Deschenes Severence

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

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD 83 ORIGINAL

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10

POINT ID	NORTHING	EASTING
A	000000.0000	000000.0000
B	000000.0000	000000.0000

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

SCHEDULE

PART	PART OF LOT	REG'D PLAN	PART OF PIN	AREA (m^2)
1	6	380	03970-0060	123.9
2	6		03970-0060	255.4
3	5 & 6		03970-0060	255.3
4	6		03970-0060	56.3
5	2		03970-0058	67.6
6	2		03970-0058	512.9
7	2		03970-0058	72.7
8	5		03970-0059	278.8
9	4 & 5		03970-0059	278.7
10	3 & 4		03970-0060	260.6
11	3		03970-0058	28.1
12	3		03970-0059	152.5
13	3		03970-0058	65.8
14	3		03970-0058	45.1
15	3		03970-0059	105.9

PARTS 1, 2, 3 & 4 COMPRISE ALL OF PIN 03970-0060
PARTS 5, 6, 7, 11, 13 & 14 COMPRISE ALL OF PIN 03970-0058
PARTS 8, 9, 10, 12 & 15 COMPRISE ALL OF PIN 03970-0059

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____

_____ JOHN H. GUTRI, O.L.S.

PLAN 4R–

RECEIVED AND DEPOSITED

DATE _____

_____ LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA CARLETON (N° 4)

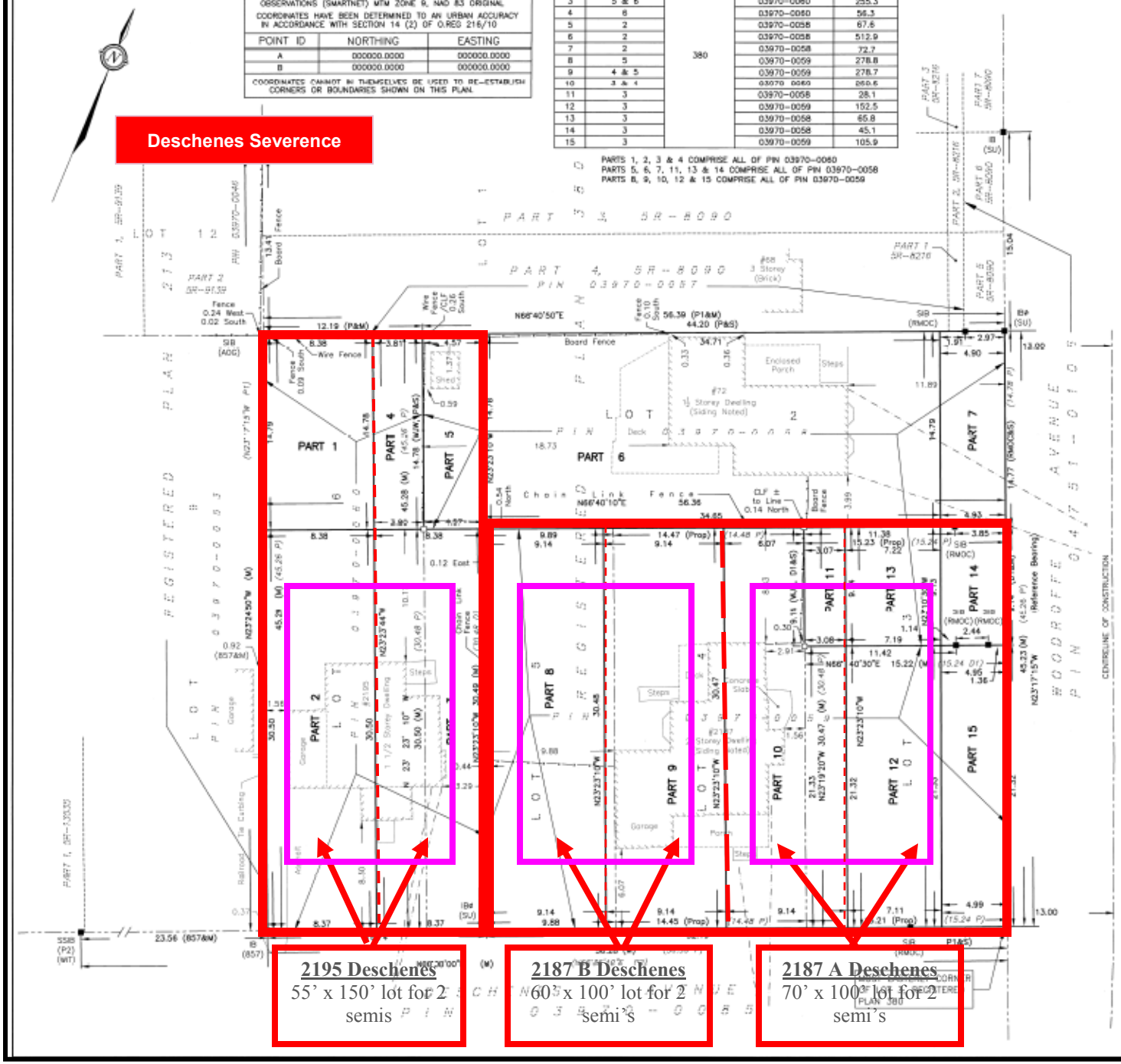
PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES AUGUST 1, 2012

PLAN OF SURVEY OF
LOTS 2 TO 6 (Both Inclusive)
REGISTERED PLAN 380
CITY OF OTTAWA

SCALE 1 : 200

0 5 10 20 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS



NOTES

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM (N , E) AND (N, E) AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30'W LONGITUDE, ZONE 9 OF THE 3° M.T.M. ONTARIO COORDINATE SYSTEM (NAD83).

LEGEND

- ⊙ – SURVEY MONUMENT SET
- ■ – SURVEY MONUMENT FOUND
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- # – ROUND
- (P) – REGISTERED PLAN 380
- (P1) – PLAN 5R–8090
- (P2) – PLAN 5R–13535
- (D) – INST. N° NP56342
- (D1) – INST. N° N808781
- (S) – SET
- (M) – MEASURED
- (PROP) – PROPORTIONED
- (857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 9–213 NP)
- (AOG) – ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.
- (RMOC) – REGIONAL MUNICIPALITY OF OTTAWA–CARLETON
- (SU) – SOURCE UNKNOWN
- (WIT) – WITNESS
- (WJW) – WEBSTER & SIMMONDS SURVEYING LTD., O.L.S. (REF. 1–380)
- PIN – PROPERTY IDENTIFIER NUMBER
- – – – – OVERHEAD UTILITY WIRES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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

_____ DATE

_____ JOHN H. GUTRI
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS OTTAWA

Surveying and Land Information Services
238 TERENCE MATTHEWS CRESCENT, KANATA, ONTARIO K2M 2B3
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

JOB No. M28100

E 361475, N 5026810

REFERENCE No. 3 – 380 (NP)

SOUTH ELEVATION

NORTH ELEVATION

Christopher Simmonds Architect

2195 DESCHENES AVENUE

PROPOSED ELEVATIONS 1/4"=1'-0"

March 3rd, 2011

SOUTH/WEST PERSPECTIVE

WEST/EAST ELEVATION

Christopher Simmonds Architect

2195 DESCHENES AVENUE

PROPOSED ELEVATIONS 1/4"=1'-0"

March 3rd, 2011

SEPT/MAR 21 8AM

SEPT/MAR 21 12PM

SEPT/MAR 21 4PM

DECEMBER 21 8AM

DECEMBER 21 12PM

DECEMBER 21 4PM

JUNE 21 8AM

JUNE 21 12PM

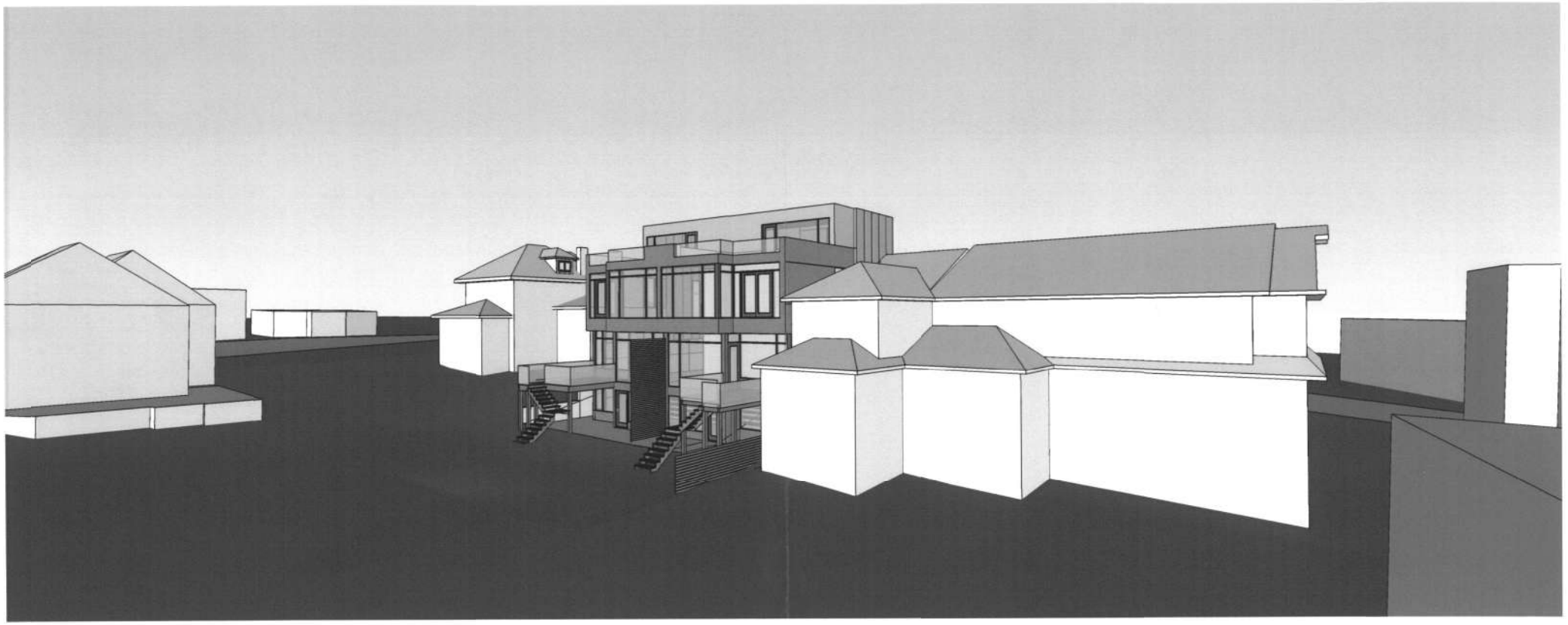
JUNE 21 4PM

Christopher Simmonds Architect

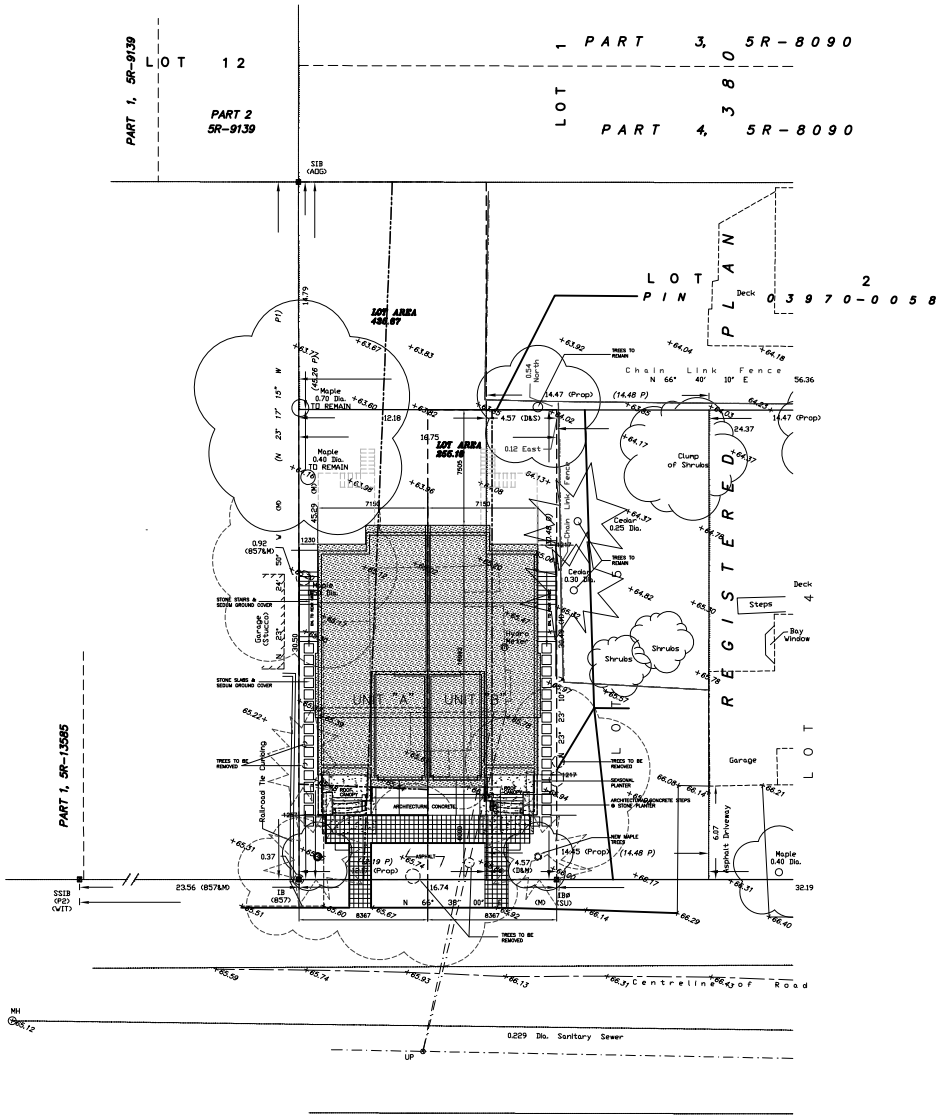
2195 DESCHENES AVENUE

SHADOW STUDY

March 3rd, 2011



SITEPLAN COMPILED FROM:
TOPOGRAPHIC SURVEY OF
PART OF LOTS 3 & 6
AND
LOTS 4 & 5
REGISTERED PLAN 380
CITY OF OTTAWA
PREPARED BY:
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS



JOB BENCHMARK
Top of Spindle of Fire Hydrant Elev=67.34

1 SP1 SITE PLAN
1:150

GENERAL NOTES

A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.

B DO NOT SCALE DRAWINGS.

C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

MATERIALS USED & CONSTRUCTION PROCEDURES MUST CONFORM TO:

1.) SPECIFICATIONS & NOTES SHOWN ON THIS DWG.
2.) NOTES & DETAILS SHOWN ON DRAWING: S1 & S2
3.) PROVISIONS IN PART 9 OF OBC 2006

NOTE:
FOR FOUNDATION REINFORCEMENTS,
REFER TO DETAILS AS REQUIRED/SPECIFIED ON DWG. S2

FOR LATERALLY UNSUPPORTED WALLS,
REFER TO DETAIL 3 & 4/S2

FOR LOAD TRANSFER BLOCKING,
REFER TO DETAIL 7/S2, 8/S2

No.	DATE	DESCRIPTION
02	FEB. 29, 2012	ISSUED FOR REVIEW
01	AUG. 26, 2011	ISSUED FOR REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH:
TRUE NORTH
PROJECT NORTH

Christopher Simmonds architect Inc.

PROJECT:
PROPOSED SEMI-DETACHED DWELLINGS
2506 PIBILO BENES AVE.
OTTAWA, ON

DRAWING TITLE:
BASEMENT/FOUNDATION PLAN
GROUND FLOOR PLAN

DATE: [illegible]
SCALE: [illegible]
DRAWN BY: [illegible]
JOB No: XX
DRAWING No: SP-1

STRUCTURAL NOTES:

GENERAL INFORMATION

1.) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

2.) COPYRIGHT FOR THE DESIGN & DRAWINGS PREPARED BY OR ON BEHALF OF CHRISTOPHER SIMMONDS ARCHITECT INC.. AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF CHRISTOPHER SIMMONDS ARCHITECT INC.

3.) IT IS THE INTENT OF THE DESIGNER THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING CODES & AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION & OCCUPANCY.

4.) ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL & SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

5.) ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE CODES & BYLAWS, & DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

6.) IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE & SEQUENCE TO INSURE THE SAFETY OF THE BUILDING & ITS COMPONENT PARTS DURING ERECTION.

7.) ALL APPROPRIATE TRADES SHALL CHECK & VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK, & SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS & EXISTING CONDITIONS TO THE GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.

8.) THE INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN DESIGNED & ANALYZED IN ACCORDANCE WITH DIVISION B – PART 9 OF THE O.B.C. REG. 350/06. CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THIS & ALL OTHER APPLICABLE CODES.

9.) ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING THE 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 O.B.C. REG. 350/06 AND

SUBSEQUENT REVISIONS

1.) 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 4.1.5.15 AND 3.4.6.4 (9) OF THE O.B.C. REG. 350/06.

2.) GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND 23 5/8"(600mm) ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. REG. 350/06 OR BE CONSTRUCTED AS SET OUT IN THE O.B.C. REG. 350/06 SUPPLEMENTARY STANDARD SB-7. (9.8.8.8). FOR METAL GUARDS SUPPLIER'S SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. REG. 350/06 4.1.5.15.

WOOD CONSTRUCTION

1.) VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

2.) ROOF SHEATHING: UNLESS NOTED OTHERWISE, 14MM SOFTWOOD OR DOUGLAS FIR PLYWOOD SHEATHING TO BE UNLOCKED DIAPHRAGM WITH 64 MM COMMON NAILS AT 100MM O.C. PLACED AT PANEL EDGES TO BE H-CLIPPED AND 150MM O.C. AT INTERMEDIATE SUPPORT.

3.) SAWN LUMBER SHALL CONFORM TO CAN/CSA O86.1-M94 AND SHALL IDENTIFY LUMBER BY OFFICIAL GRADE MARKS.

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

5.) ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY CONCRETE OR SOIL SHALL BE PRESSURE-TREATED.,

6.) PROVIDE ADDITL 5/8" UNDERLAYMENT WHERE CERAMIC FLOORING IS TO BE INSTALLED

7.) PROVIDE SOLID BLOCKING UNDER ALL INTERIOR PARTITIONS PARALLEL TO FLOOR JOISTS & SOLID BLOCK ALL JOISTS & TRUSSES AT POINTS OF SUPPORT.

8.) THE SELECTED JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEER'S SEAL FOR REVIEW BY THE DESIGNER. INSTALLATION TO BE AS PER MANUFACTURERS SPECIFICATIONS

9.) ALL LVL MUST BE 2.0E 3100fB UNLESS NOTED OTHERWISE.

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

11.) THE SELECTED TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEER'S SEAL FOR REVIEW BY THE DESIGNER

12.) WOOD TRUSSES, BRIDGING AND BRACING DESIGN SHALL CONFORM TO CA/CSA O86.1-M94 FOR ENGINEERING DESIGN IN WOOD-LIMIT STATES DESIGN.

13.) DESIGN AND DETAIL ANCHORAGE FOR WIND UPLIFT FORCES IN ACCORDANCE WITH OBC. REQUIREMENTS

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

15.) DO NOT CUT OR REMOVE ANY TRUSS MEMBERS.

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

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

18.) NAILS SHALL BE ZINC COATED CONFORMING TO CSA B11.

19.) NAILING OF FRAMING MEMBERS MUST CONFORM TO TABLE 9.23.3.4 AND TABLE 9.23.13.8 WITH MINIMUM PENETRATION IN SUPPORTING MEMBER OF 38 MM. GYPSUM BOARD TO BE FASTENED TO SUPPORTING MEMBERS WITH NAILS OR SCREWS CONFORMING TO THE GUIDELINES IN SECTION 9.29.5.

20.) FASTENINGS SHALL CONFORM TO O.B.C. REG. 350/06 SECTION 9.23.3.

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

22.) TWO- AND THREE-PLY DROPPED LVL BEAMS TO BE ATTACHED TOGETHER USING 3-1/2" SPIRAL WIRE NAILS @ 12" C/C IN 3 ROWS FOR 9-1/2" TO 14" DEEP BEAMS AND 4 ROWS FOR 16" TO 18" DEEP BEAMS. NAILS TO BE DRIVEN FROM BOTH SIDES, STAGGERED FOR 3-PLY BEAMS. FOUR-PLY LVL BEAMS TO BE ATTACHED TOGETHER USING 2 ROWS OF 6" LONG SSDS SCREWS @ 24" C/C ON BOTH SIDES, STAGGERED UNLESS NOTED OTHERWISE.

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

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

25.) SILL PLATES SHALL BE MINIMUM 2X4 PT ANCHORED TO FOUNDATION WALL USING 12.5MM BOLTS AT MAXIMUM SPACING OF 2100MM. MINIMUM TWO BOLTS PER WALL SECTION. SET SILL PLATE IN A FULL BED OF MORTAR, OR ON TOP OF LEVELED FLAT FOUNDATION WALL AS PER SECTION 9.23.7.2. SEAL IN ACCORDANCE WITH SECTION 9.25.3.

26.) DRAINAGE OF FOOTING UNDER FOUNDATION WALL TO CONFORM TO SECTION 9.14.2.1. PLATON OR MS DELTA MS DRAINAGE LAYER TO TOP OF FOOTING

27.) ALL V.D.R.'S SHALL COMPLY TO C.G.S.B. STANDARDS

28.) PROVIDE METAL FLASHINGS @ ALL WALL/ROOF JUNCTIONS & OVER DOORS & WINDOWS

29.) PROVIDE ROOF VENTS AS PER O.B.C. REQ. MIN. 1/300 OF CEILING AREA

GRAVITY LOADS:

Roof
Snow Factors
Ss = 2.4 KPa
Sr = 0.4 KPa
S = Ss*0.55 + Sr
Deflection due to Live Load = L/360
Deflection due to Total Load = L/360

Floor
Live load – 2.0 KPa
Dead Load – 0.70 KPa
Deflection due to Live Load = L/360
Deflection due to Total Load = L/240

FOOTINGS

1.) ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH MINIMUM ALLOWABLE BEARING STRENGTH of 95 KPA UNLESS NOTED BY STRUCTURAL ENGINEER, TO BE CONFIRMED ON SITE BY A GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE.

2.) THE GENERAL CONTRACTOR SHALL OBTAIN THE SOIL'S INVESTIGATION REPORT & ANALYSIS PRIOR TO POURING FOOTINGS. ALL REQUIREMENTS FOR THE SITE PREPARATION & SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL, MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY THE APPROPRIATE CONSULTING ENGINEER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.

CONCRETE

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

2.) ALL CONCRETE WALLS & FOOTINGS TO BE 20 Mpa
ALL WALL FOOTINGS TO BE 24"(W) x 8"(D) U.N.O.
(REFER TO FOUNDATION PLAN)

3.) FOUNDATION/FOOTINGS TO BE DESIGNED FOR 95 KPA ALLOWABLE SOIL BEARING CAPACITY

4.) ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS TO COMPLY WITH SECTION 9.3.1.6 OF O.B.C. REG. 350/06.
– SLAB ON GRADE, FOOTINGS 2500 PSI
– GARAGE SLAB 4650 PSI
– REMAINING CONCRETE 3000 PSI

5.) FOR EXP. FOUNDATION WALLS, USE CONCRETE WITH 6% AIR ENTRAINMENT

6.) FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED

7.) ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR TO ADENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY, WITH MINIMUM ALLOWABLE BEARING STRENGTH of 95 KPA UNLESS NOTED BY A STRUCTURAL ENGINEER. TO BE CONFIRMED ON SITE BY A GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE.

8.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFIED STRENGTH & PROPER PLACING OF ALL CONCRETE AND POSITIONING OF ALL REINFORCING STEEL.

9.) CONCRETE MIXES TO COMPLY WITH SECTION 9.3.1.7 OF O.B.C. REG. 350/06.

CONCRETE MIXES

1.) CONCRETE MIXES TO COMPLY WITH SECTION 9.3.1.7 OF O.B.C. REG. 350/06.

2.) CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS TO COMPLY WITH SECTION 9.3.1.6 OF O.B.C. REG. 350/06.

REINFORCING STEEL

1.) PROVIDE 2-10M REINFORCING BARS TOP & BOTTOM OF FOUNDATION WALLS c/w 24" LAPS. SPACING OF BARS SHALL BE APPROXIMATELY UNIFORM WITHIN THE CORRESPONDING STRIPS. DO NOT ELIMINATE OR DISPLACE REINFORCEMENT TO ACCOMODATE HARDWARE. IF INSERTS CANNOT BE LOCATED AS SPECIFIED OBTAIN APPROVAL OF ALL MODIFICATIONS FROM ARCHITECT/ENGINEER BEFORE PLACING

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

STRUCTURAL STEEL

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

ITEM	APPLICABLE SPECIFICATIONS
ROLLED SECTIONS	G40.21M – 350W
HSS (TUBE) SECTIONS	G40.21M – 350W (CLASS H)
CONNECTOR BOLTS	A325 (BEARING TYPE)
ANCHOR BOLTS	A307

1.) ALL STEEL WORK SHALL BE GIVEN ONE COAT OF APPROVED PRIMER.

2.) FIELD AND SHOP CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED (ASTM STANDARD A325)

3.) WELDING SHALL CONFORM TO LATEST CSA SPECIFICATION W59 AND BE UNDERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA SPECIFICATION W47.1.

4.) ALL EXPOSED WELDS SHALL BE CONTINUOUS AND BE GROUND SMOOTH.

5.) ALL EXTERIOR EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITIVE PAINT.

STAIR SPECIFICATIONS

. AS PER O.B.C. SECTION 9.8.2
. MAXIMUM RISE = 7 7/8"
. MAXIMUM RUN = 8 1/4"
. MINIMUM HEADROOM = 6'-5"

RAILING SPECIFICATIONS

. AS PER O.B.C. SECTION 9.8.7 or as per SB-7 Supplementary Guide for Housing & Small Buildings
. MINIMUM 2'-7" MAXIMUM 3'-2" FROM NOSING, PROVIDED FOR ALL STAIRS

GUARDS SPECIFICATIONS

GUARD RAILS AND HAND RAILS SHALL BE DESIGNED & CERTIFIED BY THE FABRICATOR'S PROFESSIONAL ENGINEER LICENCED IN THE PROVINCE OF ONTARIO IN ACCORDANCE WITH THE LOAD PROVIDED IN 4.1.10.1 AND 3.4.6.4 (9) OF THE 2006 ONTARIO BUILDING CODE.

GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO 23 5/8"(600mm) ABOVE GRADE & SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. REG. 350/06 OR BE CONSTRUCTED AS SET OUT IN THE O.B.C. REG. 350/06 SUPPLEMENTARY STANDARD SB-7. (9.8.8.). FOR METAL GUARDS , SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. REG. 350/06 4.1.5.15

MECHANICAL

** MECH. CONTRACTOR TO DETERMINE FURNACE & AIR CONDITIONER CAPACITY **
. PROVIDE FORCE AIR GAS HIGH EFFICIENCY FURNACE (MIN. 90% ENERGY RATING, OBC 12.3.1.2)
. AIR CONDITIONER
. DIRECT VENT GAS FIREPLACE
. HRV SYSTEM (SIMPLIFIED)
. HOT WATER TANK – (WATER EFFICIENCY OBC 7.6.4)
(WATER TEMP. CONTROL OBC 7.6.5)
. ALL MECH'L EXHAUST FANS TO BE VENTED TO EXT.

ELECTRICAL

. 200 AMP ELECTRICAL SERVICE WITH 64 CURCUIT BREAKER PANEL
. ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE INTER-CONNECTED

BATHROOMS

. 1/2" DENSEBOARD TILE BACKERBOARD FOR SHOWER & TUB ENCLOSURE WALLS
. PROVIDE WATERPROOF WALL FINISH AROUND TUB/SHOWERS AS PER 9.29.2.1
. 9.5.2.3 – PROVIDE STUD WALL REINFORCEMENT FOR FUTURE INSTALLATION IF GRAB BARS LOADING AS PER O.B.C. 9.31.2.3
. GRAB BARS LOCATIONS FOR WATER CLOSETS & SHOWERS, AS PER O.B.C. 3.8.3.8(1)(d) & 3.8.3.13(1)(f)

STANDARD SYMBOLS

- # — REFERS TO CONSTRUCTION ASSEMBLIES
- # — REFERS TO WINDOW LABELS
- # — REFERS TO DOOR LABELS
- SA — SANITARY SEWER PIPE
- ST — SUMP LINE w/ BACKFLOW PREVENTOR
- W — WATER SEVICE-19mm
- HB — NON-FREEZE HOSE BIB
- BBQ — GAS BBQ ROUGH-IN
- T.B. — TOWEL BAR
- TOWEL RING
- FD — FLOOR DRAIN
- SEPARATION OF FLR. FINISHES
- FJ — PRE-ENGINEERED FLOOR JOISTS INSTALLATION AS PER MANUFACTURERS SPECS. REFER TO FLOOR FRAMING PLAN BY SUPPLIER
- RT — PRE-ENGINEERED ROOF TRUSSES @ 24" o/c.
- GT — GIRDER TRUSS
- WELDED CONNECTION

ELECTRICAL LEGEND

- SMOKE / CO2 DETECTOR
- FD — FLOOR DRAIN WITH TRAP SEAL AND PRIMER
- WALL MOUNTED CABLE OUTLET
- 110 V DUPLEX RECEPTACLE
- 220 V DUPLEX RECEPTACLE
- SWITCHED OUTLET
- F — EXHAUST FAN
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED POTLIGHT FIXTURE
- CEILING MOUNTED PENDANT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXTERIOR DOWN LIGHT
- COVE STRIP LIGHT
- FLUORESCENT LIGHT FIXTURE
- $ — LIGHT SWITCH
- $3 — 3 WAY LIGHT SWITCH
- $F — FURNACE SWITCH

NOTE THAT ALL DRYER VENTS, BATH FANS, AND RANGE HOOD VENT TO BE VENTED INDEPENDANTLY AND DIRECTLY TO EXTERIOR.

NOTE THAT ELECTRICAL LAYOUT IS SUGGESTED ONLY, AND MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

STRUCTURAL SCHEDULES

FOOTING/PIER SCHEDULE:

No.	SIZE	RE-INFORCING
F-1	24"x8" CONTINUOUS STRIP FOOTING	1-15M BAR (T)/(B)
F-2	36"x42"x12" PAD FOOTING	3-15M BARS E/W
F-3	36"x36"x12" PAD FOOTING	3-15M BARS E/W
F-4	42"x42"x12" PAD FOOTING	3-15M BARS E/W
F-5	28"x8" CONTINUOUS STRIP FOOTING	4-15M BARS E/W
F-6	36"x68"x12" PAD FOOTING	7-15M BARS E/W
CP-1	12" DIA. PIER (PILE) 24"x24"x12" PAD FOOTING	3-15M BARS E/W (FOOTING)
CP-2	16"x16" PIER ON PAD FOOTING (32MPA W/ AIR ENTRAINMENT)	4-15M BARS VERT'L W/10"x10" TIES @12"O/C, 4-15M DOWELS IN PAD FTG.

SLAB ON GRADE SCHEDULE:

No.	SIZE
SOG-1 (BSMT)	3" POURED CONCRETE ON 6" CLEAN CRUSHED STONE ON UNDISTURBED SOIL
SOG-2 (GARAGE.)	4" POURED CONCRETE C/W 6x6x6 W.W.M. ON 6" CLEAN CRUSHED STONE ON UNDISTURBED SOIL

CONCRETE STRENGTH

FOOTINGS	20 MPa
FOUNDATION	25 MPa
BASEMENT SOG	25 MPa
GARAGE SOG	32 MPa w/ 5-7% AIR ENTRAINMENT
ABOVE GRADE PIERS	32 MPa w/ 5-7% AIR ENTRAINMENT

FOUNDATION/FOOTINGS TO BE DESIGNED FOR 95KPA ALLOWABLE SOIL BEARING CAPACITY

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

ALL WALL FOOTINGS TO BE 24" x 8"D U.N.O.
(REFER TO FOUNDATION PLAN)

ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS TO COMPLY WITH SECTION 9.3.1.6 OF O.B.C. REG. 350/06.

COLUMN SCHEDULE:

No.	SIZE	COMMENTS
C-1	3 1/2" STEEL TELESCOPING POST	WELD FLANGE TO STEEL BEAM
C-2	3 1/2" X 3 1/2" HSS POST	BOLTED TO STEEL BEAM

LINTEL SCHEDULE:

No.	SIZE
LT-1	2-2"x8"
LT-2	3-2"x8"
LT-3	2-2"x10"
LT-4	3-2"x10"
LT-5	4-2"x10"
LT-6	2-2"x12"
LT-7	3-2"x12"
LT-8	AS PER FLOOR LAYOUT
LT-9	2-1 3/4" X 9 1/2" LVL
LT-10	3-1 3/4" X 9 1/2" LVL
LT-11	2-1 3/4" X 11 7/8" LVL
LT-12	3-1 3/4" X 11 7/8" LVL
LT-13	2-1 3/4" X 14" LVL
LT-14	3-1 3/4" X 14" LVL
LT-15	2-1 3/4" X 16" LVL
LT-16	3-1 3/4" X 16" LVL

BEAM SCHEDULE:

No.	SIZE
BM-1	2-2"x8"
BM-2	3-2"x8"
BM-3	2-2"x10"
BM-4	3-2"x10"
BM-5	2-2"x12"
BM-6	3-2"x12"

WOOD POST SCHEDULE:

No.	SIZE	No.	SIZE
P1a	2-2"x4"	P2	2-2"x6"
P1b	3-2"x4"	P3	3-2"x6"
P1c	4-2"x4"	P4	4-2"x6"
P1d	4-2"x4" CORNER *	P5	5-2"x6"
		P6	6"x6"
		P7	4"x4"
		P8	2-6"x6" W/STEEL *

* SEE DETAIL

MASONRY SUPPORT TABLE

STEEL LINTEL		BRICK VENEER (O.B.C.-9.20.5.2.A.)	STONE VENEER (O.B.C.-9.20.5.2.B.)
NO.	SPANS UP TO	(SHORT LEG HORIZONTAL)	(6" LEG HORIZONTAL)
S1	3'-11"	L 3½" x 3½" x ¼"	L 5" x 3½" x 5/16"
S2	4'-11"	L 3½" x 3½" x 5/16"	L 5" x 3½" x 5/16"
S3	6'-11"	L 4" x 3½" x 5/16"	L 5" x 5" x 5/16"
S4	6'-11"	L 4" x 3½" x 5/16"	L 5" x 5" x 5/16"
S5	7'-10"	L 5" x 3½" x 5/16"	L 5" x 5" x 5/16"
S6	8'-10"	L 5" x 3½" x 5/16"	L 5" x 5" x 5/16"
S7	9'-10"	L 6" x 4" x 5/16"	L 5" x 5" x 5/16"

GENERAL NOTES

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2.) NOTES & DETAILS SHOWN ON DRAWING, S1-1 & S1-2
3.) PROVISIONS IN PART 9 OF OBC 2006

NOTE:
FOR FOUNDATION REINFORCEMENTS, REFER TO DETAILS AS REQUIRED/SPECIFIED ON DWG. S1-2

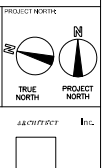
FOR LATERALLY UNSUPPORTED WALLS, REFER TO DETAIL 3 & 4/S1-2

FOR LOAD TRANSFER BLOCKING, REFER TO DETAIL 7/S1-2, 8/S1-2

No.	DATE	DESCRIPTION
01	FEB. 29, 2012	ISSUED FOR STRUCTURAL REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH



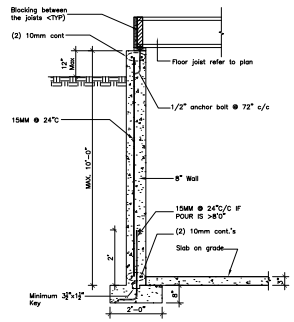
Christopher Simmonds architect Inc.

PROJECT:

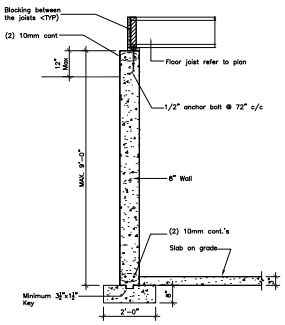
DRAWING TITLE:
STRUCTURAL NOTES & SCHEDULES
STRUCTURAL DETAILS

DATE:	2012-02-29
SCALE:	1:25
DRAWN BY:	CSI
JOB No:	XX

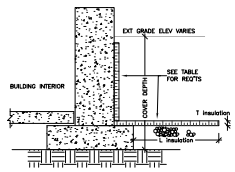
DRAWING No:
S1-1



1 S1-2 TYPICAL FOUNDATION WALL DETAIL for MAX. 9ft. BACKFILL



3 S1-2 TYPICAL STANDARD FOUNDATION WALL DETAIL FOR MAX. 8ft. BACKFILL

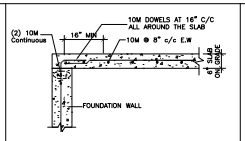


COVER DEPTH (mm)	INSULATION DIMENSIONS	
	L Insulation (mm)	T Insulation (mm)
LESS THAN 300 mm	1800	75
300 mm TO 600 mm	1800	50
600 mm TO 900 mm	1200	50
900 mm TO 1200 mm	800	50
1200 mm TO 1800 mm	600	50
GREATER THAN 1800mm	NOT REQUIRED	

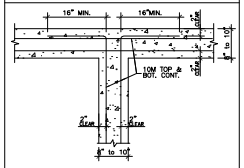
NOTES:

1. CONSULT GEOTECHNICAL ENGINEER FOR THERMAL RESISTANCE VALUES OF ACCEPTABLE INSULATION TYPES.
2. INSULATION REQUIRED DOWN OUTSIDE FACE OF FOUNDATION WALL AND OUTWARD FROM WALL AS SHOWN.
3. ALL SHALLOW FOOTINGS ARE TO FOLLOW THESE REQUIREMENTS UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER.

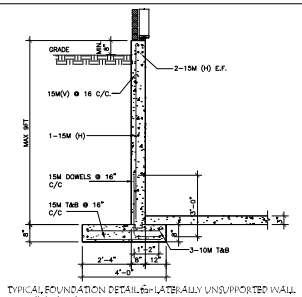
9 S1-2 FROST PROTECTION WHERE GRADE ACHIEVES LESS THAN 1.5m COVERAGE FOR FOOTING



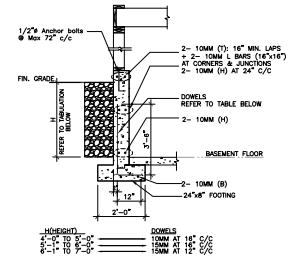
11 S1-2 SLAB @ FOUNDATION WALL JUNCTION



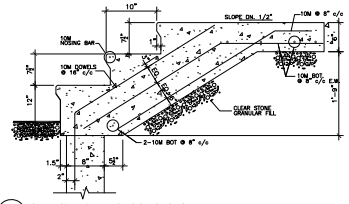
12 S1-2 TYPICAL CORNER BARS DETAIL @ INTERSECTIONS



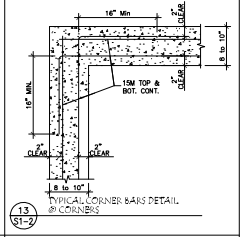
2 S1-2 TYPICAL FOUNDATION DETAIL for LATERALLY UNSUPPORTED WALL (For walls higher than 7FT.)



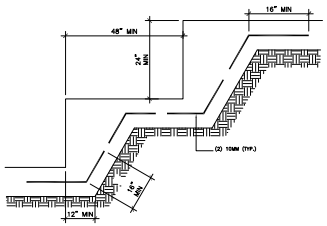
4 S1-2 TYPICAL FOUNDATION DETAIL for LATERALLY UNSUPPORTED WALL (For walls up to 7FT.)



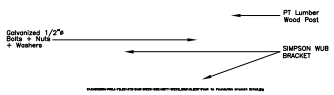
10 S1-2 TYP'L STEP/PORCH REINFORCEMENT



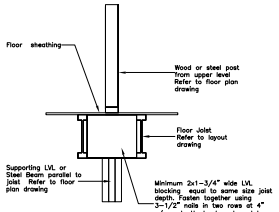
13 S1-2 TYPICAL CORNER BARS DETAIL @ CORNERS



5 S1-2 TYP'L STEPPED FOOTING REINFORCEMENT



14 S1-2 WOOD POST TO FOUNDATION CONNECTION



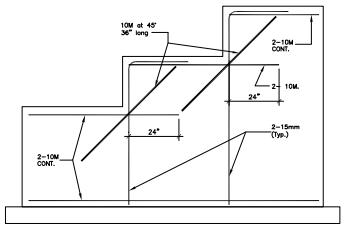
DETAIL #1
7 S1-2 Load Transfer with blocking in floor cavity

SIMPSON PC/EPC Post Cap

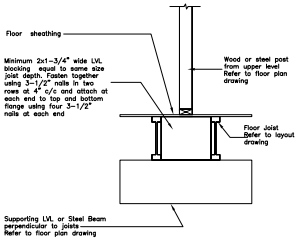
O:\CANTERRA-PROJ\-FILES\STD-DWG-SPECS-EDIT\SPECS_EDIT\CLIENT\3man Post Cap Detail.jpg

Use Galvanized
1/2" diam 3" long
Lag Screws

15 S1-2 WOOD BEAM TO WOOD POST CONNECTION



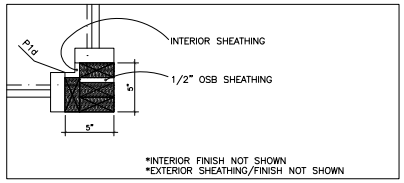
6 S1-2 CORNER REINFORCEMENT FOR STEP DOWN FOUNDATION WALLS



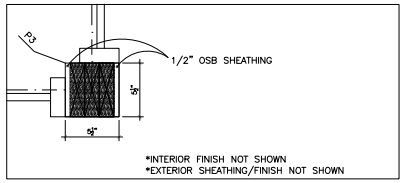
DETAIL #2
8 S1-2 Load Transfer with blocking in floor cavity

V:\CANTERRA-PROJ\-FILES\STD-DWG-SPECS-EDIT\SPECS_EDIT\CLIENT\WOOD with beam.jpg

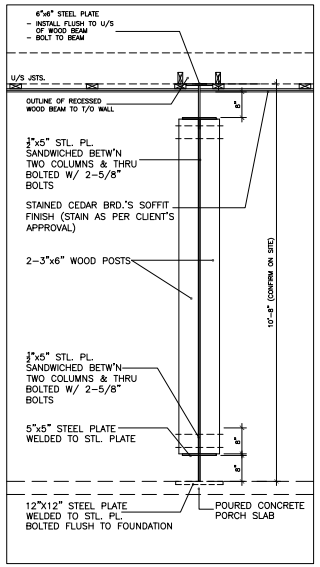
16 S1-2



DETAIL OF POST P1d



DETAIL OF POST P3



SECTION DETAIL OF PORCH POST

GENERAL NOTES

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NOTE:
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FOR LATERALLY UNSUPPORTED WALLS, REFER TO DETAIL 3 & 4/S1-2

FOR LOAD TRANSFER BLOCKING, REFER TO DETAIL 7/S1, 8/S1

No.	DATE	DESCRIPTION
01	FEB. 29, 2012	ISSUED FOR STRUCTURAL REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH:

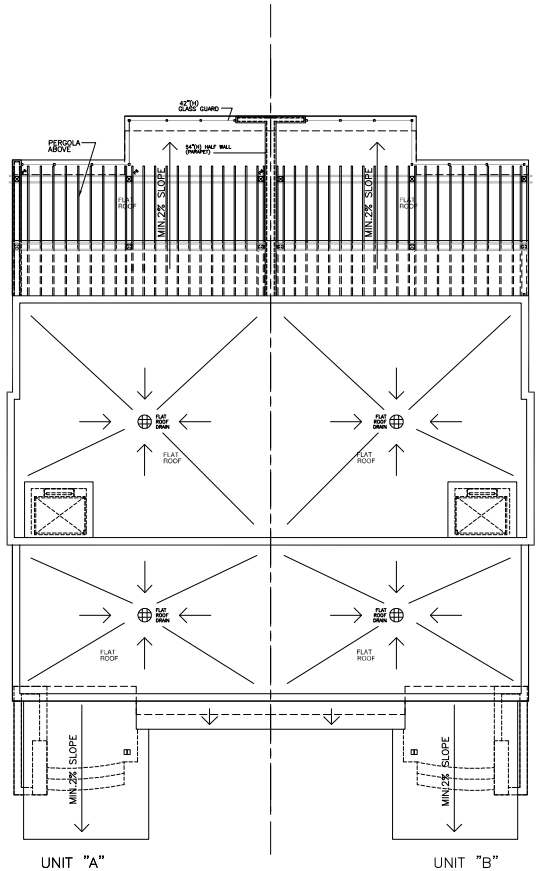
TRUE NORTH — PROJECT NORTH

Christopher Simmonds architect Inc.

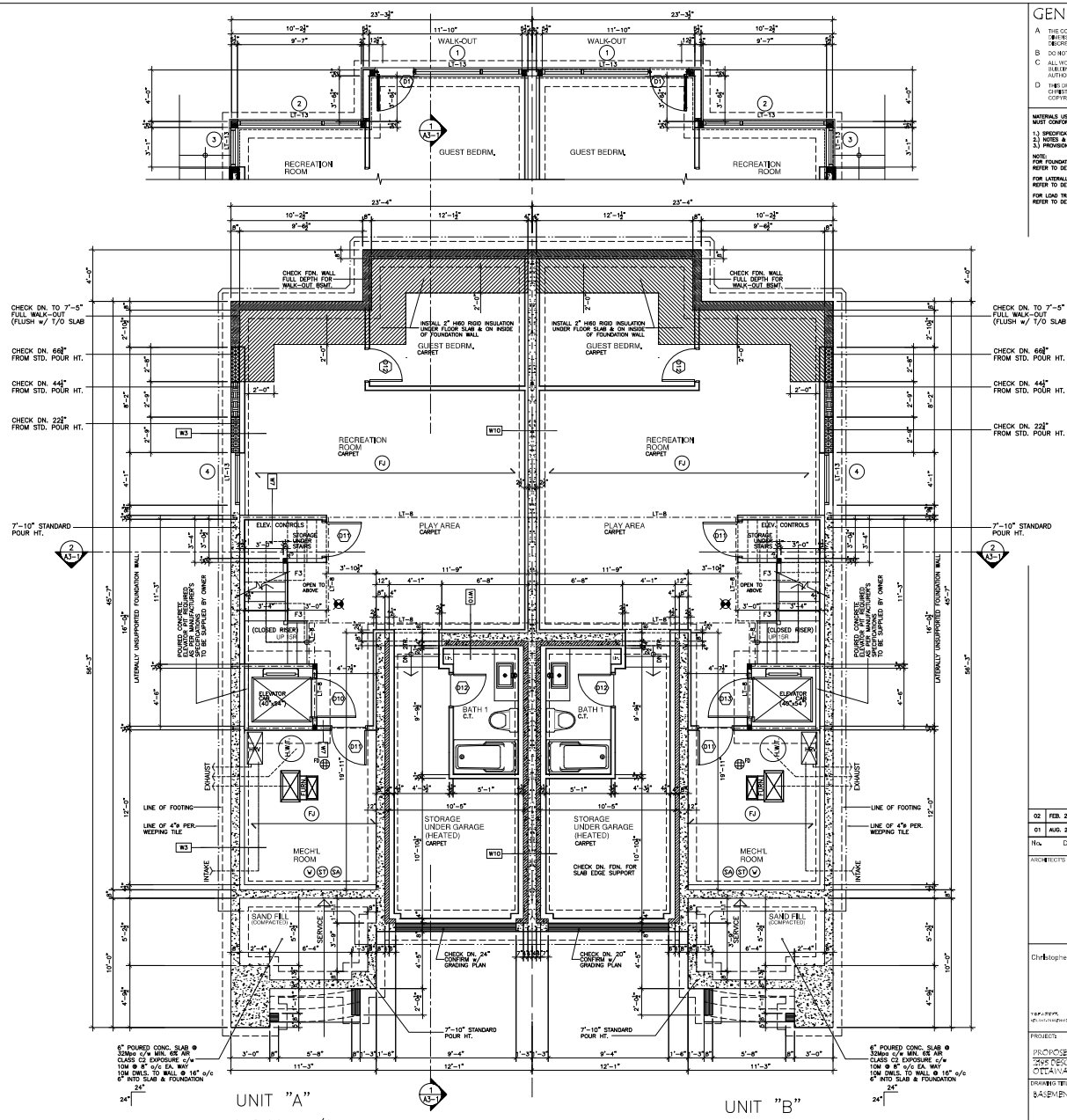
PROJECT:

DRAWING TITLE:
STRUCTURAL DETAILS

DATE: [illegible]
SCALE: [illegible]
DRAWN BY: [illegible]
JOB No: XX
DRAWING No: S1-2



2 A1-1 ROOF PLAN
3/16" = 1'-0"



1 A1-1 918.00 sq./ft.
BASEMENT/FOUNDATION PLAN
1/4" = 1'-0"

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FOR LOAD TRANSFER BLOCKING, REFER TO DETAIL 7/S1-2, 8/S1-2

No.	DATE	DESCRIPTION
02	FEB. 29, 2012	ISSUED FOR STRUCTURAL REVIEW
01	AUG. 26, 2011	ISSUED FOR REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH:

TRUE NORTH — PROJECT NORTH

Christopher Simmonds architect Inc.

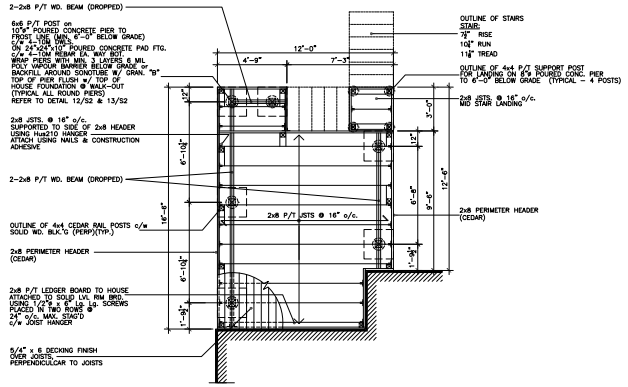
PROJECT:
PROPOSED SEMI-DETACHED DWELLINGS
1306 PERCHERONS AVE.
OTTAWA, ON

DRAWING TITLE:
BASEMENT/FOUNDATION PLAN

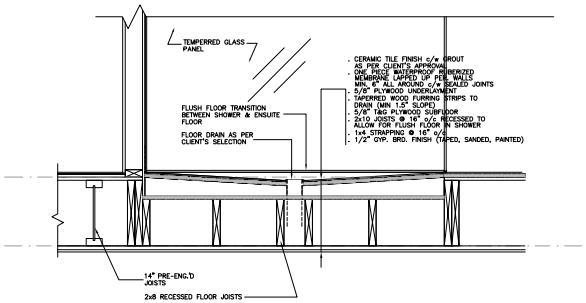
DATE: [illegible]
SCALE: [illegible]
DRAWN BY: [illegible]
JOB No: [illegible]
DRAWING No: A1-1

GENERAL NOTES

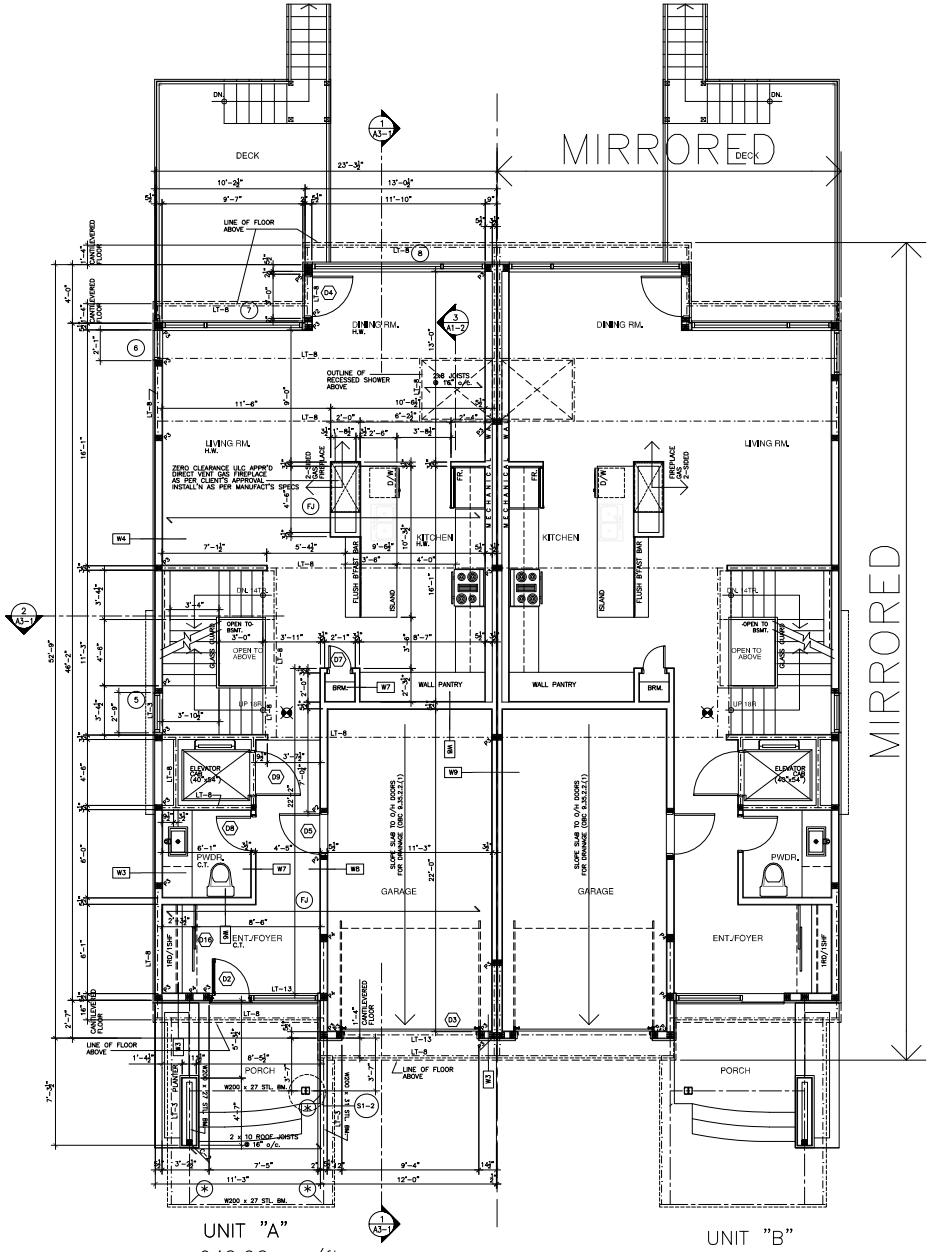
** ALL CONSTRUCTION TO BE IN ACCORDANCE TO OBC & SB-7 BUILDING CODE REQUIREMENTS
** ALL WOOD STRUCTURE TO BE PRESSURE TREATED
** ALL EXPOSED FINISH WOOD TO BE CEDAR STAINED UNLESS OTHERWISE NOTED
** ALL SAWN ENDS OF PRESSURE TREATED LUMBER TO BE TREATED
** ALL FASTENERS TO BE GALVANIZED



2 A1-2 UNIT "A" (UNIT "B" - MIRRORED)
TYPICAL WOOD DECK CONSTRUCTION
1/4" = 1'-0"



3 A1-2 SECTION DETAIL THRU FLUSH SHOWER
1-1/2" = 1'-0"



940.96 sq./ft.

1 A1-2 GROUND FLOOR PLAN
1/4" = 1'-0"

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3.) PROVISIONS IN PART 9 OF OBC 2006

NOTE:
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FOR LATERALLY UNSUPPORTED WALLS, REFER TO DETAIL 3 & 4/S1-2

FOR LOAD TRANSFER BLOCKING, REFER TO DETAIL 7/S1-2, 8/S1-2

No.	DATE	DESCRIPTION
02	FEB. 29, 2012	ISSUED FOR STRUCTURAL REVIEW
01	AUG. 26, 2011	ISSUED FOR REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH:

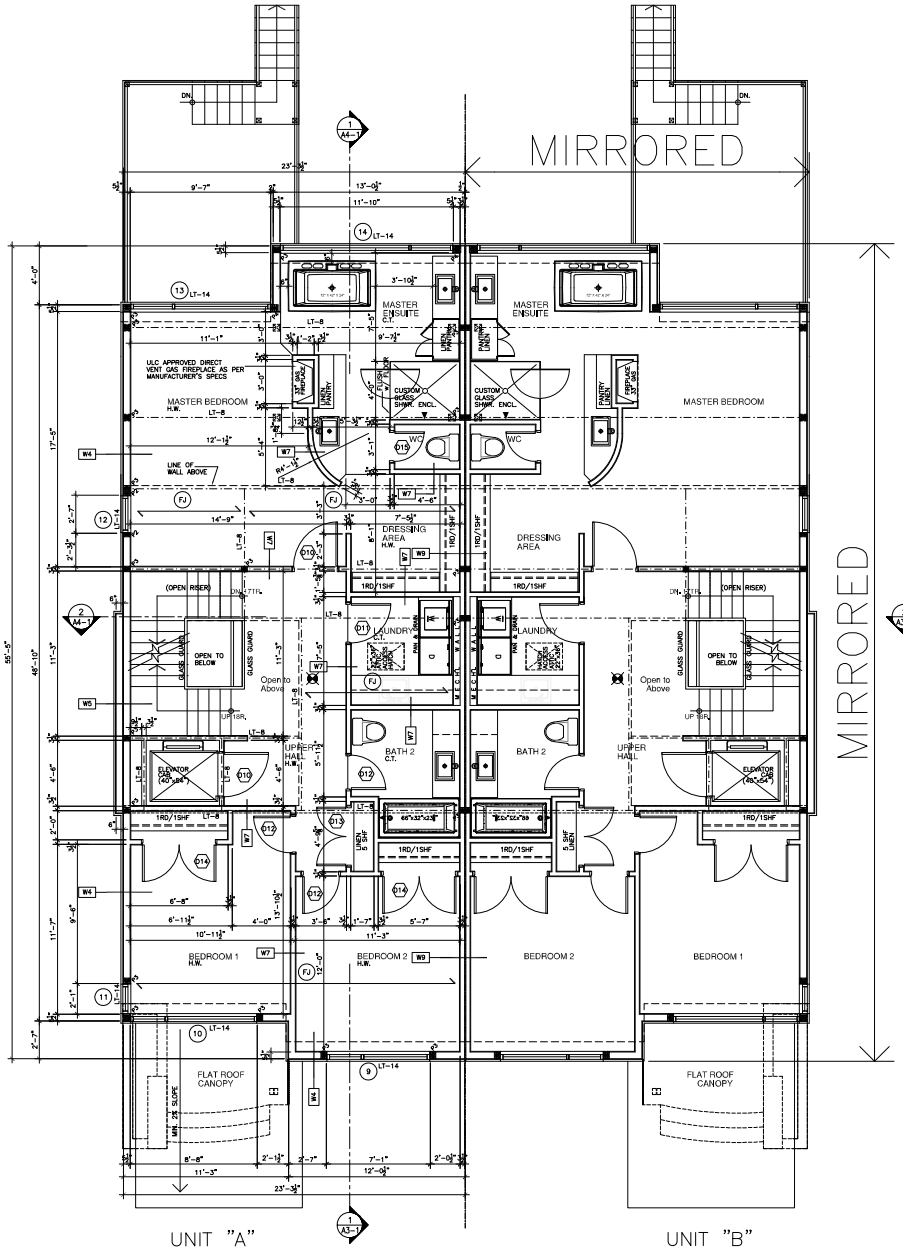
TRUE NORTH — PROJECT NORTH

Christopher Simmonds architect Inc.

PROJECT:
PROPOSED SEMI-DETACHED DWELLINGS
306 PERLEHENS AVE.
OTTAWA, ON

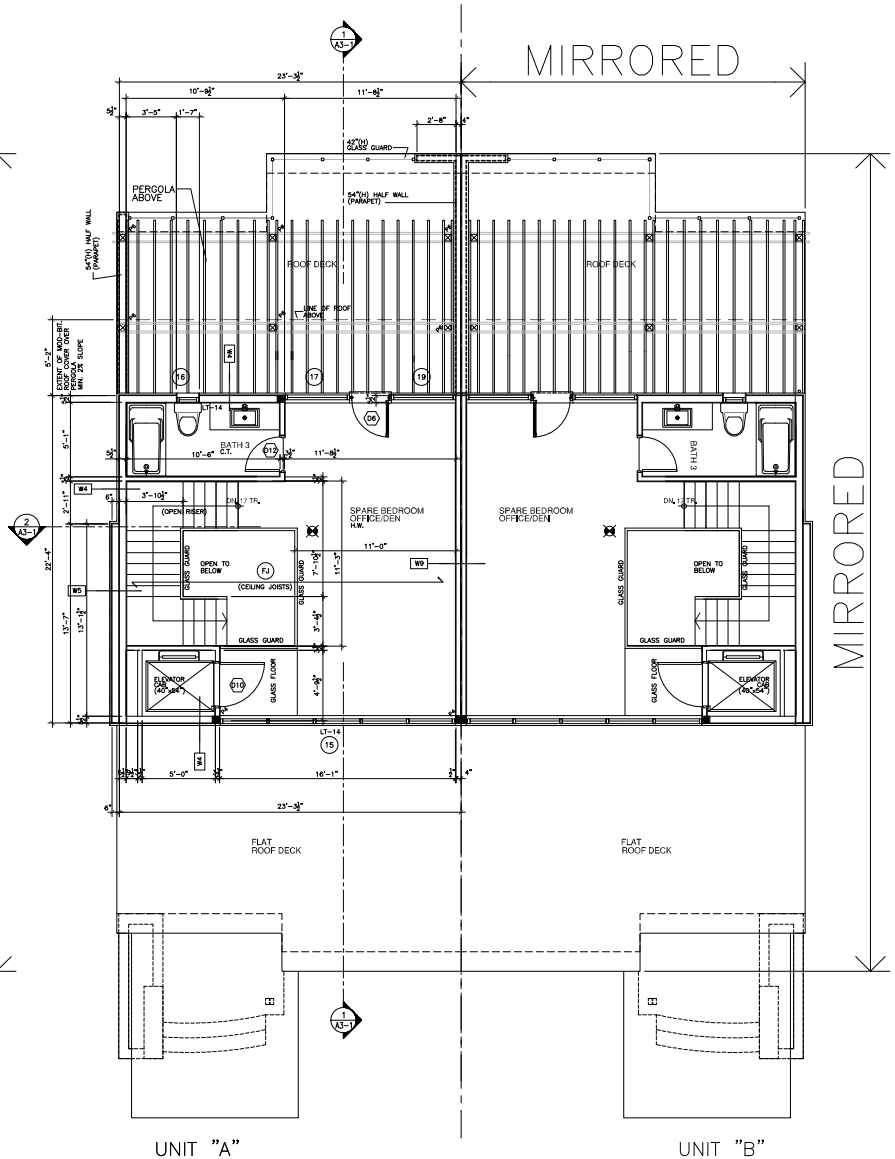
DRAWING TITLE:
GROUND FLOOR PLAN

DATE: 02-03-12
SCALE: 1:25
DRAWN BY: CDZ
JOB No: XX
DRAWING No: A1-2



UNIT "A" UNIT "B"

1 A1-2 1190.46 sq./ft. SECOND FLOOR PLAN 1/4" = 1'-0"



UNIT "A" UNIT "B"

2 A1-2 382.26 sq./ft. ROOF DECK FLOOR PLAN 1/4" = 1'-0"

GENERAL NOTES

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B DO NOT SCALE DRAWINGS.

C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

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MATERIALS USED & CONSTRUCTION PROCEDURES MUST CONFORM TO:

1.) SPECIFICATIONS & NOTES SHOWN ON THIS DWG.
2.) NOTES & DETAILS SHOWN ON DRAWING. S1-1 & S1-2
3.) PROVISIONS IN PART 9 OF OBC 2006

NOTE:
FOR FOUNDATION REINFORCEMENTS, REFER TO DETAILS AS REQUIRED/SPECIFIED ON DWG. S1-2

FOR LATERALLY UNSUPPORTED WALLS, REFER TO DETAIL 3 & 4/S1-2

FOR LOAD TRANSFER BLOCKING, REFER TO DETAIL 7/S1-2, 8/S1-2

No.	DATE	DESCRIPTION
02	FEB. 29, 2012	ISSUED FOR STRUCTURAL REVIEW
01	AUG. 26, 2011	ISSUED FOR REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH:

TRUE NORTH PROJECT NORTH

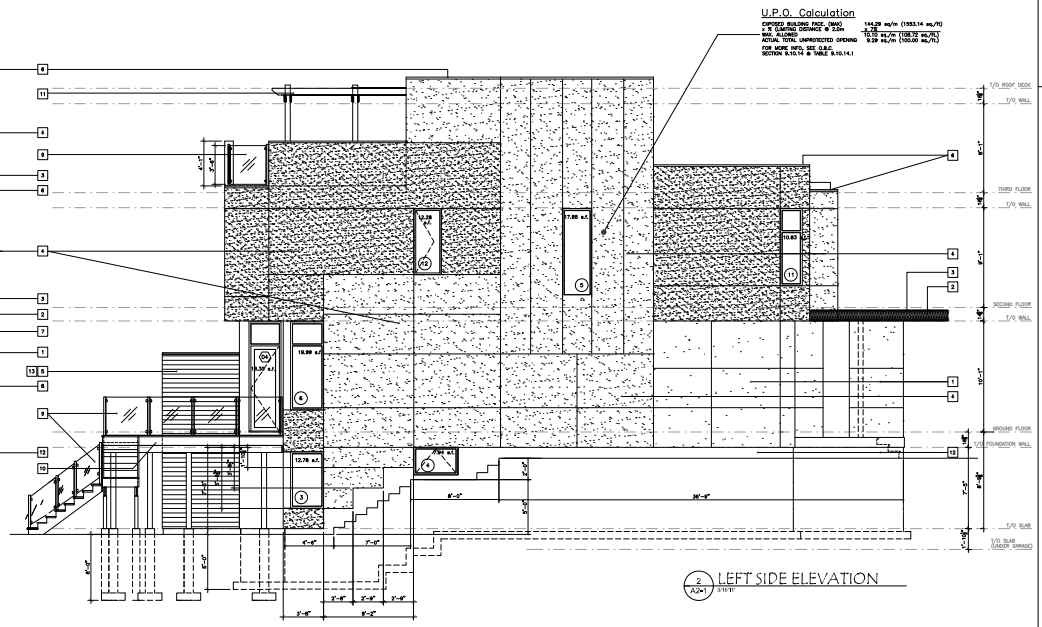
Christopher Simmonds architect Inc.

PROJECT:
PROPOSED SEMI-DETACHED DWELLINGS
3306 PERLEHENEG AVE.
OTTAWA, ON

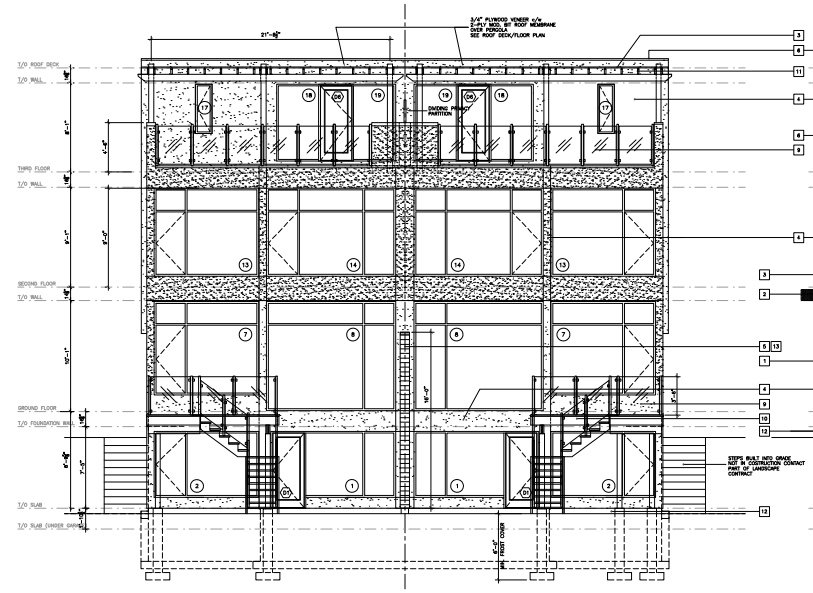
DRAWING TITLE:
SECOND FLOOR PLAN
ROOF DECK PLAN

DATE: 02-03-12
SCALE: 1/4"
DRAWN BY: CDZ
JOB No: XX
DRAWING No: A1-3

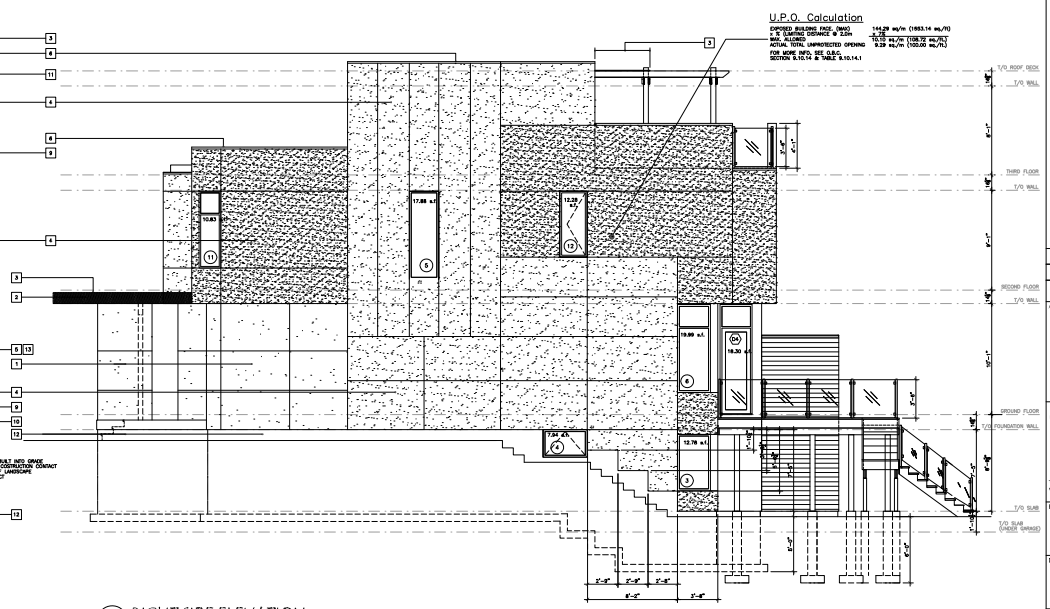
1 A2-1 FRONT ELEVATION 3/16"1'



2 A2-1 LEFT SIDE ELEVATION 3/16"1'



3 A2-1 REAR ELEVATION 3/16"1'



4 A2-1 RIGHT SIDE ELEVATION 3/16"1'

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1 TRESPA VENEER PANEL (WOOD SURFACE)
2 PRE-FIN. METAL FASCIA FLASHING
3 MODIFIED BITUMEN ROOF SURFACE (MIN. 2% SLOPE)
4 ACRYLIC STUCCO FINISH (CCMC APPR.'D)
5 STAINED CEDAR BRD.'S (STAIN AS PER CLIENT'S APPROVAL)
6 PRE-FIN. METAL CAP FLASHING
7 STAINED CEDAR BRD.'S SOFFIT FINISH (STAIN AS PER CLIENT'S APPROVAL)
8 STAINED CEDAR PORCH COLUMN REFER TO DWG. S-1 FOR DETAIL
9 GLASS GUARD RAIL SYSTEM AS PER CLIENT'S SELECTION MANUFACTURER TO PROVIDE ENGINEERED DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION
10 STAINED CEDAR DECK REFER TO DWG. S/A1-2 FOR DETAILS
11 CEDAR STAINED PERGOLA
12 CEMENT PARGING
13 SWING PARTITION – CONSTRUCTION TO BE CONFIRMED

No.	DATE	DESCRIPTION
02	FEB. 29, 2012	ISSUED FOR STRUCTURAL REVIEW
01	AUG. 26, 2011	ISSUED FOR REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH:

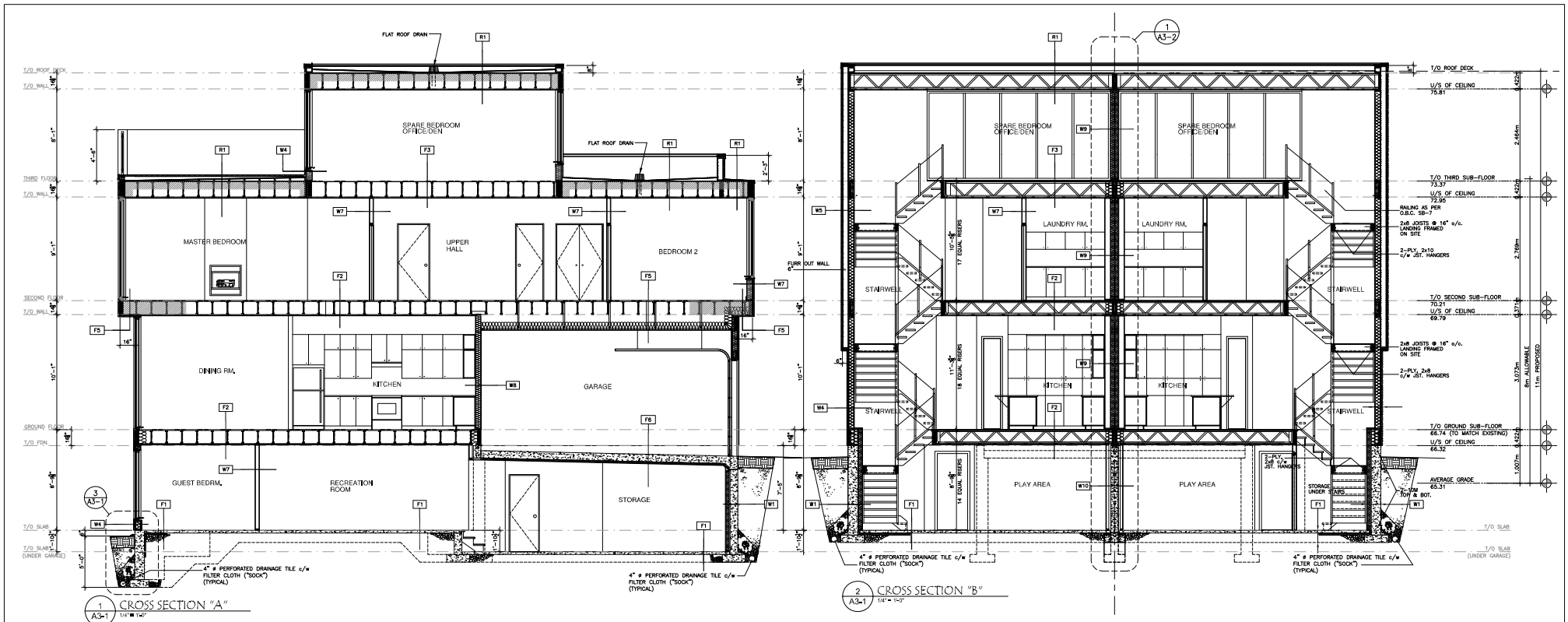
TRUE NORTH — PROJECT NORTH

Christopher Simmonds architect Inc.

PROJECT:
PROPOSED SEMI-DETACHED DWELLINGS
2508 PERLEHENEG AVE.
OTTAWA, ON

DRAWING TITLE:
ELEVATIONS

DATE: [illegible]
SCALE: 3/16"=1'
DRAWN BY: [illegible]
JOB No: XX
DRAWING No: A2-1



WALL ASSEMBLIES

W1 — POURED CONCRETE FOUNDATION WALL
- CEMENT PARGING TO EXTEND 6" BELOW GRADE
- 1" DRAINAGE LAYER & DAMPROOFING
- 8" POURED CONCRETE (25MPa c/w 5-7% AIR), c/w 2-15M HORIZ. BARS @ TOP AND BOTTOM
- BUILDING PAPER (INT. DAMPROOFING) FROM FINISHED GRADE TO SLAB
- 2x4 STUDS @16" O/C
- R12 BATT INSULATION, 8" UP FROM SLAB
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

W2 — POURED CONCRETE FOUNDATION WALL
- CEMENT PARGING TO EXTEND 6" BELOW GRADE
- 8" POURED CONCRETE (25MPa c/w 5-7% AIR), c/w 2-10M HORIZ. BARS @ TOP AND BOTTOM

W3 — TRESPA BOARD EXTERIOR WALL PANEL
- WOOD COLOUR, COMP. VENEER PANEL AS PER CLIENT'S APPROVAL
- METAL CHANNELS VERT. @ 16" O/C
- TYVEK WEATHER BARRIER
- 7/16" O.S.B. SHEATHING
- 2x6 STUDS @16" O/C W/ R22 FIBRE-GLASS BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BD.

W4 — EXT. WALL CONSTRUCTION @ STUCCO EIFS
- STUCCO FINISH COAT
- BASE COAT
- MECH. FASTENED REINFORCING MESH
- 1½" RIGID STYROFOAM INSULATION CCMC APPROVED MEMBRANE (TROWELLED ON)
- ½" ASPENITE SHEATHING
- 2x6 WOOD STUDS @ 16" o/c.
- R-22 BATT INSULATION IN STUD SPACE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

W5 — EXT. WALL CONSTRUCTION @ STUCCO EIFS
- STUCCO FINISH COAT
- BASE COAT
- MECH. FASTENED REINFORCING MESH
- 1½" RIGID STYROFOAM INSULATION CCMC APPROVED MEMBRANE (TROWELLED ON) OVER
- ½" ASPENITE SHEATHING
- 2x4 WOOD STUDS FURRED OUT WALL 4"
- ½" ASPENITE SHEATHING
- 2x6 WOOD STUDS @ 16" o/c.
- R-22 BATT INSULATION IN STUD SPACE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

W6 — 2x6 INTERIOR PARTITION
- 1/2" GYPSUM BOARD
- 2x6 STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

W7 — 2x4 INTERIOR PARTITION
- 1/2" GYPSUM BOARD
- 2x4 STUDS @ 16" O/C
- 1/2" GYPSUM BOARD

W8 — 2x6 PARTITION-(GARAGE WALL)
- 1/2" GYPSUM BOARD c/w SEALED JOINTS
- 2x6 STUDS @ 16" O/C
- R22 FIBRE-GLASS BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

W9 — TYPICAL PARTY WALL
- ⅝" FIRECODE "C" GYPSUM BRD.
- FIBRE-GLASS BATT INSULATION IN STUD SPACE
- 2x4 STUDS @ 16" o/c STAGERRED
- 1" AIR SPACE
- 2x4 STUDS @ 16" o/c STAGERRED
- FIBRE-GLASS BATT INSULATION IN STUD SPACE

W10 — TYPICAL FOUNDATION PARTY WALL
- ⅝" GYPSUM BRD.
- 2x3 STUDS @ 16" o/c STAGERRED
- 8" POURED CONCRETE FDN. WALL
- 2x3 STUDS @ 16" o/c
- ⅝" GYPSUM BRD.

FLOOR ASSEMBLIES

F1 — BASEMENT SLAB ON GRADE
- FLOOR FINISH
- 3" POURED CONC. SLAB/W RADIANT HEAT TUBING REINFORCED W/ MW6xMW6/6x6
- .6 MIL POLY VAPOUR BARRIER (2200 PSI-OBC 9.16.4.5)
- 8" ø3/4ø CRUSHED STONE

F2 — GROUND AND SECOND FLOOR ASSEMBLY
- FLOOR FINISH (AS PER OWNER'S INSTRUCTION)
- 5/8" T&G, G&S PLYWOOD SUBFLOOR
- 14" PRE-ENG.'D O.W. FLOOR JOISTS @ 16" O.C. SUPPLIER TO PROVIDE ENGINEERED SHOP DRAWING TO ARCHITECT AND CITY INSPECTOR.
- 1x3 STRAPPING @16" O/C
- 1/2" GYPSUM BOARD

F3 — GROUND AND SECOND FLOOR ASSEMBLY
- FLOOR FINISH (AS PER OWNER'S INSTRUCTION)
- 5/8" T&G, G&S PLYWOOD SUBFLOOR
- 16" PRE-ENG.'D O.W. FLOOR JOISTS @ 16" O.C. SUPPLIER TO PROVIDE ENGINEERED SHOP DRAWING TO ARCHITECT AND CITY INSPECTOR.
- 1x3 STRAPPING @16" O/C
- 1/2" GYPSUM BOARD

F4 — INSULATED FLOOR ASSEMBLY
- FLOOR FINISH (AS PER OWNER'S INSTRUCTION)
- 5/8" T&G, G&S PLYWOOD SUBFLOOR
- 14" TJI FLOOR JOISTS @ 16" O.C. SUPPLIER TO PROVIDE ENGINEERED SHOP DRAWING TO ARCHITECT AND CITY INSPECTOR.
- MIN. R-50 - CLOSED CELL 2 COMP. POLYURETHANE SPRAY FOAM INSULATION (NO V/B REQ.) CCMC: 13244-L, CAN/ULC-S705.1-01
- 1x3 STRAPPING @16" O/C
- 1/2" GYPSUM BOARD

F5 — FLOOR ASSEMBLY ABOVE GARAGE
- FLOOR FINISH (AS PER OWNER'S INSTRUCTION)
- 5/8" T&G, G&S PLYWOOD SUBFLOOR
- 14" PRE-ENG.'D O.W. FLOOR JOISTS @ 16" O.C. SUPPLIER TO PROVIDE ENGINEERED SHOP DRAWING TO ARCHITECT AND CITY INSPECTOR.
- MIN. 2" HEATED AIR SPACE (PLENUM)
- 6 MIL POLY VAPOUR BARRIER
- R-31 BATT INSULATION
- 2x4 DROPPED CEILING FRAMING
- ⅝" GYPSUM BOARD

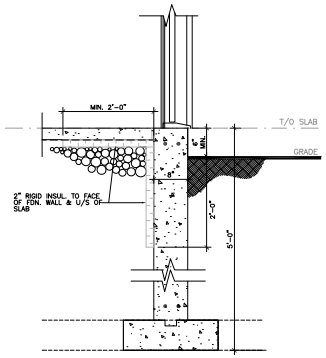
F6 — STRUCTURAL GARAGE SLAB
- FLOOR FINISH
- 8" POURED CONC. SLAB REINFORCED W/ MW6xMW6/6x6
- 32 MPa CONCRETE, CLASS C2 EXPOSURE
- W/C = 0.45, c/w 6% AIR ENTRAINMENT c/w 10M @ 8" o/c EA. WAY
- 10M DOWELS TO WALL @ 16" o/c.
- 2" H60 EXTRUDED RIGID INSULATION TO U/S OF SLAB
- ⅝" GYPSUM BRD. FINISH

ROOF ASSEMBLIES

R1 — FLAT ROOF ASSEMBLY
- 2-PLY MODIFIED BITUMEN MEMBRANE, TORCHED ON, c/w LAPPED/SEALED JOINTS OVER
- ½" EXTERIOR GRADE PLYWOOD SHEATING OVER
- MIN. 2% SLOPED WOOD FURRING STRIPS
- ½" PLYWOOD SHEATHING
- 16" CEILING JOISTS @ 16" o/c
- MIN. R-50 - CLOSED CELL 2 COMP. POLYURETHANE SPRAY FOAM INSULATION (NO V/B REQ.) (POLARFOAM PF 7300-D SOYA (CCMC 13244-L)
- 1x3 WOOD STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

R2 — FLAT CANOPY ROOF ASSEMBLY
- 2-PLY MODIFIED BITUMEN MEMBRANE, TORCHED ON, c/w LAPPED/SEALED JOINTS OVER
- ½" EXTERIOR GRADE PLYWOOD SHEATING OVER
- MIN. 2% SLOPED WOOD FURRING STRIPS
- ½" PLYWOOD SHEATHING
- 2x10 CEILING JOISTS @ 16" o/c
- 1x3 WOOD STRAPPING @ 16" O.C.
- 1x5 STAINED CEDAR BRD SOFFIT FIN.

R3 — FLAT ROOF ASSEMBLY w/ DECKING
- ½" CEDAR STAINED CEDAR DECK BRDS. FINISH
- 2x6 P/T DECK FRAMING SLEEPERS, c/w PERIMETER CURB
- 2-PLY MODIFIED BITUMEN MEMBRANE, TORCHED ON, c/w LAPPED/SEALED JOINTS OVER
- ½" EXTERIOR GRADE PLYWOOD SHEATING OVER
- MIN. 2% SLOPED WOOD FURRING STRIPS
- ½" PLYWOOD SHEATHING
- 16" CEILING JOISTS @ 16" o/c
- MIN. R-50 - CLOSED CELL 2 COMP. POLYURETHANE SPRAY FOAM INSULATION (NO V/B REQ.) (POLARFOAM PF 7300-D SOYA (CCMC 13244-L)
- 1x3 WOOD STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD



3 A3-1 CROSS SECTION @ BSMT. WALK-OUT
3/4" = 1'-0"

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2.) NOTES & DETAILS SHOWN ON DRAWING, S1-1 & S1-2
3.) PROVISIONS IN PART 9 OF OBC 2006

NOTE:
FOR FOUNDATION REINFORCEMENTS, REFER TO DETAILS AS REQUIRED/SPECIFIED ON DWG. S1-2

FOR LATERALLY UNSUPPORTED WALLS, REFER TO DETAIL 3 & 4/S1-2

FOR LOAD TRANSFER BLOCKING, REFER TO DETAIL 7/S1-2, 8/S1-2

No.	DATE	DESCRIPTION
02	FEB. 29, 2012	ISSUED FOR STRUCTURAL REVIEW
01	AUG. 26, 2011	ISSUED FOR REVIEW

ARCHITECT'S SEAL:

PROJECT NORTH:

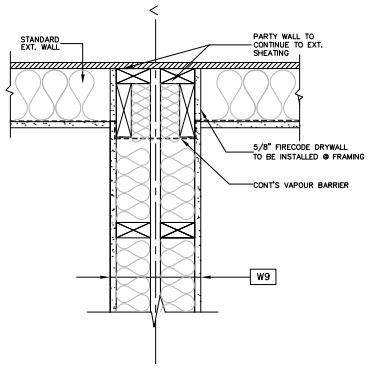
TRUE NORTH — PROJECT NORTH

Christopher Simmonds architect Inc.

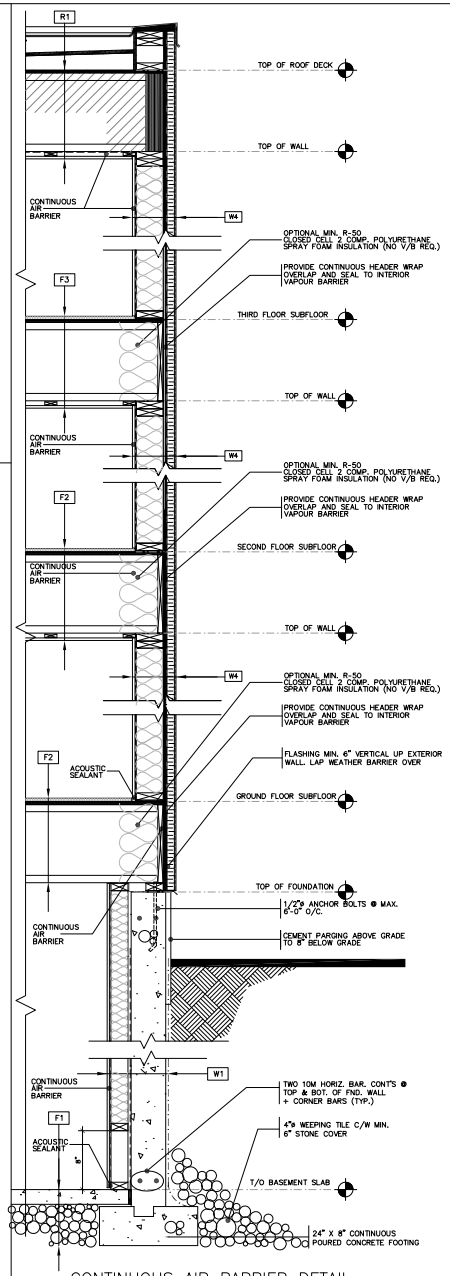
PROJECT:
PROPOSED SEMI-DETACHED DWELLINGS
1306 PERCHERONS AVE.
OTTAWA, ON

DRAWING TITLE:
CROSS SECTIONS

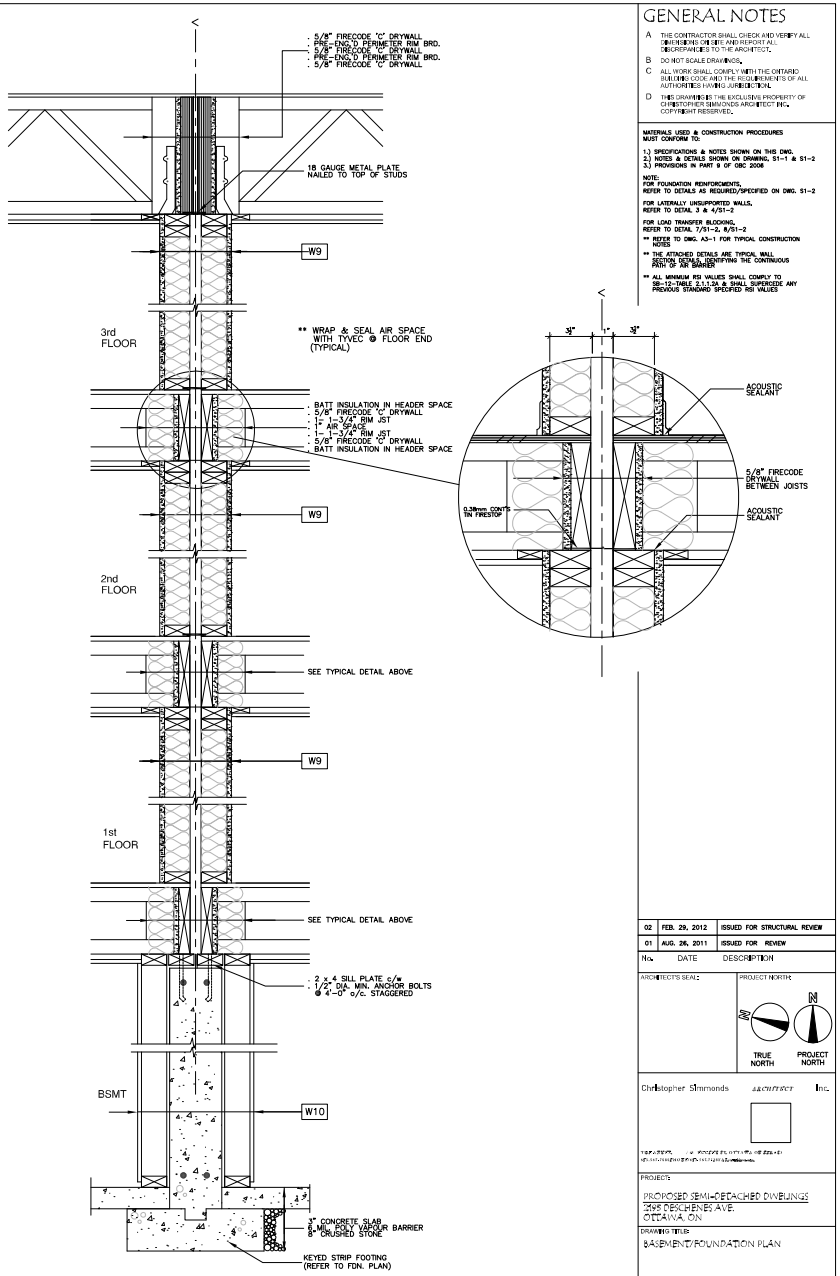
DATE:	DRAWING No:
SCALE:	A3-1
DRAWN BY:	
JOB No:	



2 A4.2 PLAN VIEW - PARTY WALL @ EXT. WALL CONNECTION
1-1/2" = 1'-0"



3 A3-2 CONTINUOUS AIR BARRIER DETAIL TYPICAL WALL SECTION
1" = 1'-0"



1 A3-2 TYPICAL PARTY WALL CROSS SECTION
1-1/2" = 1'-0"

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NOTE:
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REFER TO DETAILS AS REQUIRED/SPECIFIED ON DWG. S1-2

FOR LATERALLY UNSUPPORTED WALLS,
REFER TO DETAIL 3 & 4/S1-2

FOR LOAD TRANSFER BLOCKING,
REFER TO DETAIL 7/S1-2, 8/S1-2

** REFER TO DWG. A3-1 FOR TYPICAL CONSTRUCTION NOTES

** THE ATTACHED DETAILS ARE TYPICAL WALL SECTION DETAILS, IDENTIFYING THE CONTINUOUS PATH OF AIR BARRIER

** ALL MINIMUM RSI VALUES SHALL COMPLY TO SB-12-TABLE 2.1.1.2A & SHALL SUPERSEDE ANY PREVIOUS STANDARD SPECIFIED RSI VALUES

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ARCHITECT'S SEAL:

PROJECT NORTH:

TRUE NORTH — PROJECT NORTH

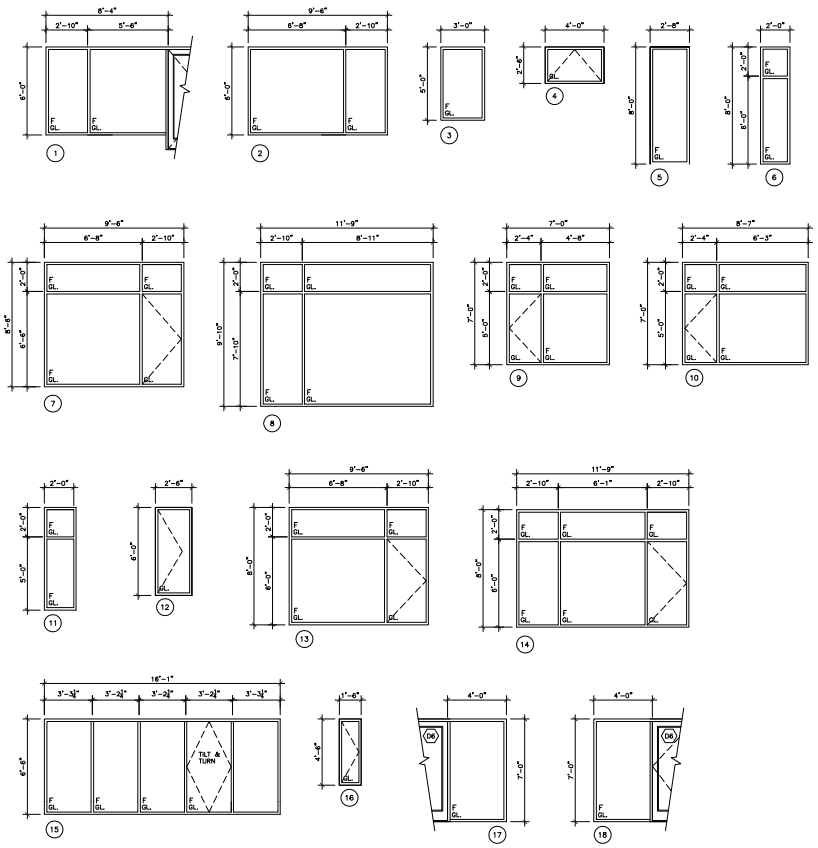
Christopher Simmonds architect Inc.

PROJECT:
PROPOSED SEMI-DETACHED DWELLINGS
1506 PERLEHENEC AVE.
OTTAWA, ON

DRAWING TITLE:
BASEMENT/FOUNDATION PLAN

DATE: [illegible]
SCALE: [illegible]
DRAWN BY: [illegible]
JOB No: [illegible]
DRAWING No: A3-2

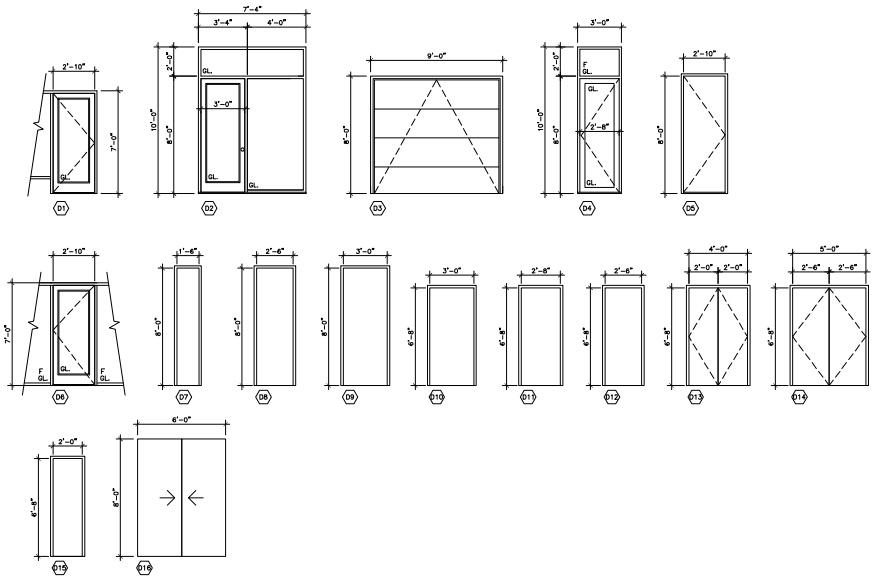
WINDOW SCHEDULE



WINDOW SCHEDULE: ◯ ** THERMAL RESISTANCE FOR ALL WINDOWS AS PER OBC 12.3.2.6		
No.	FRAME SIZE (refer to elevations)	TYPE
1		CASEMENT/ DOUBLE COMBO/ FIXED SASH
2		CASEMENT/ DOUBLE COMBO/ FIXED SASH
3		CASEMENT/ SINGLE/ FIXED SASH
4		CASEMENT/ OPERABLE/ AWNING
5	**	CASEMENT/ SINGLE/ FIXED SASH
6	SEE ELEVATIONS	CASEMENT/ SINGLE/ FIXED SASH/ TRANSOM
7		CASEMENT/ DOUBLE COMBO/ TRANSOM/ ONE OPERABLE UNIT
8		CASEMENT/ DOUBLE COMBO/ TRANSOM/ FIXED SASH
9		CASEMENT/ DOUBLE COMBO/ TRANSOM/ ONE OPERABLE UNIT
10		CASEMENT/ DOUBLE COMBO/ TRANSOM/ ONE OPERABLE UNIT
11		CASEMENT/ SINGLE/ FIXED SASH
12		CASEMENT/ SINGLE/ OPERABLE
13		CASEMENT/ DOUBLE COMBO/ TRANSOM/ ONE OPERABLE UNIT
14	**	CASEMENT/ TRIPLE COMBO/ TRANSOM/ ONE OPERABLE UNIT
15		CASEMENT/ 5 UNIT COMBO / FIXED SASH + ONE OPERABLE UNIT
16		CASEMENT/ SINGLE/ OPERABLE
17		CASEMENT/ SINGLE/ FIXED SASH / COMBO w/ D6
18		CASEMENT/ SINGLE/ FIXED SASH / COMBO w/ D6

** WINDOW SCHEDULE IS FOR TYPICAL UNIT TYPE "A"
** WINDOW SCHEDULE FOR UNIT TYPE "B" TO BE MIRRORED

DOOR SCHEDULE



DOOR SCHEDULE: ◯ ** THERMAL RESISTANCE FOR EXTERIOR DOORS AS PER OBC 12.3.2.7				
(refer to elevations for swing direction)				
No.	SIZE (WxH)	QTY.	TYPE	RSO
D1	2'-10" x 7'-0"	1	STEEL INSULATED W/ GLASS PANEL/INSWING	MFR. TO PROVIDE
D2	3'-0" x 8'-0"	1	STEEL INSULATED W/ GLASS PANEL/INSWING c/w SIDELIGHT & TRANSOM	MFR. TO PROVIDE
D3	9'-0" X 8'-0"	1	STEEL INSULATED SECTIONAL O/H DOOR/DOOR OPENER	MFR. TO PROVIDE
D4	2'-8" x 8'-0"	1	STEEL INSULATED W/ GLASS PANEL/INSWING/c/w TRANSOM	MFR. TO PROVIDE
D5	2'-8" x 8'-0"	1	STEEL INSULATED SLAB/OUTSWING/ULC SELF CLOSER	MFR. TO PROVIDE
D6	2'-10" x 7'-0"	1	STEEL INSULATED W/ GLASS PANEL/INSWING c/w SIDELIGHT EA. SIDE	MFR. TO PROVIDE
D7	1'-6" x 8'-0"	1	INTERIOR S.C. DOOR- 20 MIN FRR	20" x 98"
D8	2'-6" x 8'-0"	1	INTERIOR S.C. DOOR- 20 MIN FRR	32" x 98"
D9	3'-0" x 8'-0"	1	INTERIOR S.C. DOOR- 20 MIN FRR	38" x 98"
D10	3'-0" x 6'-8"	3	INTERIOR S.C. DOOR- 20 MIN FRR	38" x 82"
D11	2'-8" x 6'-8"	3	INTERIOR S.C. DOOR- 20 MIN FRR	34" x 82"
D12	2'-6" x 6'-8"	6	INTERIOR S.C. DOOR- 20 MIN FRR	34" x 82"
D13	2-2'-0" x 6'-8"	1	INTERIOR S.C. DOOR- 20 MIN FRR/DOUBLE SWING	50" x 82"
D14	2-2'-6" x 6'-8"	2	INTERIOR S.C. DOOR- 20 MIN FRR/DOUBLE SWING	62" x 82"
D15	2'-0" x 6'-8"	1	INTERIOR S.C. DOOR - 20 MIN FRR	26" x 82"
D16	2-3'-0" x8'-0"	1	INTERIOR S.C. DOOR - 20 MIN FRR/DOUBLE SLIDER	73" x 98"

** DOOR SCHEDULE IS FOR TYPICAL UNIT TYPE "A"
** DOOR SCHEDULE FOR UNIT TYPE "B" TO BE MIRRORED

GENERAL NOTES

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DRAWING NOTES:

** WINDOW SUPPLIER AS PER CLIENT'S SELECTON

** SUPPLIER TO TAKE SITE MEASUREMENTS & PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW & APPROVAL BY ARCHITECT PRIOR TO FABRICATION

** FRAME COLOUR TO BE SILVER ANODIZED FINISH EXT. c/w BRONZE GLAZING

** ALL WINDOWS TO BE THERMAL UNITS, LOW "E" , ARGON FILLED c/w BRONZE TINTED GLAZING

** ALL CASEMENT WINDOWS TO BE WOOD JAMB EXTENSION

** SEE ELEVATIONS FOR OPERABLE PANEL ORIENTATION

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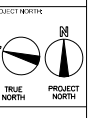
ARCHITECT'S SEAL:

PROJECT NORTH:



Christopher Simmonds architect Inc.

PROJECT:

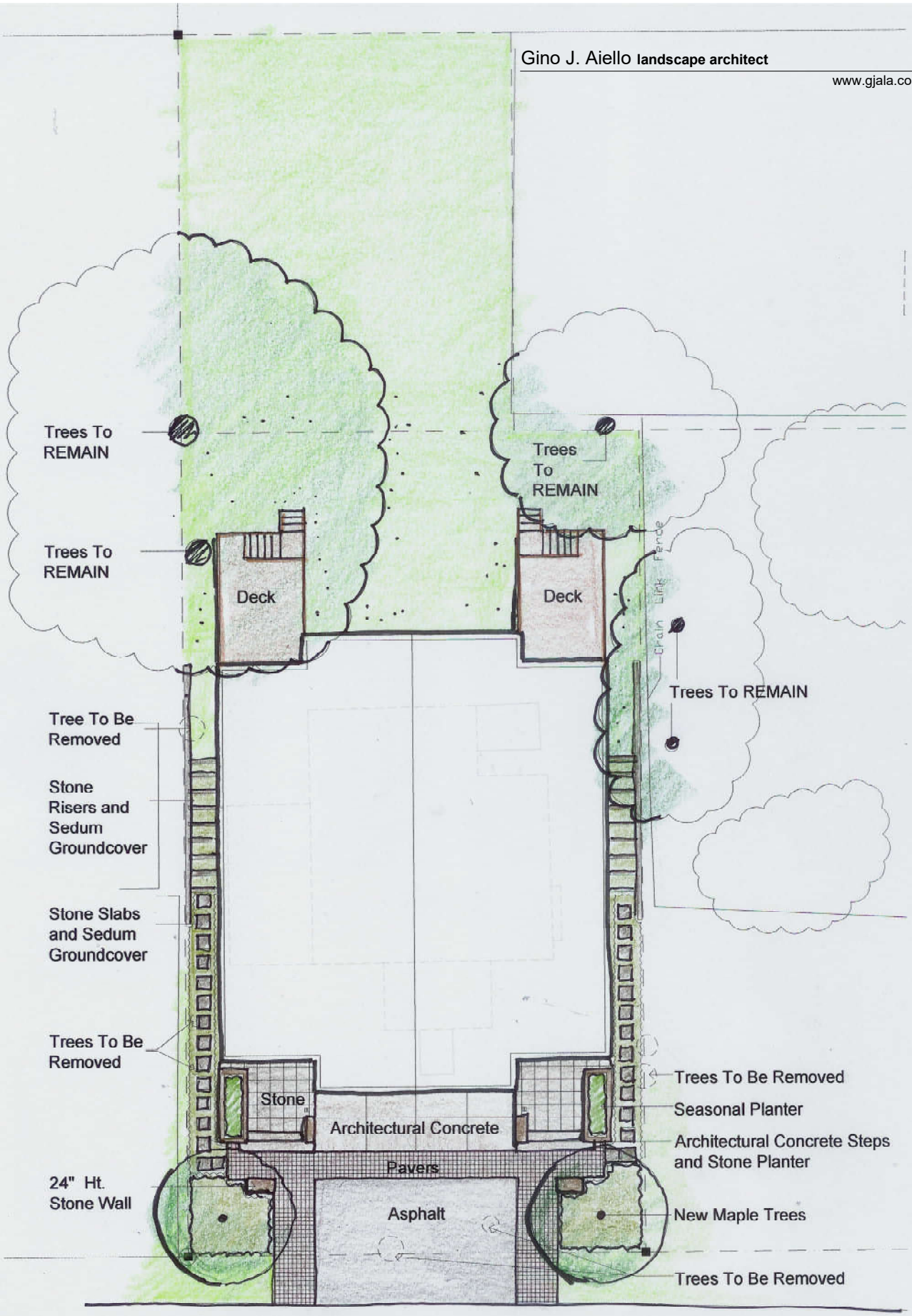
PROPOSED SEMI-DETACHED DWELLINGS
'SOF' PERLEHENEC AVE.
OTTAWA, ON

DRAWING TITLE:

WINDOW SCHEDULE
DOOR SCHEDULE

DATE:	[illegible]
SCALE:	[illegible]
DRAWN BY:	[illegible]
JOB No:	[illegible]
DRAWING No:	A4-1

Gino J. Aiello **landscape architect**
www.gjala.com



DESCHENES AVENUE