C. MAX. SEE DETAIL 1/A3
SP4	4- 600S162-54 PLUS 4- 600T125-54		16" O.C. MAX. SEE DETAIL 1/A3

NOTE:
1. ROXUL BATT INSULATION TO BE PLACED IN CREATED VOIDS OF ALL STEEL STUD POSTS, OPENING LINTELS & SILLS PRIOR TO COMPLETION OF ELEMENTS.

ABBREVIATIONS

@	AT (SPACING c/c)	EL.	ELEVATION	MECH	MECHANIQUE	T	TOP
ARCH.	ARCHITECTURAL	ES	EACH SIDE	MIN.	MINIMUM	TLC	TOP LOWER LEVEL
B	BOTTOM	EW	EACH WAY	NFL	NEAR FACE	THULE	TOP UPPER LEVEL
BLL	BOTTOM LOWER LEVEL	FF	FAR FACE	NT	NOT TO SCALE	TOPIC	TOP OF PILE CAP
BUL	BOTTOM UPPER LEVEL	FJP	FLOOR JOIST PLAN	OF	OUTSIDE FACE	TYP.	TYPICAL
c/c	CENTRE TO CENTRE	GT	GIRDER TRUSS	PICO	PILE CUT-OFF	U/N	UNLESS OTHERWISE NOTED
℄	CENTRE LINE	H	HORIZONTAL	ℙ	PLATE	BUL	UPPER LAYER
CONT.	CONTINUOUS	IF	INSIDE FACE	SD	STEP DOWN FOOTING	U/S	UNDERSIDE
DJ	DOUBLE JOIST	LL	LOWER LAYER	MR	STANDARD GALVANIZED	V	VERTICAL
EA.	EACH	m	METERS		LADDER MASONRY		
EE.	EACH END	mm	MILLIMETERS		REINFORCEMENTS		
EF.	EACH FACE	MAX.	MAXIMUM	SW	SHEAR WALL		

P² concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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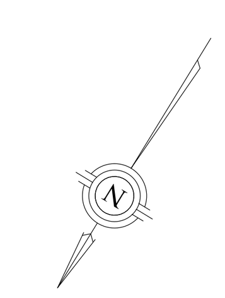
2	STRUCTURAL REVIEW	2021.09.01
1	CLIENT REVIEW	2021.08.20

SEAL:

NORTH:



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Name Signature BCIN

Registration Information
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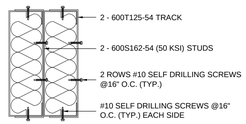
Firm Signature BCIN

MURRAY TRIPLEX
182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

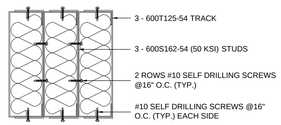
DRAWING:
STRUCTURAL NOTES
STRUCTURAL DETAILS

DATE:	AUGUST 2021	SHEET NO.: A2
SCALE:	AS NOTED	
DRAWN:	PK	
CHECKED:	PR	
JOB NO.	0416	

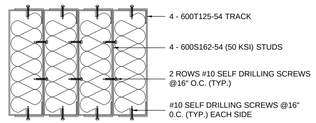
NOTE:
ROXUL BATT INSULATION TO BE PLACED IN CREATED VOIDS OF ALL STEEL STUD POSTS, OPENING LINTELS & OPENING SILLS PRIOR TO COMPLETION OF ELEMENTS.



SP2 - 2 PLY POST

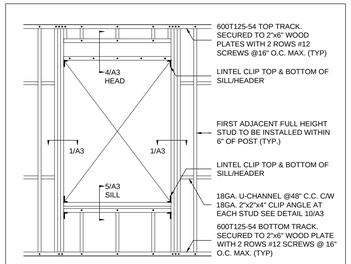


SP3 - 3 PLY POST

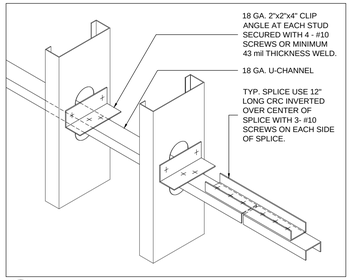


SP4 - 4 PLY POST

1 STEEL STUD OPENING POST DETAIL
SCALE: 3" = 1'-0"

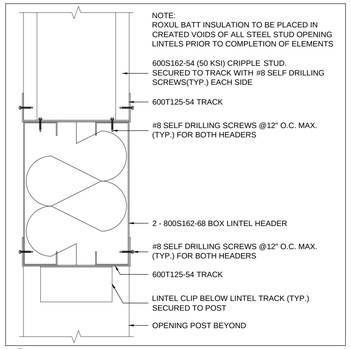


3 TYPICAL STEEL STUD FRAMING ELEVATION
SCALE: N.T.S.



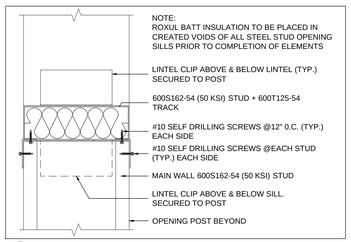
2 TYPICAL STEEL STUD BRIDGING DETAIL
SCALE: N.T.S.

NOTE:
ROXUL BATT INSULATION TO BE PLACED IN CREATED VOIDS OF ALL STEEL STUD OPENING LINTELS PRIOR TO COMPLETION OF ELEMENTS

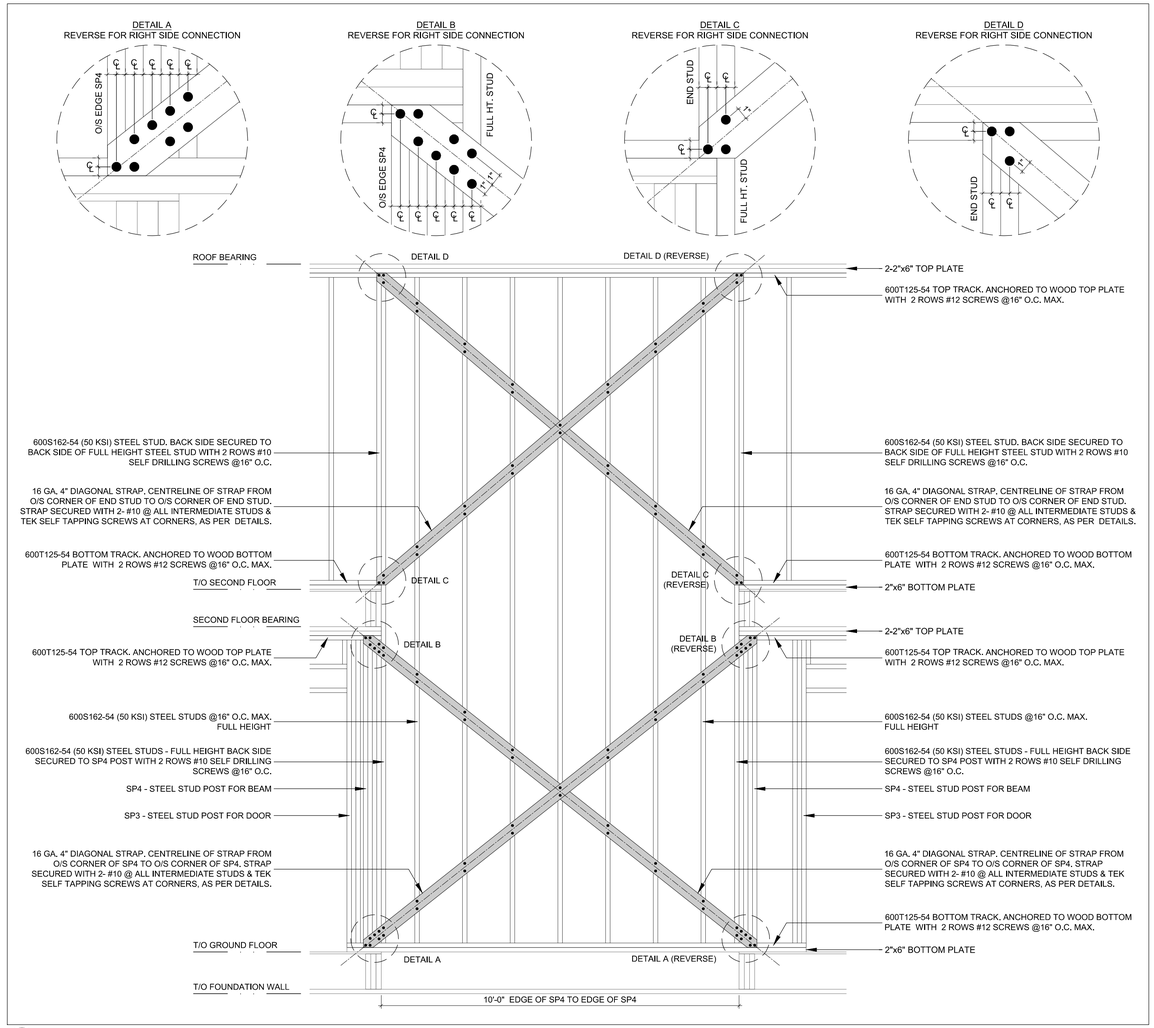


4 STEEL STUD OPENING LINTEL DETAIL
SCALE: 3" = 1'-0"

NOTE:
ROXUL BATT INSULATION TO BE PLACED IN CREATED VOIDS OF ALL STEEL STUD OPENING SILLS PRIOR TO COMPLETION OF ELEMENTS



5 STEEL STUD OPENING SILL DETAIL
SCALE: 3" = 1'-0"



6 STEEL STUD X-BRACING DETAIL
SCALE: 1/2" = 1'-0"

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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Firm | Signature | BCIN

MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

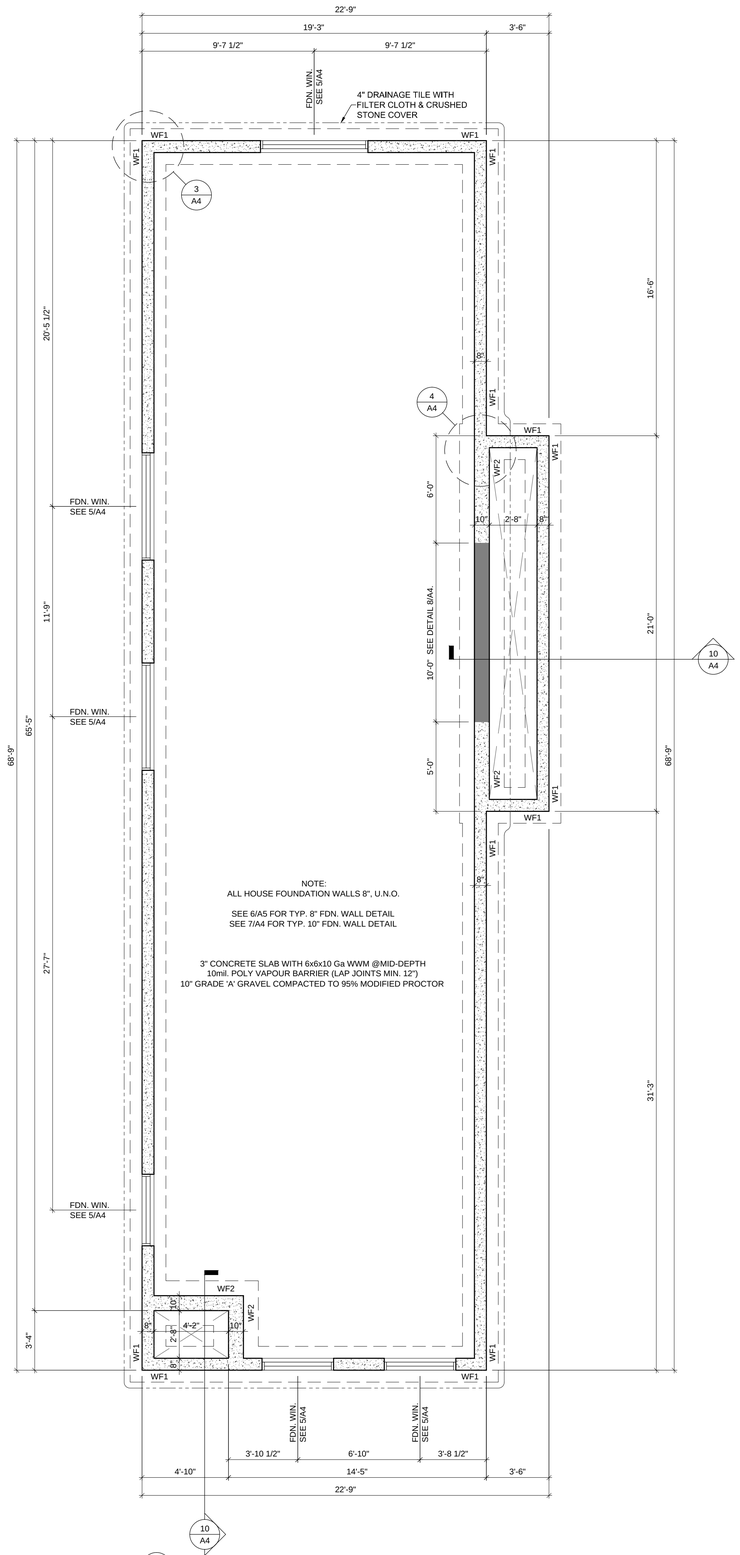
DRAWING:

STRUCTURAL DETAILS

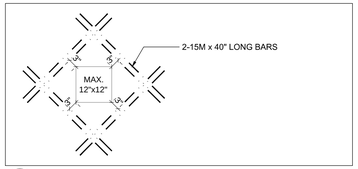
DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

SHEET NO.:

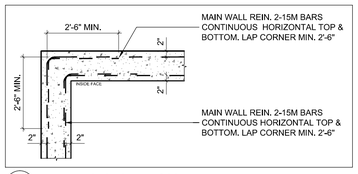
A3



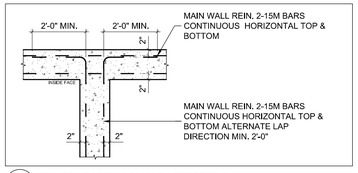
1 BASEMENT WALL & GROUND FLOOR FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



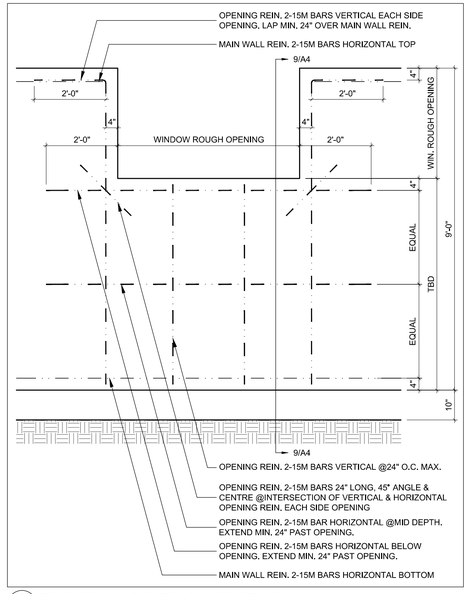
2 SLAB OPENING REINFORCING
SCALE: 1/2" = 1'-0"



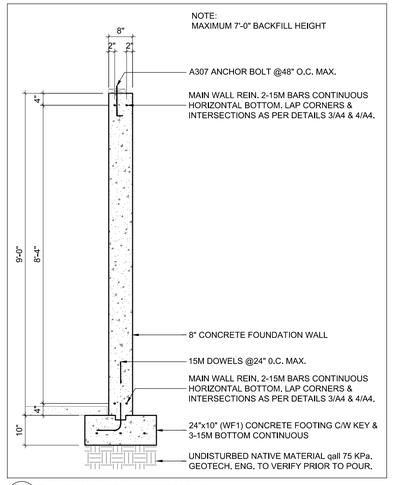
3 FDN. REINFORCING PLAN @CORNER
SCALE: 1/2" = 1'-0"



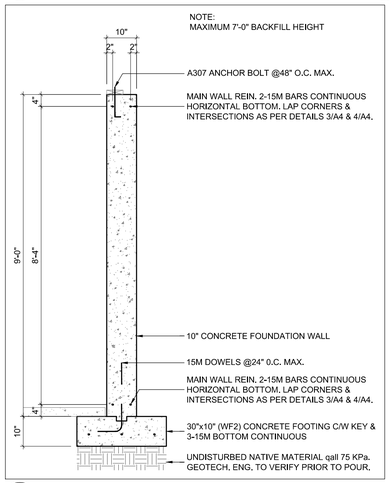
4 FDN. REINFORCING PLAN @INTERSECTION
SCALE: 1/2" = 1'-0"



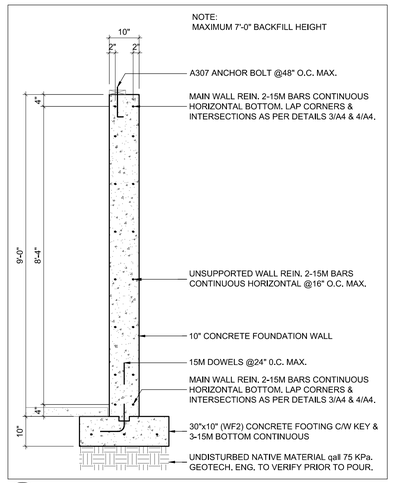
5 FOUNDATION WALL ELEVATION @WINDOW OPENING
SCALE: 1/2" = 1'-0"



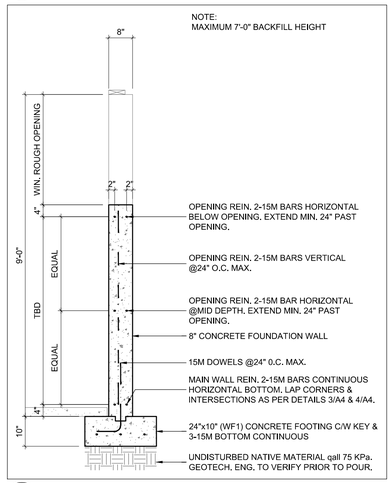
6 TYP. 8" FOUNDATION WALL SECTION
SCALE: 1/2" = 1'-0"



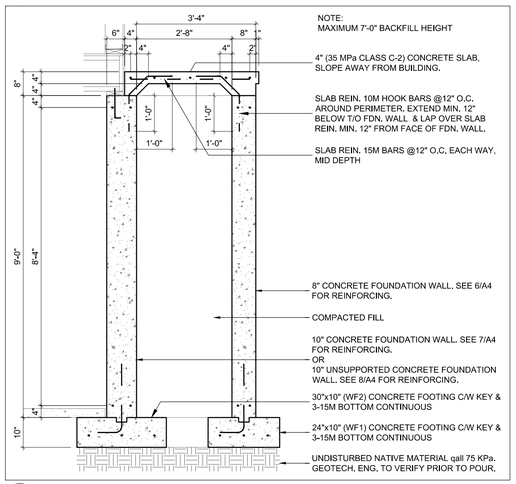
7 TYP. 10" FOUNDATION WALL SECTION
SCALE: 1/2" = 1'-0"



8 UNSUPPORTED FOUNDATION WALL SECTION
SCALE: 1/2" = 1'-0"



9 FOUNDATION WALL SECTION @WINDOW OPENING
SCALE: 1/2" = 1'-0"



10 ENTRY PORCH FOUNDATION WALL SECTION
SCALE: 1/2" = 1'-0"

P² concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

DRAWING:

FOUNDATION PLAN
FOUNDATION DETAILS

DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

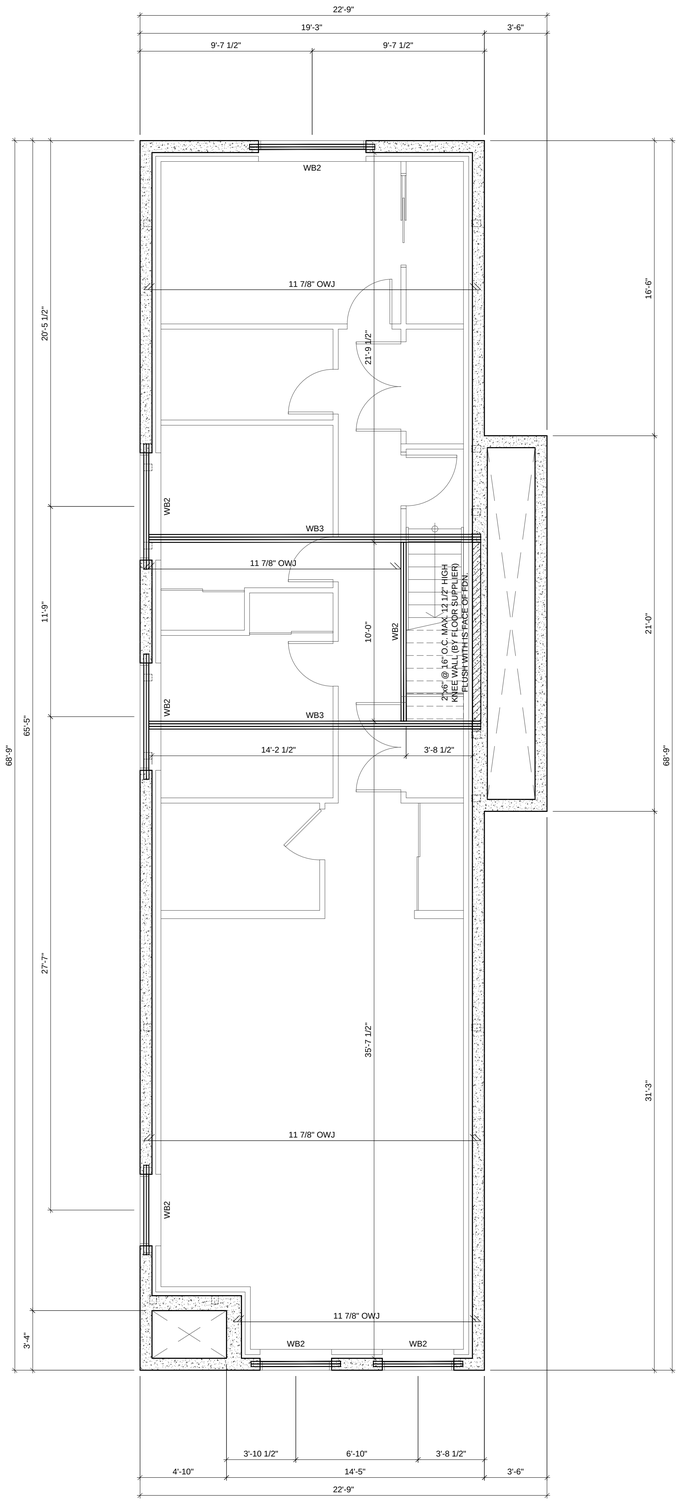
SHEET NO.:

A4

LEGEND

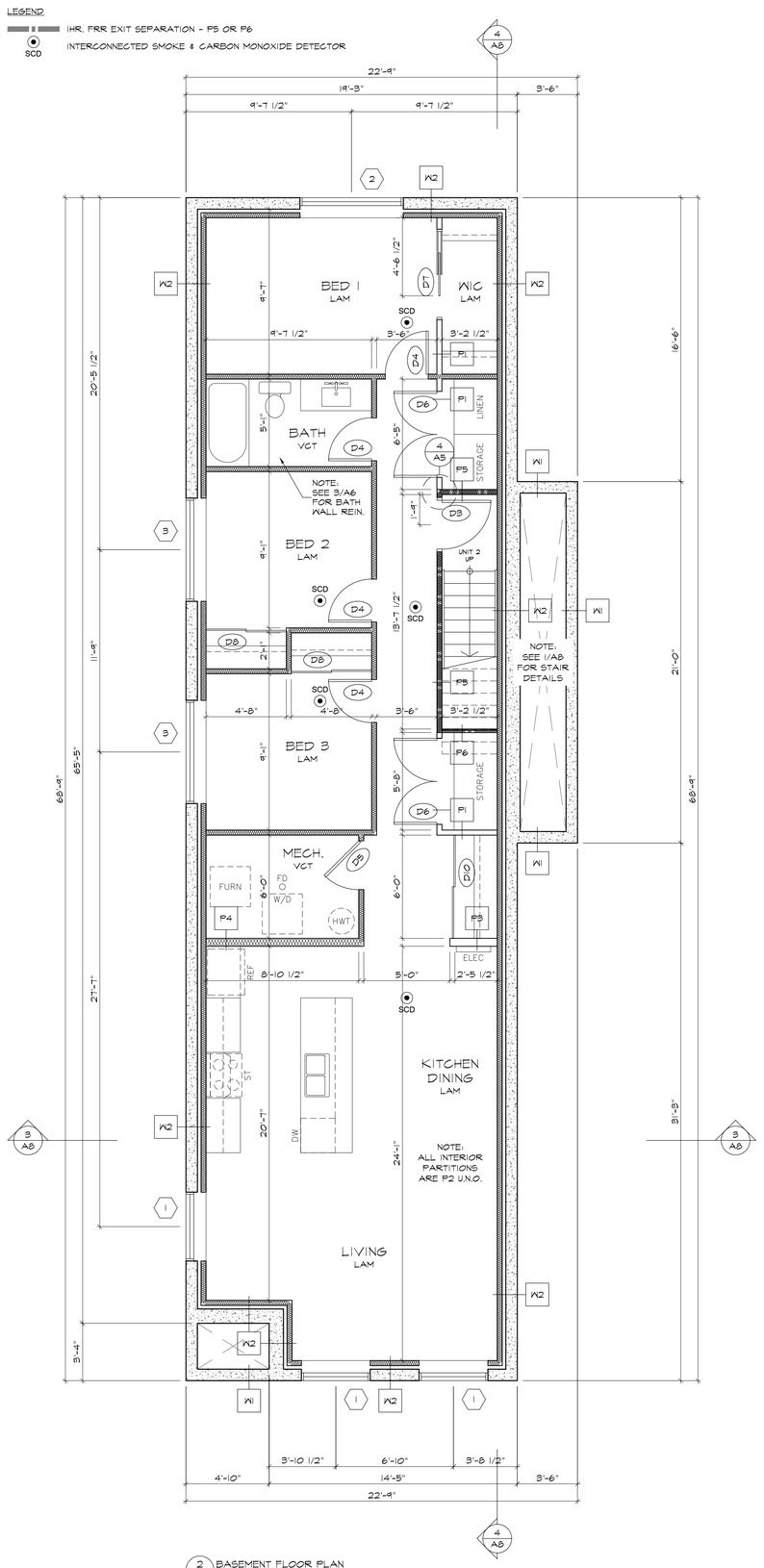
1HR. FRR EXIT SEPARATION - P5 OR P6

SCD — INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR



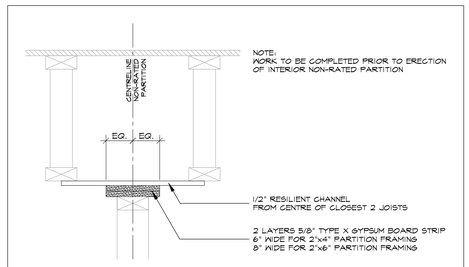
1 BASEMENT WALL & GROUND FLOOR FLOOR FRAMING PLAN

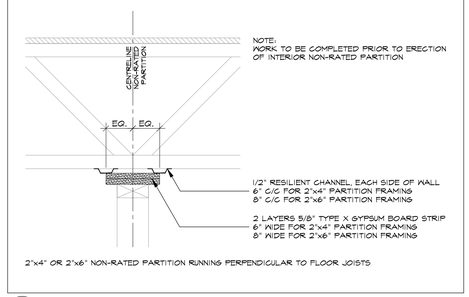
SCALE: 1/4" = 1'-0"



2 BASEMENT FLOOR PLAN

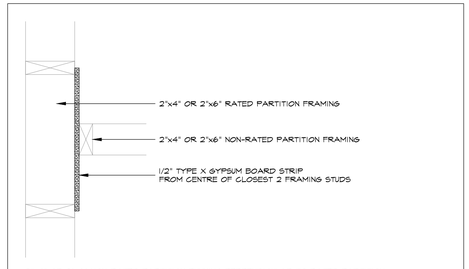
SCALE: 1/4" = 1'-0"

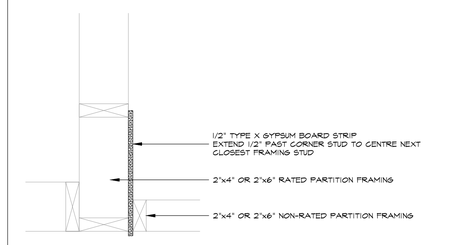




3 INTERSECTION OF NON-RATED WALL & RATED FLOOR SECTION DETAIL

SCALE: 1 1/2" = 1'-0"





4 INTERSECTION OF NON-RATED WALL & RATED WALL DETAILS

SCALE: 1 1/2" = 1'-0"

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

DRAWING:

BASEMENT FRAMING PLAN
BASMENT FLOOR PLAN

DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

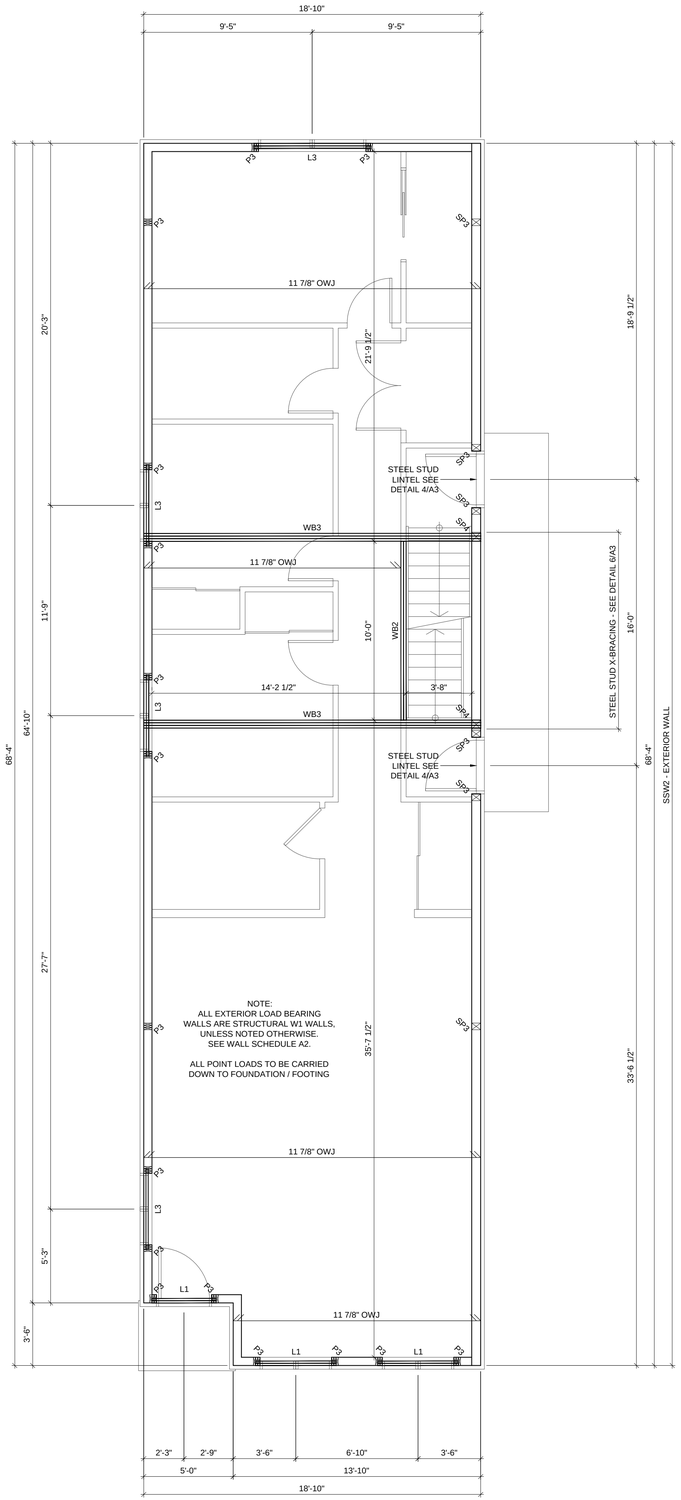
SHEET NO.:

A5

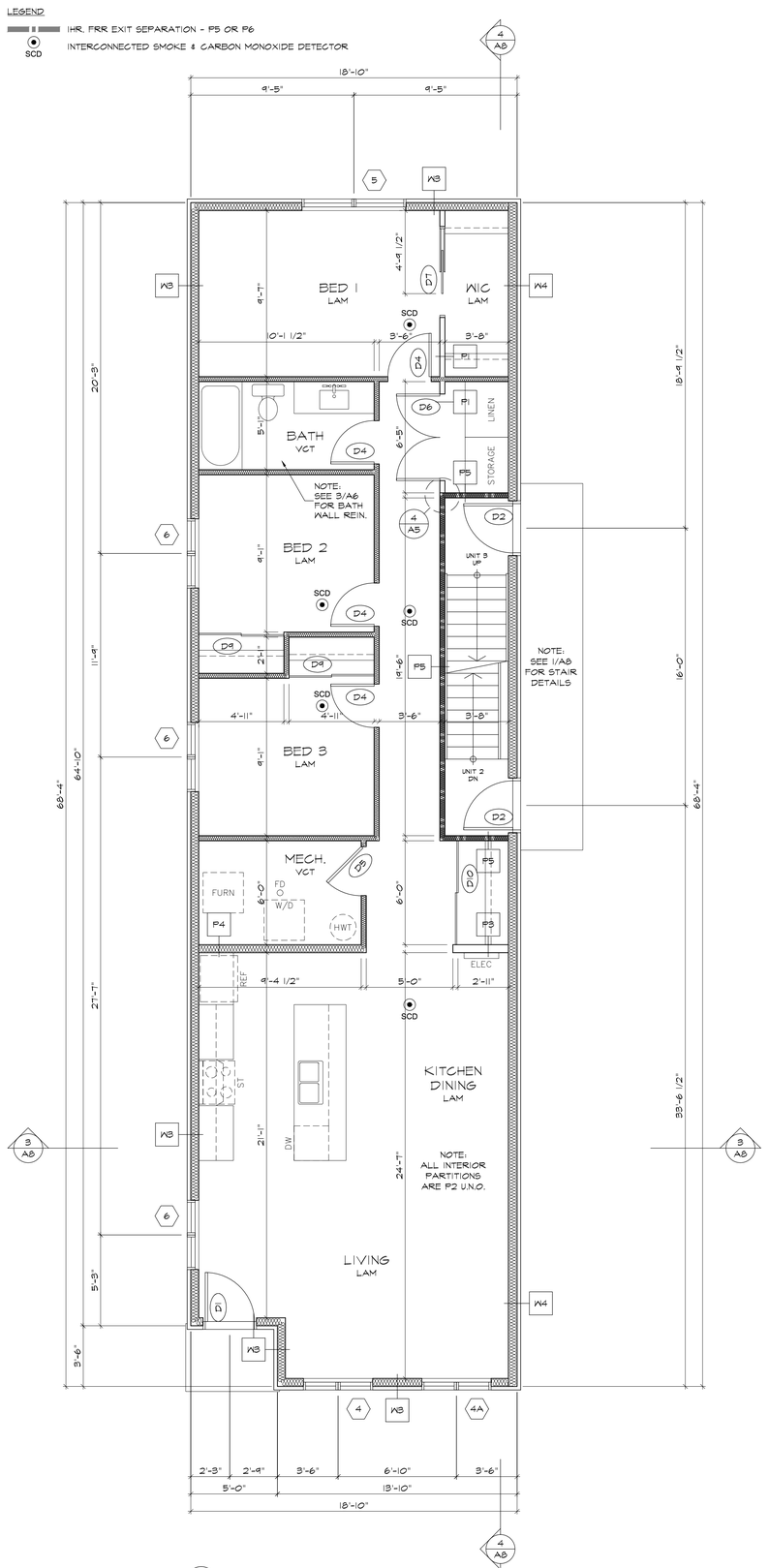
LEGEND

1HR. FRR EXIT SEPARATION - F5 OR F6

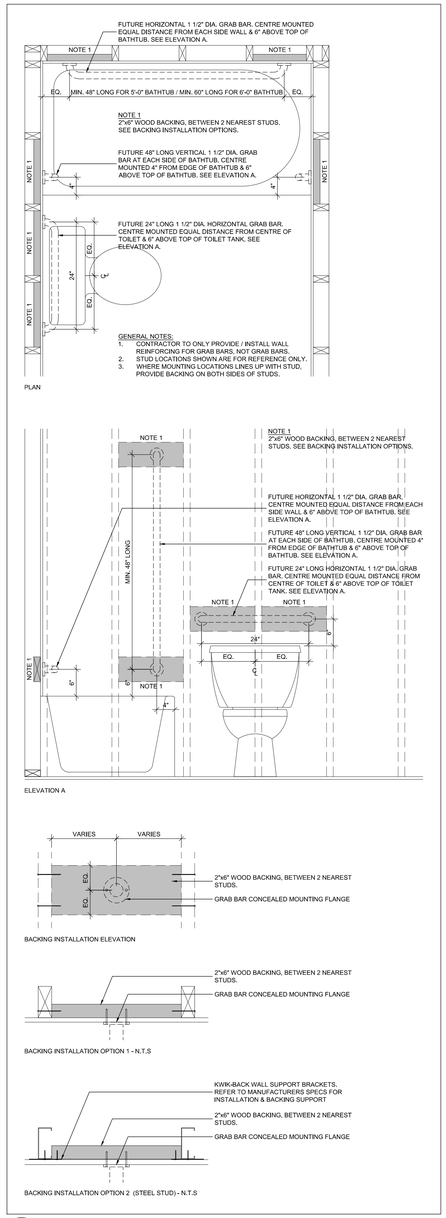
SCD — INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR



1 GROUND FLOOR WALL FRAMING & SECOND FLOOR FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 MAIN BATHROOM WALL REINFORCING FOR FUTURE GRAB BARS
SCALE: 3/4" = 1'-0"

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

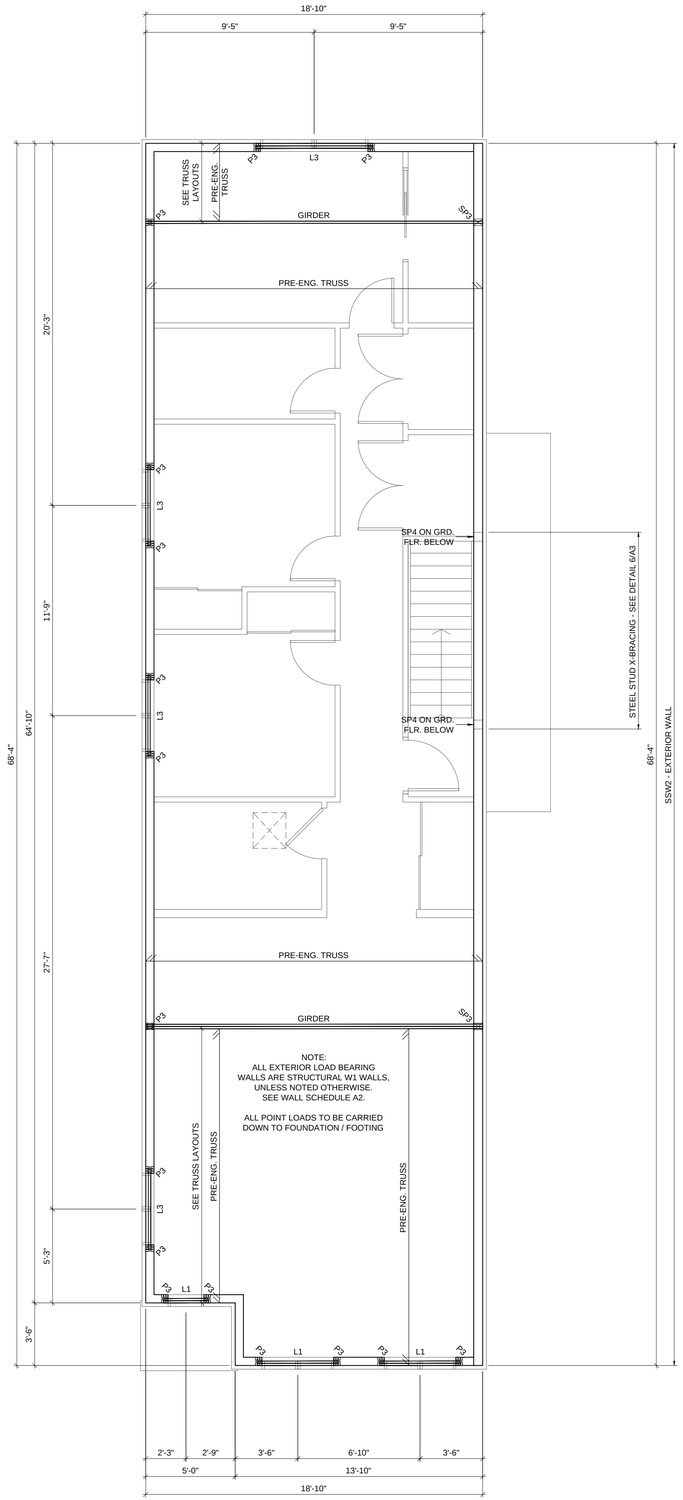
DRAWING:

GROUND FLOOR FRAMING PLAN
GROUND FLOOR PLAN

DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

SHEET NO.:

A6

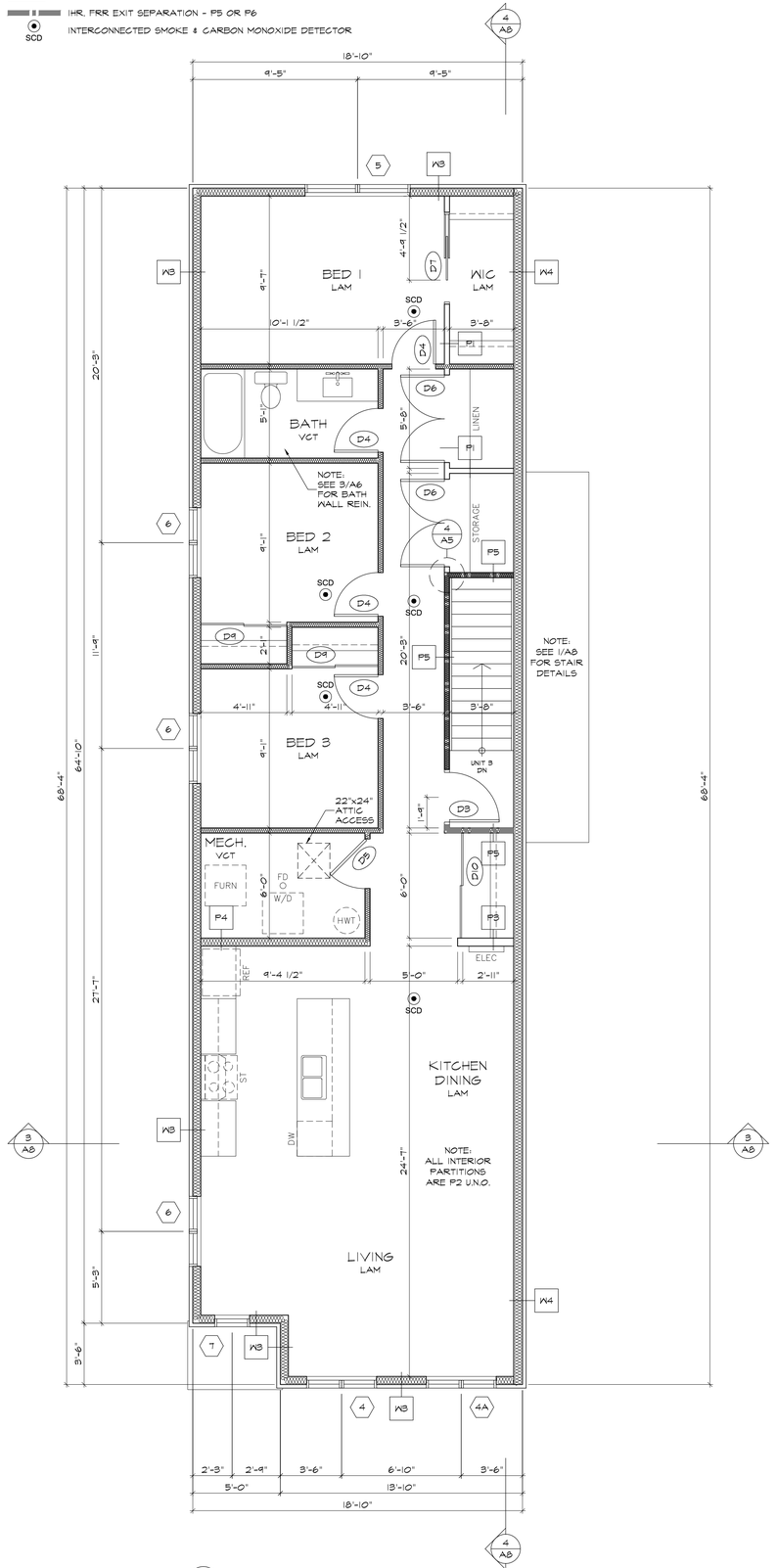


1 SECOND FLOOR WALL FRAMING & ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

1HR. FRR EXIT SEPARATION - F5 OR F6

SCD — INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOF LEGEND

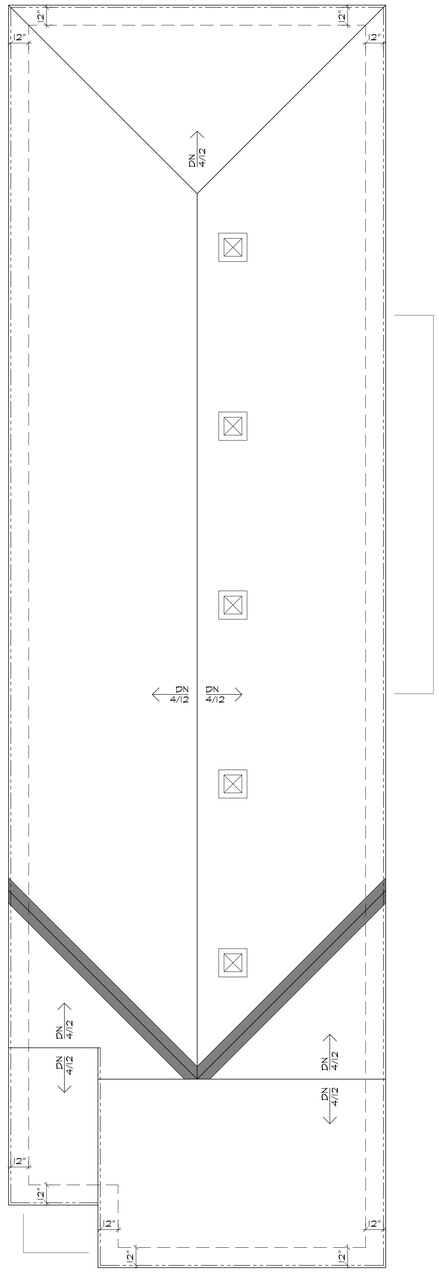
OUTSIDE FACE OF FRAMING

PRE-ENG TRUSS TAIL ENDS

MAXI VENTS COLOUR TO MATCH ROOFING. PROVIDE MIN. 1/300th CLEAR VENT AREA OF THE INSULATED CEILING AREA. MINIMUM 25% VENTING AREA THROUGH ROOF VENTS & MINIMUM 25% VENTING AREA AT SOFFIT.

PROVIDE 24" PRE-FINISHED METAL FLASHING (COLOUR TO MATCH ROOFING)

NOTE:
PROVIDE ICE & WATER SHIELD PROTECTION OVER ENTIRE ROOF



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

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
5	HERITAGE REVISIONS	2022.01.24
4	ISSUED FOR BUILDING PERMIT	2021.10.29
3	CONSULTANT REVIEW	2021.09.03
2	STRUCTURAL REVIEW	2021.09.01
1	CLIENT REVIEW	2021.08.20

SEAL:

NORTH:

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Name Signature BCIN

Registration Information
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Firm Signature BCIN

MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

DRAWING:

SECOND FLOOR FRAMING PLAN
SECOND FLOOR FRAMING PLAN
ROOF PLAN

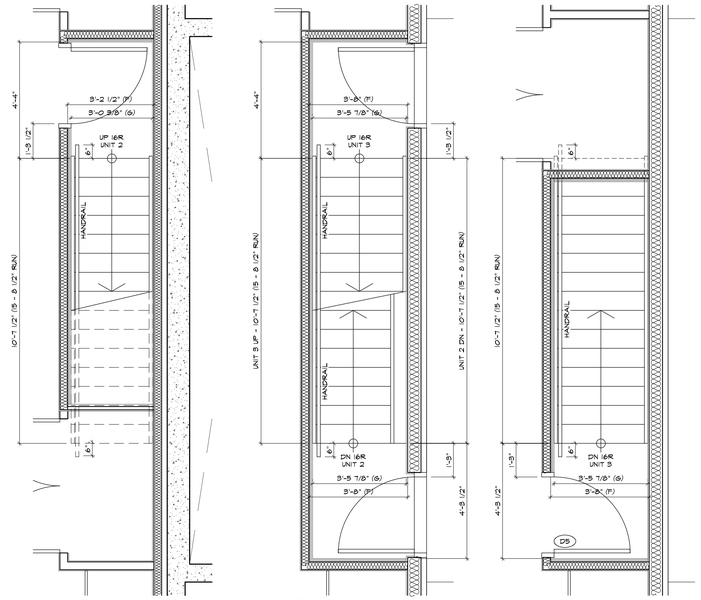
DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

SHEET NO.:

A7

ST1 - UNDERSIDE OF STAIR
FILL STAIR VOIDS WITH BATT INSULATION FROM U/S TREAD TO U/S STRINGER
1/2" RESILIENT METAL HAT CHANNEL @16" O.C. MAX.
5/8" TYPE X GYPSUM BOARD (TAPE & MUD)
5/8" TYPE X GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

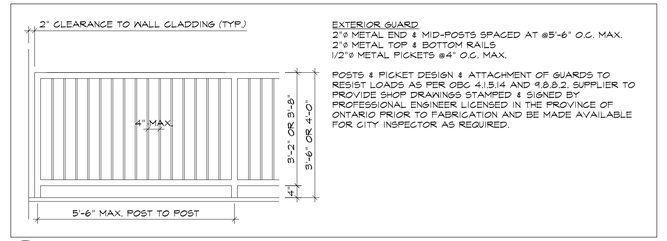
NOTE:
SEE 3/A8 FOR STAIR SECTIONS DETAILS.



	OBC REQUIREMENT (PRIVATE)		UNIT 2 INTERIOR STAIR	UNIT 3 INTERIOR STAIR
	MIN.	MAX.	BASEMENT TO GROUND FLR.	GROUND FLR. TO SECOND FLR.
VERTICAL TRAVEL HEIGHT	-	12'-1 11/16" (3700mm)	9'-11"	10'-1 5/8"
STAIR RISE	5" (125mm)	7 7/8" (200mm)	7.4375" (16 EQ.)	7.60563" (16 EQ.)
STAIR RUN	8 1/4" (210mm)	14" (355mm)	8 1/2"	8 1/2"
STAIR TREAD	9 1/4" (235mm)	14" (355mm)	9 1/2"	9 1/2"
STAIR WIDTH	2-9 7/8" (860mm)	-	3'-0 3/8"	3'-5 7/8"
LANDING WIDTH	STAIR WIDTH	-	3'-0 3/8"	3'-5 7/8"
LANDING DEPTH - BOTTOM	2-9 7/8" (860mm)	-	4'-4"	4'-4 1/2"
LANDING DEPTH - TOP	2-9 7/8" (860mm)	-	4'-3 1/2"	4'-3 1/2"
HEADROOM OVER STAIRS	6'-4 3/4" (1950mm)	-	> 7'-4"	> 7'-6"
HEADROOM OVER LANDING - BOTTOM	6'-4 3/4" (1950mm)	-	8'-8 3/4"	8'-11 3/8"
HEADROOM OVER LANDING - TOP	6'-4 3/4" (1950mm)		8'-11 3/8"	8'-11 7/8"
HANDRAIL HEIGHT	2'-10 1/16" (865mm)	3'-2" (965mm)	3'-0"	3'-0"
GUARD HEIGHT	2'-11 7/16" (900mm)	-	NA	NA
GUARD HEIGHT FOR EXIT STAIR	3'-0 1/4" (920mm)	-	NA	NA
OPENING ON GUARD	3 15/16" (100mm)	-	NA	
STAIR CONSTRUCTION			WOOD	WOOD

NOTE:
1. DESIGN & ATTACHMENT OF HANDRAILS TO RESIST LOADS AS PER OBC 9.8.7.
2. DESIGN & ATTACHMENT OF GUARDS TO RESIST LOADS AS PER OBC 9.8.8.
3. FOR UNIT 2 & 3 STAIR SECTIONS SEE 3/A9.

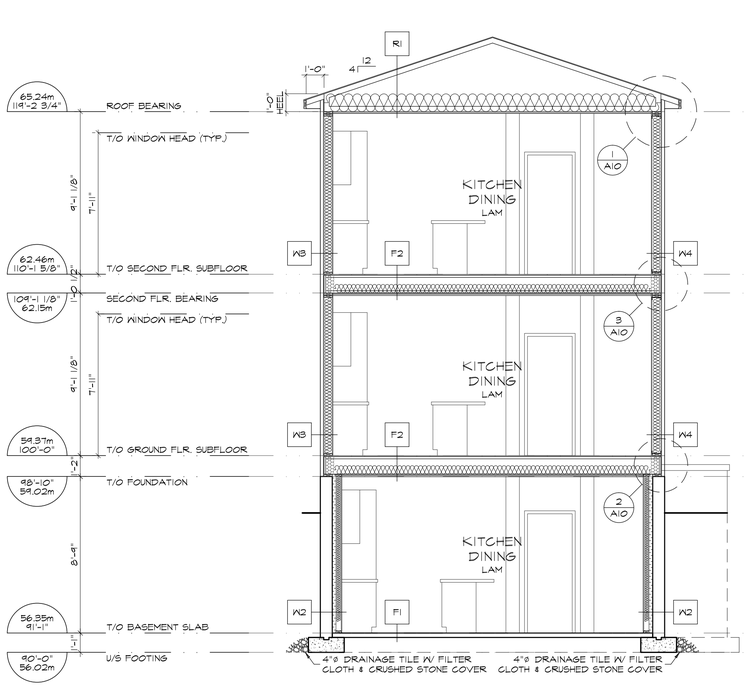
1 STAIR DETAILS
SCALE: 3/8" = 1'-0"



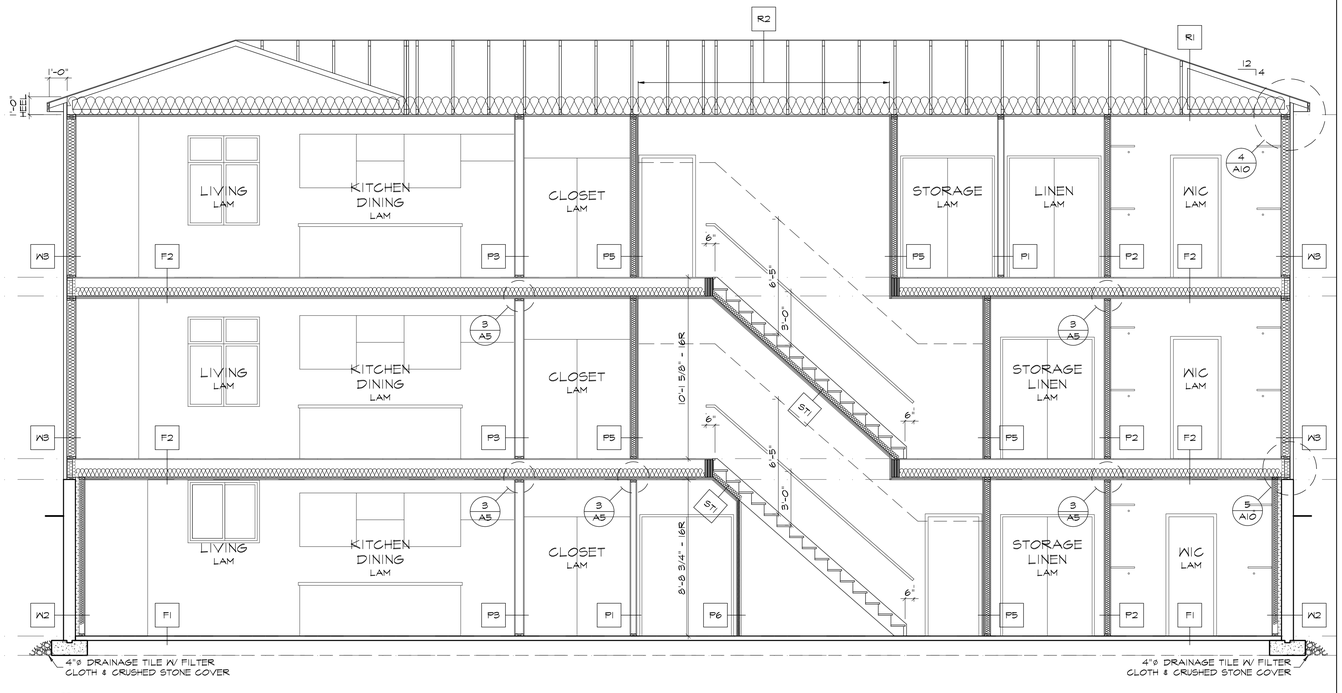
EXTERIOR GUARD
2"ø METAL END & MID-POSTS SPACED AT @5'-6" O.C. MAX.
2"ø METAL TOP & BOTTOM RAILS
1/2"ø METAL PICKETS @4" O.C. MAX.

POSTS & PICKET DESIGN & ATTACHMENT OF GUARDS TO RESIST LOADS AS PER OBC 4.1.5.14 AND 9.8.8.2. SUPPLIER TO PROVIDE SHOP DRAWINGS STAMPED & SIGNED BY PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO PRIOR TO FABRICATION AND BE MADE AVAILABLE FOR CITY INSPECTOR AS REQUIRED.

2 EXTERIOR GUARD DETAIL
SCALE: 1/2" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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Firm Signature BCIN

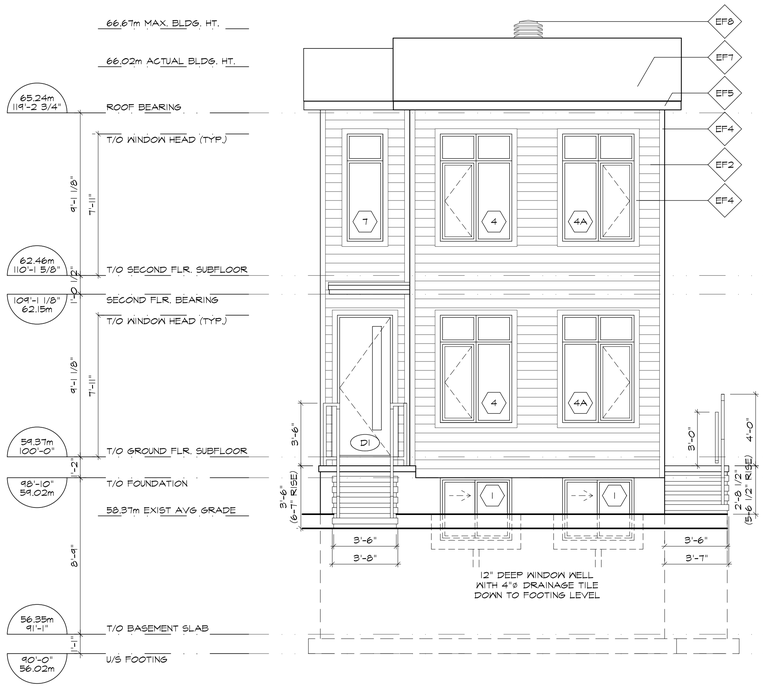
MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

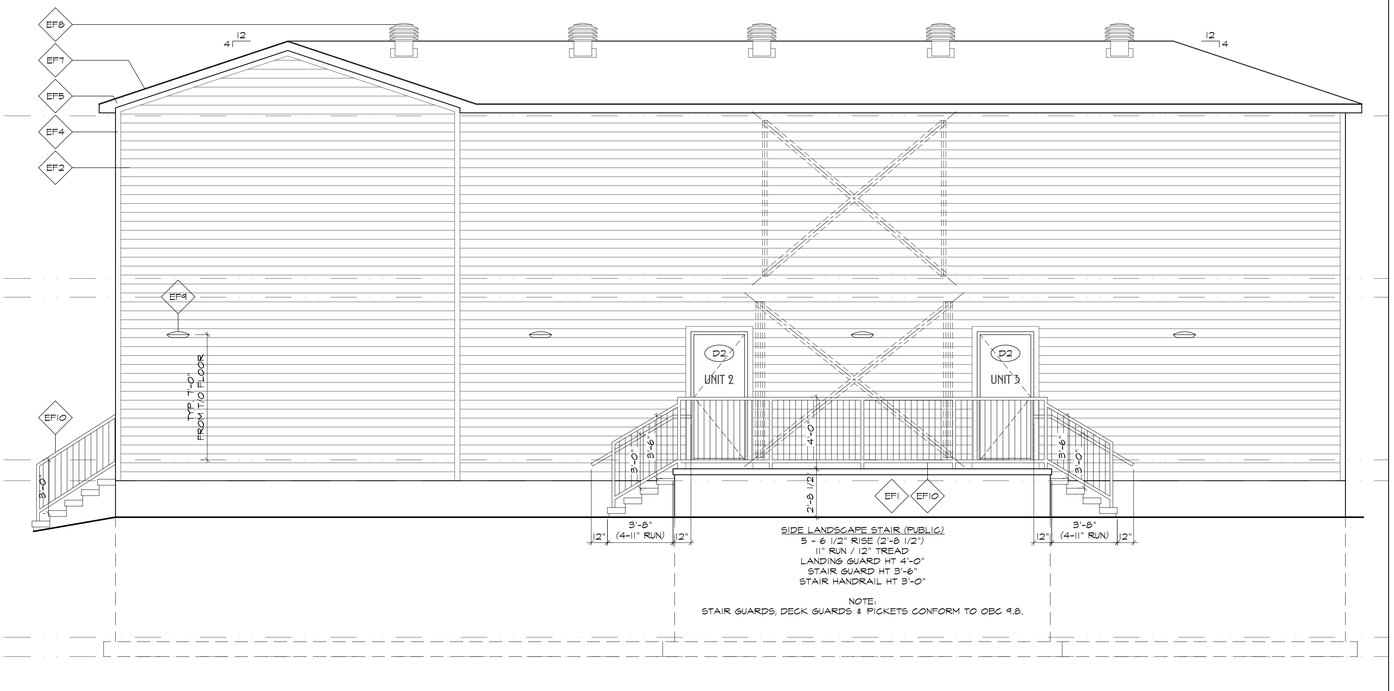
DRAWING:

STAIR DETAILS
BUILDING SECTIONS

DATE:	AUGUST 2021	SHEET NO.:
SCALE:	AS NOTED	A8
DRAWN:	PK	
CHECKED:	PR	
JOB NO.	0416	



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

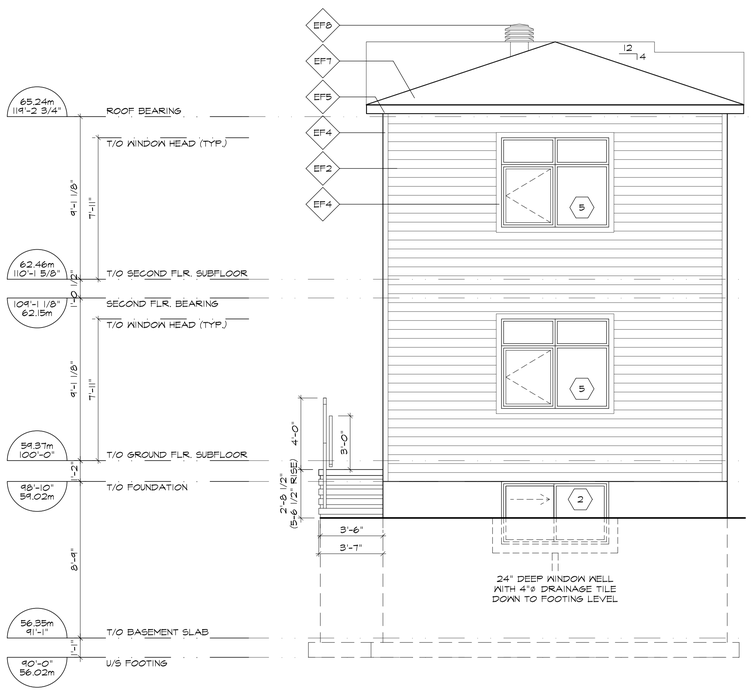


2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

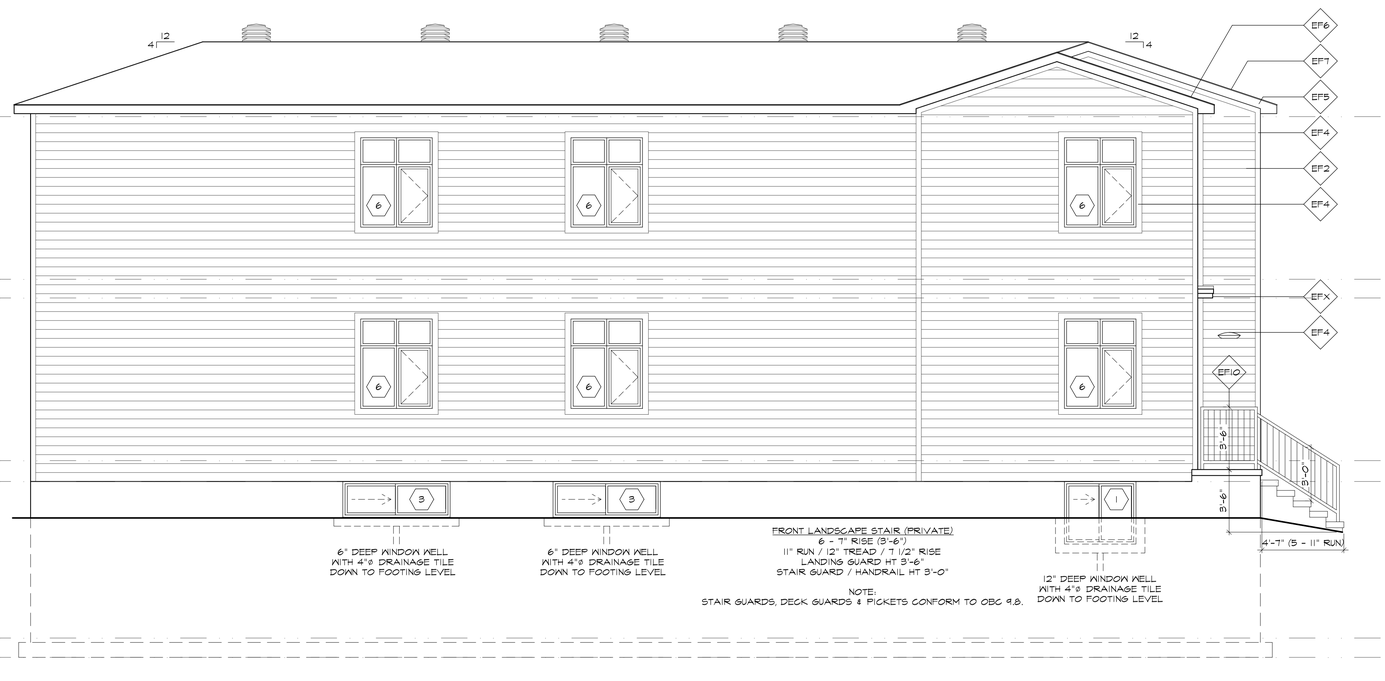
EXTERIOR FINISH LEGEND

- EF1 — CEMENT PARGING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
- EF2 — PRE-FINISHED HORIZONTAL SIDING
  JAMES HARDIE: HARDIEPLANK
  COLOUR: TBD
- EF3 — RESERVED
- EF4 — PRE-FINISHED 4" CORNER / WINDOW / DOOR TRIM
  JAMES HARDIE: HARDIETRIM 4/4 NTS SMOOTH
  COLOUR: TBD
- EF5 — PRE-FINISHED METAL SOFFIT & FASCIA.
  IDEAL ROOFING
  COLOUR: TBD
- EF6 — PRE-FINISHED METAL FLASHING AT ALL VALLEYS & ROOF TO WALL INTERSECTIONS
  IDEAL ROOFING
  COLOUR: TO BE MATCH ROOF CLADDING
- EF7 — MIN. 40 YEAR ASPHALT SHINGLES.
  IKO: TBD
  COLOUR: TBD
- EF8 — ROOF VENTS C/W BUG & BIRD SCREEN
  VENTILATION MAXIMUM: VMAX-301-12
  COLOUR: TBD
- EF9 — BUILDING EXTERIOR LIGHTING.
  MANUFACTURER: TBD
  COLOUR: TBD
- EF10 — PAINTED METAL GUARD, HANDRAIL & PICKETS. SEE DETAIL 2/A8.
  COLOUR: TBD
- EF11 — ENTRY CANOPY. SEE DETAIL A/AX.

NOTE:
ALL COLOUR & FINISH SELECTIONS TO BE COORDINATED, FINALIZED & APPROVED BY OWNER.



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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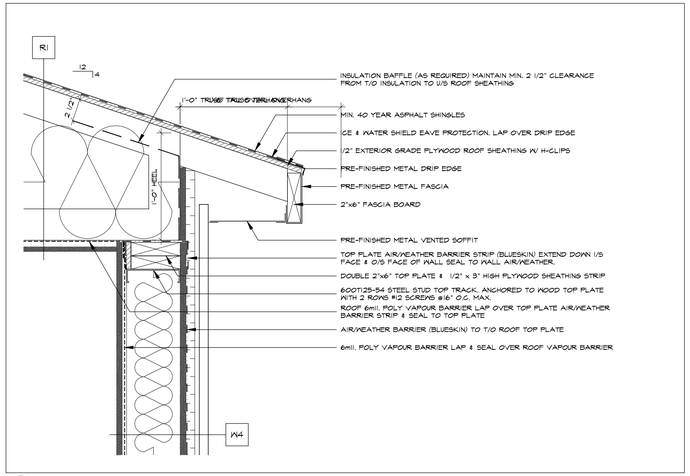
MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

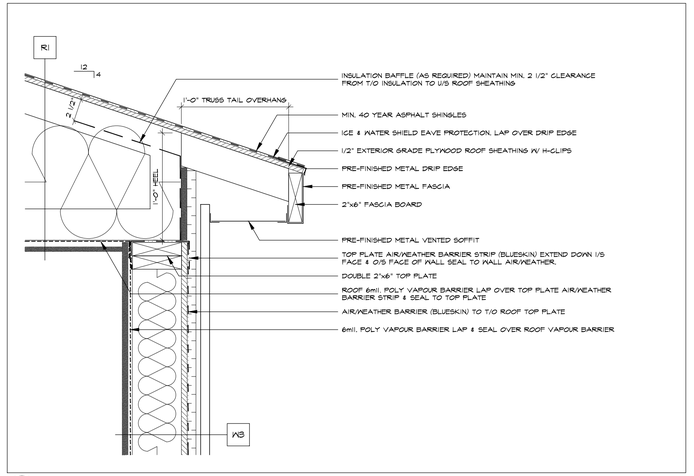
DRAWING:
ELEVATIONS

DATE:	AUGUST 2021
SCALE:	AS NOTED
DRAWN:	PK
CHECKED:	PR
JOB NO.	0416

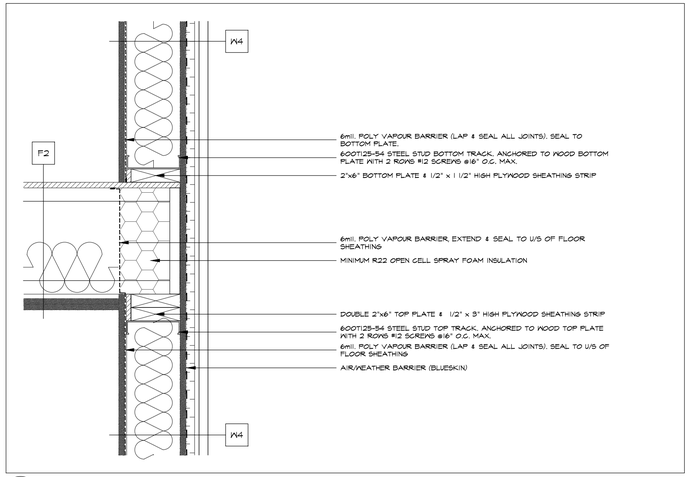
SHEET NO.:
A9



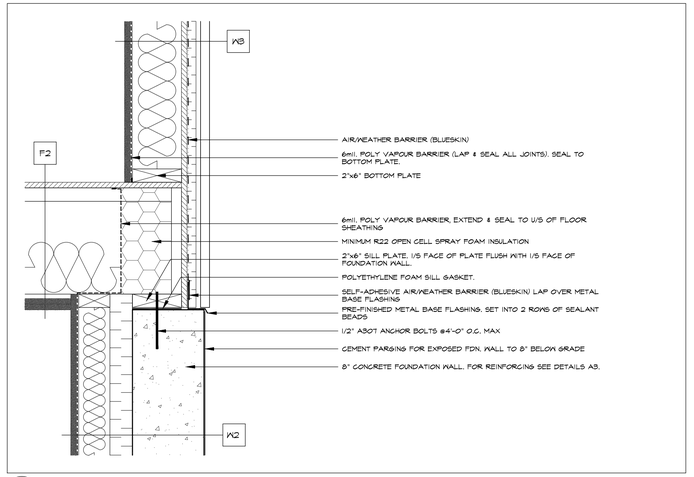
1 ROOF SECTION DETAIL WITH STEEL STUD WALL FRAMING
SCALE: 1 1/2" = 1'-0"



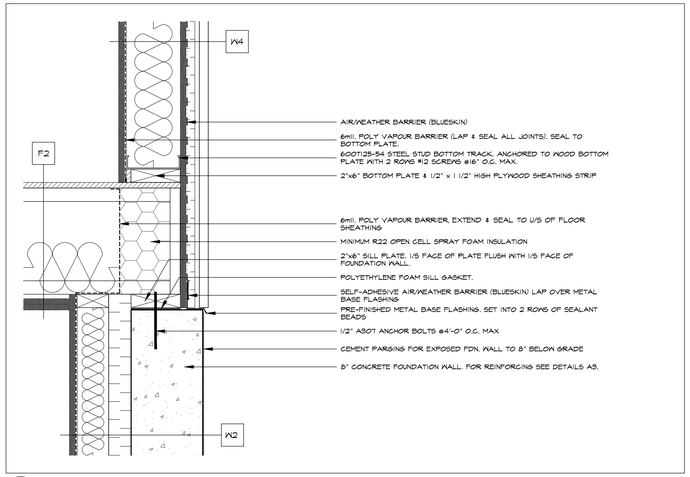
4 ROOF SECTION DETAIL WITH WOOD STUD WALL FRAMING
SCALE: 1 1/2" = 1'-0"



2 INTERMEDIATE FLOOR SECTION DETAIL WITH STEEL STUD WALL FRAMING
SCALE: 1 1/2" = 1'-0"



5 FOUNDATION SECTION DETAIL WITH WOOD STUD WALL FRAMING
SCALE: 1 1/2" = 1'-0"



3 FOUNDATION SECTION DETAIL WITH STEEL STUD WALL FRAMING
SCALE: 1 1/2" = 1'-0"

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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MURRAY TRIPLEX

182 MURRAY STREET
OTTAWA, ONTARIO, K1N 5M8

DRAWING:

ELEVATIONS

DATE:	AUGUST 2021	SHEET NO.:
SCALE:	AS NOTED	A9
DRAWN:	PK	
CHECKED:	PR	
JOB NO.	0416	

APPENDIX B:

HERITAGE SURVEY AND EVALUATION FORMS

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD : 4300 Murray 182
HERITAGE DISTRICT FILE NO.
PD :

Municipal Address: 182 Murray
Building Name:
Legal Description: **Lot:** 25 **Block:** 65 (54/22) **Plan:** 42482
Date of Construction:no date shown on database *(see Byward Market files)* **Additions:**
Original Use: residential **Original Owner:**
Present Use: residential **Present Owner:** 595797 Int. Ltd. in trust
Present Zoning: R 5-X IC (3.0) *99* **Planning Area:** Central Area N.E.

This file is a summary of the scoring prepared for this property for the Byward Market Heritage Conservation District Study, 1990.

The property is now under consideration as part of the Lowertown West Heritage Conservation District Study.

This summary file, with its new photographs, is provided for comparison to the unevaluated buildings in Lowertown West.

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

182 Murray

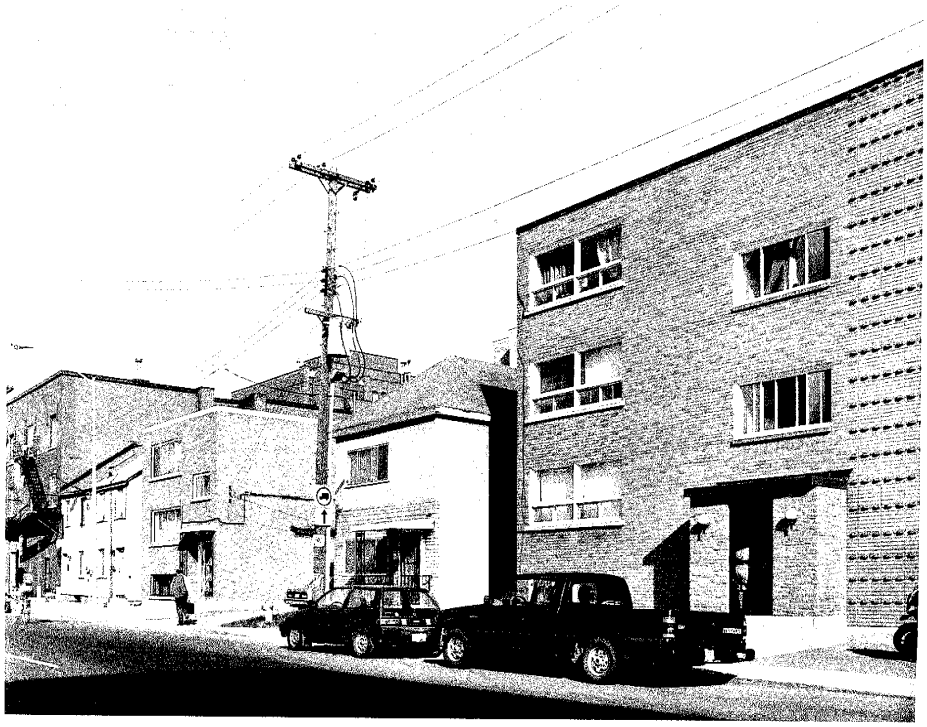

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

CATEGORY SCORE	**DETERMINATION OF THE PHASE TWO TOTAL SCORE** IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	31x 20% = 6.2	X 40% =
Architecture	41x 35% = 14.35	X 40% =
Environment	66x 45% = 45	X 20% =
PHASE TWO TOTAL SCORE	**50.25/100**	**/100**

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Group	1	2	**3**	4

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By: The scoring of this property was undertaken as part of the Byward Market Heritage Conservation District Study 1990 (consultants: Julian S. Smith; Cecelia Paine and Associates; Margaret Carter; Marilyn Hart; Helmut Schade.

CITY OF OTTAWA
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BRANCH

HERITAGE SURVEY
AND
EVAULATION FORM

BUILDING FILE NO.
CD 43 _____
HERITAGE DISTRICT FILE NO.
CD 43 _____

Municipal Address 182 Murray St.
Building Name _____
Legal Description _____ Lot _____ Block _____ Plan _____
Date of Construction 1872 Additions _____
inal Use Single dwelling Original Owner S. Edwards
ent Use duplex Present Owner _____
Present Zoning _____
Planning Area _____

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre-_____)	(_____ to _____)	(_____ to _____)	(_____ to _____)
	3	2	1	0
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0

Phase One Survey Score _____/9 Prepared By: _____
Potential Heritage Building Yes/No _____
Potential Heritage District Yes/No _____

COMMENTS: _____

If Part V:

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
IV Potential Yes/No
PART IV, By-law/Date

PART V

ITAGE DISTRICT NAME

LAW/DATE

MENTS

TO DATE

W

RCE

NEGATIVE NUMBER

RK:ebp-4
CD2A0075-1

HISTORY PREPARED BY: _____ DATE: _____

DATE OF CONSTRUCTION: 1872 FACTUAL/ESTIMATED

SOURCES: City Directories

TRENDS

EVENTS

PERSONS (ORIGINAL OWNER/TENANT)

owner: B. Edwards ~~tenant~~

(OTHERS)

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

HISTORICAL SOURCES (CODED) _____

ARCHITECTURE PREPARED BY _____ DATE _____

ARCHITECTURAL DESIGN (PLAN, STOREYS, ROOF, WINDOWS, MATERIALS, DETAILS, ETC.)

originally a 2 storey single dwelling, probably with a gable roof, the building has been considerably altered to the point that only the proportions of the front facade (width and height) are original.

ARCHITECTURAL STYLE

DESIGNER/BUILDER/ARCHITECT

ARCHITECTURAL INTEGRITY (ALTERATIONS)

1945 - Rear Addition (Fire Damage Repairs) 1954 - 2 storey single dwelling, altered and converted to a duplex (roof altered) 1979 - 2 storey apartment altered (possibly new windows and doors)

OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)

RK:fl-2
CD2A0075-1

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE _____

ENVIRONMENT PREPARED BY _____ DATE _____

PLANNING AREA _____

HERITAGE CONSERVATION DISTRICT NAME (IF ANY) By Ward Market

PHOTO DATE _____
VIEW _____
SOURCE _____
NEGATIVE NUMBER _____

Attach photo of
surrounding area here:
1 - 4 x 6 or 1 - 5 x 7

COMPATIBILITY WITH HERITAGE ENVIRONS

LANDMARK STATUS City-wide, neighbourhood and/or local/district

COMMUNITY CONTEXT

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

RK:fl-2
CD2A0075-1

PHASE TWO EVALUATION

CRITERIA SCORING					
HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction*					/
2. Trends					/
3. Events					/
4. Persons					/
HISTORY TOTAL					/100
ARCHITECTURAL CATEGORY					
1. Design					/
2. Style					/
3. Designer/Builder					/
4. Architectural Integrity					/
ARCHITECTURAL TOTAL					/100
ENVIRONMENT CATEGORY					
1. Design Compatibility					/
2. Landmark					/
3. Community Context					/
ENVIRONMENT TOTAL					/100

* Date of Construction in _____ Area.
Excellent (Before _____), Good (_____ to _____), Fair (_____ to _____), Poor (After _____)

Criteria Scoring completed by: _____ Date: _____

DETERMINATION OF THE PHASE TWO TOTAL SCORE			
CATEGORY SCORE		**IN A POTENTIAL HERITAGE DISTRICT**	**NOT IN A POTENTIAL HERITAGE DISTRICT**
History		x 20% =	x 40% =
Architecture		x 35% =	x 40% =
Environment		x 45% =	x 20% =
PHASE TWO TOTAL SCORE		/100	/100

HERITAGE CLASSIFICATION FOR THE _____ Area.				
Phase Two Total Score	Above _____	_____ to _____	_____ to _____	Below _____
Group	1	2	3	4

If a Building is classified in Group 1, and is also in a potential Heritage District, it may re-evaluated as if not in a Heritage District to determine if an individual designation under Part IV of the Act is warranted.

History	_____	x 40% =	_____
Arch.	_____	x 40% =	_____
Env.	_____	x 20% =	_____
TOTAL SCORE			_____
GROUP	1	2	3	4

Part IV designation to proceed? Yes / No
Council Approval Date _____
Conservation Review Board Date _____ Action _____
Council Review Date _____ Action _____
By-law/Date _____

PHASE TWO EVALUATION SUMMARY: _____

_____ Summary Prepared By: _____ Date: _____

RK:ebp-4
CD2A0075-1

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD : 4300 St. Patrick 310
HERITAGE DISTRICT FILE NO.
PD :

Municipal Address: 310 St. Patrick St.
Building Name: St. Brigid's Church
Legal Description:
Date of Construction: 1889-1890
Original Use: religious
Present Use: religious
Present Zoning: CAH-X-1C *10*
Planning Area: Central Area N.E.

Lot: 25, 26 **Block**: 64 (54/28) **Plan**: 42482
Additions:
Original Owner: Roman Catholic Church
Present Owner: Roman Catholic Episcopal Corp.

This file is a summary of the scoring prepared for this property for the Byward Market Heritage Conservation District Study, 1990.

The property is now under consideration as part of the Lowertown West Heritage Conservation District Study.

This summary file, with its new photographs, is provided for comparison to the unevaluated buildings in Lowertown West.

310 St. Patrick St.

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

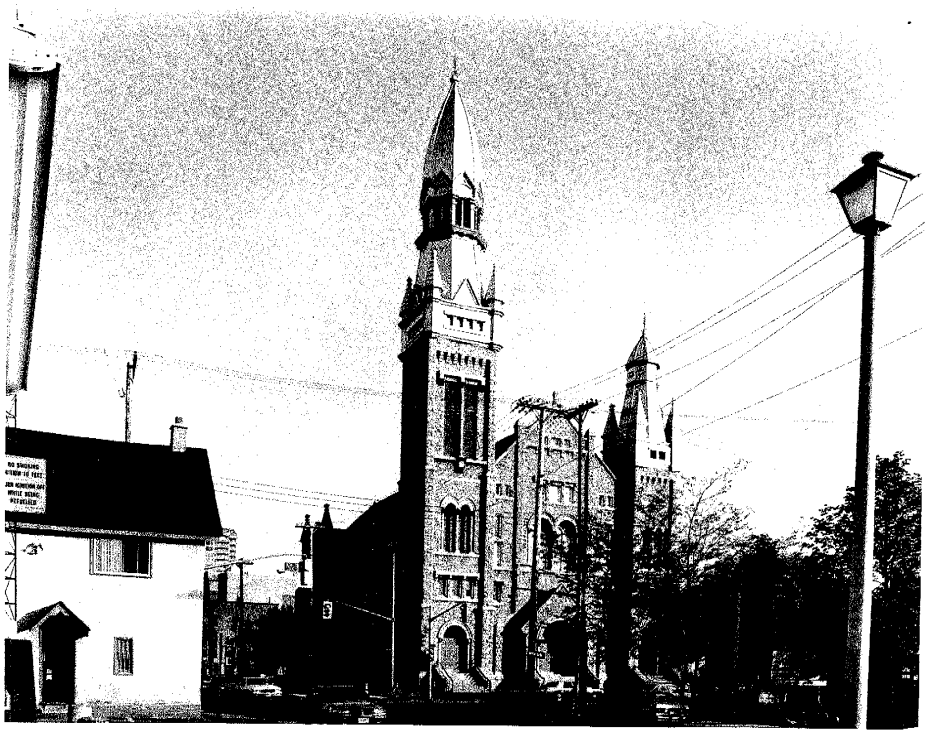

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	77x 20% = 15.4	X 40% =
Architecture	82x 35% = 28.7	X 40% =
Environment	100x 45% = 45	X 20% =
PHASE TWO TOTAL SCORE	**89.1 / 100**	**/100**

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Group	**1**	2	3	4

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By: The scoring of this property was undertaken as part of the Byward Market Heritage Conservation District Study 1990 (consultants: Julian S. Smith; Cecelia Paine and Associates; Margaret Carter; Marilyn Hart; Helmut Schade.

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

310 St. Patrick St.

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 310 St. Patrick
Building Name: St. Brigid's Church
Legal Description:
Date of Construction: 1889, 1890
Original Use: Religious
Present Use: Religious
Present Zoning: CAH-x-1C *10*
Planning Area: Central Area N.E.

Lot: 25, 26 Block: 64(54/28) Plan: 42482
Additions:
Original Owner: Roman Catholic Church
Present Owner: Roman Catholic Episc. Corp.

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Pre- 1880)	3	(1880 to 1920) 2	(1920 to 1950) 1	(1950 to) 0
(Date of Construction)				
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0

Phase One Survey Score /9 Prepared By:
Potential Heritage Building Yes/No
Potential Heritage District Yes/No

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:
129-81 180-89
IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Jan. 1990
VIEW:
SOURCE: H. Schade
NEGATIVE NUMBER: 64-11

HISTORY **PREPARED BY:** Margaret Carter **DATE:** November 1989

Date of Construction: 1889, 1890 Factual/Estimated
Sources: COHR CD4302

Trends: Already recognized under Part IV, Ontario Heritage Act.
Exterior: April 1981, By-law 129-81;
Interior: 1989, designation of interior under consideration.

Exterior designation - Statement of Reason: St. Brigid's Church at 314 St. Patrick Street is recommended for designation as being of architectural interest. Erected in 1889-90, this massive limestone structure with pitched roof and two towers of different heights was designed by J. K. Bowes in eclectic Victorian style, with basic Gothic Revival form and extensive Renaissance Baroque Revival detail.

Events:

Persons/Institutions:

Summary/Comments On Historical Significance: It has historically served as the Parish Church for Irish Catholic working class residents of Lowertown. In its overall exterior appearance, the Church is a significant reminder of their contribution to the growth of Bytown and Ottawa.

Historical Sources (Coded): COHR 1979, COHR CD. 4302

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ARCHITECTURE **PREPARED BY:** Julian Smith **DATE:** November 1989

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc..): Substantial church building of basic gable roof plan with unequal spires framing the principal facade. Walls of rough cut limestone with dressed limestone and carved sandstone trim. Restrained decorative detailing. Original multi-paned wood windows, panelled doors (currently undergoing restoration). Asphalt shingle roof (deterioting), decorative wood vent dormers.
Landscape: Little of original setting remains. Recently installed metal fence, asphalt walkways, reasonably well screened parking area on west side.

Architectural Style: Basic Gothic Revival form with Renaissance revival detailing.

Designer/Builder/Architect: J.K. Bowes

Architectural Integrity (Alterations): Major concrete buttresses added to side walls, over original shallow stone buttresses. New side entrance added to west facade and new side door to the east.

Other (Structure, Interior, Building Type, Etc..): Interior under consideration for deisgnation.

Summary/Comments On Architectural Significance: A significant architectural statement, reflecting a traditional understanding of religious design in an urban setting.

ENVIRONMENT

PREPARED BY: Julian Smith **DATE:** November 1989

Planning Area: Central Area N.E. **Heritage Conservation District Name:** Byward Market

PHOTO DATE: Jan. 1990
VIEW:
SOURCE: H. Schade
NEGATIVE NUMBER: 64-C

Compatibility With Heritage Environs: Compatible with heritage residential character. Scale is massive but with small scale detail and materials which provide continuity and also historic associations with adjacent residential community.

Community Context/Landmark Status: Corner site, massive scale and religious identity give it landmark status. Highly visible to traffic entering Byward Market area from the east.

Summary/Comments On Environmental Significance: Provides historical sense of parish / community in conjunction with surviving residential stock.

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction		1			27
2. Trends	1				50
3. Events					0
4. Persons					0
HISTORY TOTAL	50	27	0	0	77

ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design	1				30
2. Style	1				25
3. Designer/Builder					0
4. Architectural Integrity		1			27
ARCHITECTURAL TOTAL	55	27	0	0	82

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility	1				50
2. Landmark / Community Context	1				50
ENVIRONMENT TOTAL	100	0	0	0	100

*Date of Construction in Byward Market area.
Excellent (Before 1880), Good (1880 to 1920), Fair (1920 to 1950), Poor (After 1950)
Criteria Scoring completed by: EVALUATION COMMITTEE Date: APRIL 1990

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT		NOT IN A POTENTIAL HERITAGE DISTRICT	
History	77 x 20% =	15.4	X 40% =	
Architecture	82 x 35% =	28.7	X 40% =	
Environment	100 x 45% =	45	X 20% =	
PHASE TWO TOTAL SCORE		89.1 /100		/100

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	1	0	0	0

PHASE TWO EVALUATION SUMMARY: 310 St. Patrick

Summary Prepared By: JSS Date: APRIL 1990

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD : 4300 Murray 159
HERITAGE DISTRICT FILE NO.
PD :

Municipal Address: 159 Murray
Building Name: Ecole Guigues
Legal Description: **Lot**: 21,22,23 **Block**: 64 (54/28) **Plan**: 42482
Date of Construction: 1904-05 **Additions**:
Original Use: Institutional **Original Owner**: Comm. Scolaire des Ecoles Separées
Present Use: vacant **Present Owner**: Conseil Scolaire de Langue Française d'Ottawa-C.
Present Zoning: HR-4
Planning Area: Central Area N.E.

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This file is a summary of the scoring prepared for this property for the Byward Market Heritage Conservation District Study, 1990.

The property is now under consideration as part of the Lowertown West Heritage Conservation District Study.

This summary file, with its new photographs, is provided for comparison to the unevaluated buildings in Lowertown West.

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

159 Murray

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

CATEGORY SCORE	DETERMINATION OF THE PHASE TWO TOTAL SCORE IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	82x 20% = 16.4	X 40% =
Architecture	51x 35% = 17.85	X 40% =
Environment	83x 45% = 37.35	X 20% =
PHASE TWO TOTAL SCORE	**71.6 / 100**	**/100**

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Group	1	**2**	3	4

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By: The scoring of this property was undertaken as part of the Byward Market Heritage Conservation District Study 1990 (consultants: Julian S. Smith; Cecelia Paine and Associates; Margaret Carter; Marilyn Hart; Helmut Schade.

CITY OF OTTAWA
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BRANCH

HERITAGE SURVEY
AND
EVAULATION FORM

BUILDING FILE NO.
CD 43 _____
HERITAGE DISTRICT FILE NO.
CD 43 _____

Municipal Address 159 Murray St.
Building Name L'Ecole Guigues
Legal Description _____ Lot _____ Block _____ Plan _____
Date of Construction 1904-05 Additions _____
Original Use school Original Owner La Commission Scolaire des Ecoles Separées
Present Use school Present Owner _____
Present Zoning _____
Planning Area _____

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre-_____)	(_____ to _____)	(_____ to _____)	(_____ to _____)
	3	2	1	0
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0

Phase One Survey Score _____/9 Prepared By: _____
Potential Heritage Building Yes/No _____
Potential Heritage District Yes/No _____

COMMENTS: _____

If Part V:
Heritage District Name _____

By-law Date _____

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date _____

IF PART V _____

VIEW _____
SOURCE _____
NEGATIVE NUMBER _____

RK:ebp-4
CD2A0075-1

HISTORY PREPARED BY: _____ DATE: _____

DATE OF CONSTRUCTION: 1904-05 FACTUAL/ESTIMATED

SOURCES: _____

TRENDS

EVENTS

PERSONS (ORIGINAL OWNER/TENANT)

(OTHERS)

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE The site of French language Roman Catholic schools dating back to 1864. First given the name of Monseigneur Guigues who provided the proper., in 1889, a landmark in the struggle of French Canadians to ensure the survival of their language and culture. The site of public opposition during 1915 to Rule 17 of the Province of Ontario which forbade the instruction of students in the French language. Parents forced past police to insure the entrance of two teachers who would not obey rule 17 and stood guard for the next three months to insure the continued use of French at l'Ecole Guigues

HISTORICAL SOURCES (CODED) _____

ARCHITECTURE PREPARED BY _____ DATE _____

ARCHITECTURAL DESIGN (PLAN, STOREYS, ROOF, WINDOWS, MATERIALS, DETAILS, ETC.)
Four storey flat roofed brick institutional building, stone first floor, stone sills and lintels; regular window spacing; lacking decorative detail. Cornice removed.

ARCHITECTURAL STYLE

DESIGNER/BUILDER/ARCHITECT

ARCHITECTURAL INTEGRITY (ALTERATIONS)
1954 - repairs for fire damage

OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)

RK:fl-2
CD2A0075-1

ARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE _____

ENVIRONMENT PREPARED BY _____ DATE _____

PLANNING AREA _____

HERITAGE CONSERVATION DISTRICT NAME (IF ANY) St. Brigids

PHOTO DATE _____
VIEW _____
SOURCE _____
NEGATIVE NUMBER _____

Attach photo of surrounding area here:
1 - 4 x 6 or 1 - 5 x 7

COMPATIBILITY WITH HERITAGE ENVIRONS

LANDMARK STATUS City-wide, neighbourhood and/or local/district

COMMUNITY CONTEXT

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

RK:fl-2
CD2A0075-1

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction*					/
2. Trends					/
3. Events					/
4. Persons					/
HISTORY TOTAL					/100
ARCHITECTURAL CATEGORY					
1. Design					/
2. Style					/
3. Designer/Builder					/
4. Architectural Integrity					/
ARCHITECTURAL TOTAL					/100
ENVIRONMENT CATEGORY					
1. Design Compatibility					/
2. Landmark					/
3. Community Context					/
ENVIRONMENT TOTAL					/100

* Date of Construction in _____ Area.
Excellent (Before _____), Good (_____ to _____), Fair (_____ to _____), Poor (After _____)

Criteria Scoring completed by: _____ Date: _____

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE		IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History		x 20% =	x 40% =
Architecture		x 35% =	x 40% =
Environment		x 45% =	x 20% =
PHASE TWO TOTAL SCORE		/100	/100

HERITAGE CLASSIFICATION FOR THE _____ Area.

Phase Two Total Score	Above _____	_____ to _____	_____ to _____	Below _____
Group	1	2	3	4

If a Building is classified in Group 1, and is also in a potential Heritage District, it may re-evaluated as if not in a Heritage District to determine if an individual designation under Part IV of the Act is warranted.

History	_____	x 40% = _____
Arch.	_____	x 40% = _____
Env.	_____	x 20% = _____
TOTAL SCORE		_____
GROUP	1 2 3 4	

Part IV designation to proceed? Yes / No
Council Approval Date _____
Conservation Review Board Date _____ Action _____
Council Review Date _____ Action _____
By-law/Date _____

PHASE TWO EVALUATION SUMMARY: _____

_____ Summary Prepared By: _____ Date: _____

RK:ebp-4
CD2A0075-1

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD : 4300 Murray 179
HERITAGE DISTRICT FILE NO.
PD :

Municipal Address: 179 Murray
Building Name: Rectory - St. Brigid's Roman Catholic Church
Legal Description: **Lot**: E 1/2 L 2 **Block**: 64 (54/28) **Plan**: 42482
Date of Construction: 1892 **Additions**:
Original Use: Presbytry (rectory) **Original Owner**: Roman Catholic Church
Present Use: Presbytry (rectory) **Present Owner**: IRoman Catholic Episcopal Corporation
Present Zoning: HR-4
Planning Area: Central Area N.E.

This file is a summary of the scoring prepared for this property for the Byward Market Heritage Conservation District Study, 1990.

The property is now under consideration as part of the Lowertown West Heritage Conservation District Study.

This summary file, with its new photographs, is provided for comparison to the unevaluated buildings in Lowertown West.

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	77x 20% = 15.4	X 40% =
Architecture	86x 35% = 30.1	X 40% =
Environment	100x 45% = 45	X 20% =
PHASE TWO TOTAL SCORE	**90.5/100**	**/100**

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Group	**1**	2	3	4

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By: The scoring of this property was undertaken as part of the Byward Market Heritage Conservation District Study 1990 (consultants: Julian S. Smith; Cecelia Paine and Associates; Margaret Carter; Marilyn Hart; Helmut Schade.

CITY OF OTTAWA
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BRANCH

HERITAGE SURVEY
AND
EVAULATION FORM

BUILDING FILE NO.
CD 43 _____
HERITAGE DISTRICT FILE NO.
CD 43 _____

Municipal Address 179 Murray St.
Building Name _____
Legal Description _____ Lot _____ Block _____ Plan _____
Date of Construction 1892 Additions _____
Original Use residential presbytery Original Owner R.C. Episc. Corp. of Ottawa
Present Use _____ Present Owner _____
Present Zoning _____
Planning Area _____

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre-_____)	(_____ to _____)	(_____ to _____)	(_____ to _____)
	3	2	1	0
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0

Phase One Survey Score _____/9 Prepared By: _____
Potential Heritage Building Yes/No
Potential Heritage District Yes/No

COMMENTS: _____

If Part V:
Heritage District Name _____
By-law Date _____

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date _____

IF PART V

VIEW _____
SOURCE _____
NEGATIVE NUMBER _____

RK:ebp-4
CD2A0075-1

HISTORY PREPARED BY: _____ DATE: _____

DATE OF CONSTRUCTION: 1852 FACTUAL/ESTIMATED

SOURCES: City Directories

TRENDS

EVENTS

PERSONS (ORIGINAL OWNER/TENANT)

(OTHERS)

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Presbytery for St. Brigid's Roman Catholic Church

HISTORICAL SOURCES (CODED) _____

ARCHITECTURE PREPARED BY _____ DATE _____

ARCHITECTURAL DESIGN (PLAN, STOREYS, ROOF, WINDOWS, MATERIALS, DETAILS, ETC.)

one and one-half storey brick residence: mansard roof with center wishbone gable; later pillared verandah; bargeboard, dormers early Late Victorian eclecticism. Double windows with brick surrounds.

ARCHITECTURAL STYLE

DESIGNER/BUILDER/ARCHITECT

ARCHITECTURAL INTEGRITY (ALTERATIONS)

OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)

RK:f1-2
CD2A0075-1

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE _____

ENVIRONMENT

PREPARED BY _____ DATE _____

PLANNING AREA _____

HERITAGE CONSERVATION DISTRICT NAME (IF ANY) St Brigids

PHOTO DATE _____
VIEW _____
SOURCE _____
NEGATIVE NUMBER _____

Attach photo of
surrounding area here:
1 - 4 x 6 or 1 - 5 x 7

COMPATIBILITY WITH HERITAGE ENVIRONS

LANDMARK STATUS City-wide, neighbourhood and/or local/district

COMMUNITY CONTEXT

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

RK:fl-2
CD2A0075-1

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction*					/
2. Trends					/
3. Events					/
4. Persons					/
HISTORY TOTAL					/100
ARCHITECTURAL CATEGORY					
1. Design					/
2. Style					/
3. Designer/Builder					/
4. Architectural Integrity					/
ARCHITECTURAL TOTAL					/100
ENVIRONMENT CATEGORY					
1. Design Compatibility					/
2. Landmark					/
3. Community Context					/
ENVIRONMENT TOTAL					/100

* Date of Construction in _____ Area.
Excellent (Before _____), Good (_____ to _____), Fair (_____ to _____), Poor (After _____

Criteria Scoring completed by: _____ Date: _____

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE		IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History		x 20% =	x 40% =
Architecture		x 35% =	x 40% =
Environment		x 45% =	x 20% =
PHASE TWO TOTAL SCORE		/100	/100

HERITAGE CLASSIFICATION FOR THE _____ Area.

Phase Two Total Score	Above _____	_____ to _____	_____ to _____	Below _____
Group	1	2	3	4

If a Building is classified in Group 1, and is also in a potential Heritage District, it may re-evaluated as if not in a Heritage District to determine if an individual designation under Part IV of the Act is warranted.

History	_____	x 40% = _____
Arch.	_____	x 40% = _____
Env.	_____	x 20% = _____
TOTAL SCORE		_____
GROUP	1 2 3 4	

Part IV designation to proceed? Yes / No
Council Approval Date _____
Conservation Review Board Date _____ Action _____
Council Review Date _____ Action _____
By-law/Date _____

PHASE TWO EVALUATION SUMMARY: _____

_____ Summary Prepared By: _____ Date: _____

RK:ebp-4
CD2A0075-1

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD : 4300 Murray 162-166
HERITAGE DISTRICT FILE NO.
PD :

Municipal Address: 162-166 Murray
Building Name:
Legal Description: SS Murray **Lot**: 22 **Block**: 65 (54/22) **Plan**: 42482
Date of Construction: E 1/2 1872, W 1/2 1878 **Additions**: by 1948
Original Use: residential - multiple **Original Owner**: Bernard Dunning
Present Use: residential - double **Present Owner**: Ottawa City Dept. of Housing and Property
Present Zoning: HR-4
Planning Area: Central Area N.E.

This file is a summary of the scoring prepared for this property for the Byward Market Heritage Conservation District Study, 1990.

The property is now under consideration as part of the Lowertown West Heritage Conservation District Study.

This summary file, with its new photographs, is provided for comparison to the unevaluated buildings in Lowertown West.

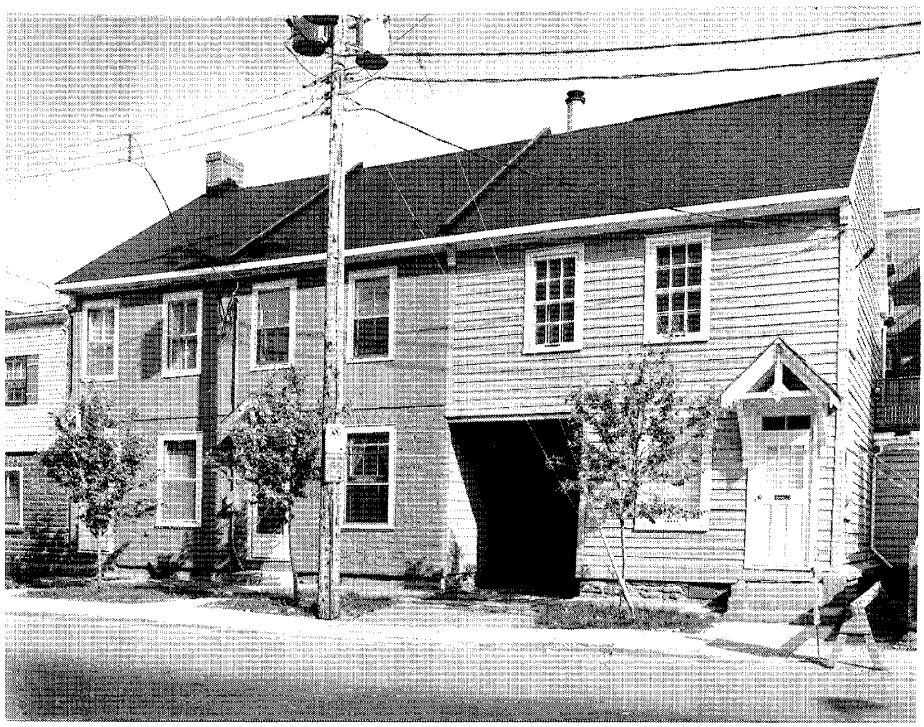

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

162-166 Murray

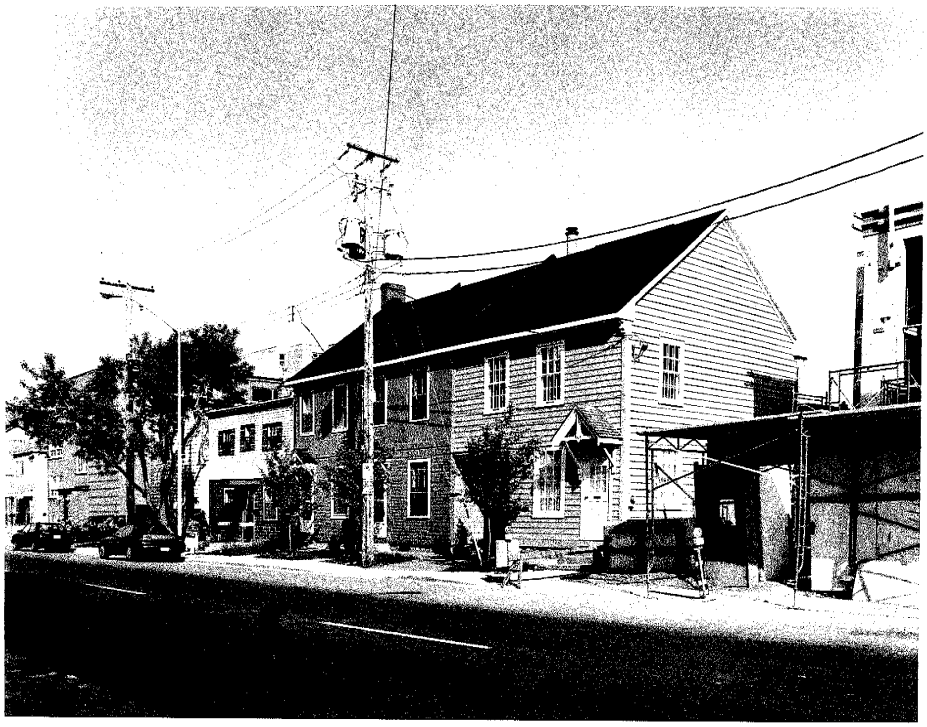

PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	76x 20% = 15.2	X 40% =
Architecture	64x 35% = 22.4	X 40% =
Environment	83x 45% = 37.35	X 20% =
PHASE TWO TOTAL SCORE	**74.95 / 100**	**/100**

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Group	1	**2**	3	4

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By: The scoring of this property was undertaken as part of the Byward Market Heritage Conservation District Study 1990 (consultants: Julian S. Smith; Cecelia Paine and Associates; Margaret Carter; Marilyn Hart; Helmut Schade.

CITY OF OTTAWA
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BRANCH

HERITAGE SURVEY
AND
EVAULATION FORM

BUILDING FILE NO.
CD 43 _____
HERITAGE DISTRICT FILE NO.
CD 43 _____

Municipal Address 162-166 Murray St.
Building Name _____
Legal Description _____ Lot _____ Block _____ Plan _____
Date of Construction pre 1873 Additions _____
inal Use multiple residence Original Owner _____
ent Use multiple residence Present Owner _____
Present Zoning _____
Planning Area _____

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre-_____)	(_____ to _____)	(_____ to _____)	(_____ to _____)
	3	2	1	0
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0

Phase One Survey Score _____/9 Prepared By: _____
Potential Heritage Building Yes/No
Potential Heritage District Yes/No

COMMENTS: _____

If Part V:
Heritage District Name _____
By-law Date _____

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date _____

IF PART V

VIEW _____
SOURCE _____
NEGATIVE NUMBER _____

RK:ebp-4
CD2A0075-1

HISTORY PREPARED BY: _____ DATE: _____

DATE OF CONSTRUCTION: pre 1873 FACTUAL/ESTIMATED

SOURCES: _____

TRENDS

EVENTS

PERSONS (ORIGINAL OWNER/TENANT)

(OTHERS)

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

HISTORICAL SOURCES (CODED) _____

ARCHITECTURE PREPARED BY _____ DATE _____

ARCHITECTURAL DESIGN (PLAN, STOREYS, ROOF, WINDOWS, MATERIALS, DETAILS, ETC.)

Two storey, pitch roofed, side-to-side three unit row residence. Vernacular Lowertown Georgian Tradition style. Retains carriageway; windows altered, stucco, angelstone, and composition siding added. Probably dates from 1860's or earlier.

ARCHITECTURAL STYLE

DESIGNER/BUILDER/ARCHITECT

ARCHITECTURAL INTEGRITY (ALTERATIONS)

OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)

RK:f1-2
CD2A0075-1

ARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE _____

ENVIRONMENT PREPARED BY _____ DATE _____

PLANNING AREA _____

HERITAGE CONSERVATION DISTRICT NAME (IF ANY) St. Brigids

PHOTO DATE _____
VIEW _____
SOURCE _____
NEGATIVE NUMBER _____

Attach photo of
surrounding area here:
1 - 4 x 6 or 1 - 5 x 7

COMPATIBILITY WITH HERITAGE ENVIRONS

LANDMARK STATUS City-wide, neighbourhood and/or local/district

COMMUNITY CONTEXT

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

RK:fl-2
CD2A0075-1

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction*					/
2. Trends					/
3. Events					/
4. Persons					/
HISTORY TOTAL					/100
ARCHITECTURAL CATEGORY					
1. Design					/
2. Style					/
3. Designer/Builder					/
4. Architectural Integrity					/
ARCHITECTURAL TOTAL					/100
ENVIRONMENT CATEGORY					
1. Design Compatibility					/
2. Landmark					/
3. Community Context					/
ENVIRONMENT TOTAL					/100

* Date of Construction in _____ Area.
Excellent (Before _____), Good (_____ to _____), Fair (_____ to _____), Poor (After _____

Criteria Scoring completed by: _____ Date: _____

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE		IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History		x 20% =	x 40% =
Architecture		x 35% =	x 40% =
Environment		x 45% =	x 20% =
PHASE TWO TOTAL SCORE		/100	/100

HERITAGE CLASSIFICATION FOR THE _____ Area.

Phase Two Total Score	Above _____	_____ to _____	_____ to _____	Below _____
Group	1	2	3	4

If a Building is classified in Group 1, and is also in a potential Heritage District, it may re-evaluated as if not in a Heritage District to determine if an individual designation under Part IV of the Act is warranted.

History	_____	x 40% =	_____
Arch.	_____	x 40% =	_____
Env.	_____	x 20% =	_____
TOTAL SCORE			_____
GROUP	1	2	3	4

Part IV designation to proceed? Yes / No
Council Approval Date _____
Conservation Review Board Date _____ Action _____
Council Review Date _____ Action _____
By-law/Date _____

PHASE TWO EVALUATION SUMMARY: _____

Summary Prepared By: _____ Date: _____

RK:ebp-4
CD2A0075-1