

FRONT ELEVATION
SCALE: 1:64

CODES & STANDARDS

- At the time of preparation, this plan was drawn in accordance with the current edition of the Ontario Building Code. It is the responsibility of the owner/builder to insure that changes to the code are complied with and all amendments are incorporated in the construction. All work shall conform to bylaws, ordinances and regulations.
- Prior to proceeding with construction, the builder must verify all information, dimensions and specifications. Written dimensions always take precedence over scale measurements.
- All workmanship is to be of a standard equal in all respects to good practice.
- Any variances from the drawings and specifications or from conditions encountered at the job site, shall be resolved by owner/builder and such solutions shall be their sole responsibility. To be submitted to municipality or city for approval prior to changes being made.
- Construction loads on the structure caused by interim storage of materials shall not be allowed to exceed the design loadings.
- The builder is to provide all necessary temporary support for walls and floors prior to the completion of vertical and lateral load systems.
- The owner/builder shall be responsible for the correct siting of the addition on the property.
- The owner/builder to supply all missing dimensions on site plan, elevations of lot, legal description, north direction and main streets.
- The owner/builder to be responsible for conditions such as soil bearing capacity, depth of frost penetration, water table or buried structures, location of services, etc...

CARPENTRY

- Framing lumber shall be number two (2) or better unless otherwise specified on plan. And lintel sizes shown on the drawings are based on number two (2) spruce and are to be two 2x10s unless otherwise indicated.
- Joists are to be doubled under parallel partitions.
- Joists shall be placed to accommodate heating and plumbing, etc.
- Floor and roof joist spans of more than 7 ft. shall be bridged at midspan or at 7 ft. o.c. maximum unless sheathing or strapped both sides with wood. Bridging shall be 2x2 diagonal type wherever possible.
- Flush framed wood members shall be anchored with joist hangers unless otherwise specified.

ROOFING

- All roofing shall be applied according to the manufacturer's recommendations and conform to the Ontario Building Code.

SHEET METAL

- All required flashings to be 26 gauge galvanized metal unless otherwise specified.

PLUMBING

- Provide and install plumbing and fixtures as indicated on plans according to local plumbing codes conforming to 9.31 and part 9 of O.B.C.

DOORS & WINDOWS

- All window and door sizes specified on plans and schedule.
- Doors and windows to conform with 9.7 of O.B.C.

INSULATION/VENTILATION

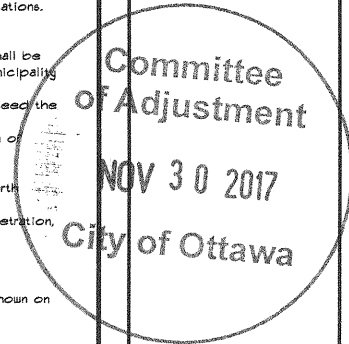
- Minimum insulation requirements: refer to the Energy Efficiency Design Summary
- Ceiling insulation may be loose fill type or batt type wall.

MISCELLANEOUS

- Caulk over and around all exterior opening using non-hardening caulking compound.
- Flash between material changes on exterior walls.
- Flash over all exterior openings.
- All siding to be a minimum of 8" (200 mm) above finished grade.
- Floor finishes, bathroom vanities, bath splash and kitchen cabinets to meet specifications of owner/ builder.

CONCRETE AND FOUNDATIONS

- Do all concrete work in strict accordance with CSA A23.1-04 Concrete Materials and Methods of Construction
- Concrete footing to be 20MPa (1900 PSI) 28 days, max slump 3", Class F1
- Concrete wall to be 20MPa (1900 PSI) 28 days, 5-6% air minimum, max 3" slump, Class C1
- Slabs on grade to be 32MPa (4640 PSI) 28 days, 5-6% air minimum, max 3" slump, Class C1
- Do not add water to the concrete mix supplied by the ready mix supplier
- Owner to specify desired finishes of all exposed concrete surfaces
- Vibrate all concrete to achieve satisfactory consolidation
- Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration.
- Foundation walls should not be backfilled until concrete has reached its specified 28 days strength and structural floor framing (including plywood subfloor) required to stabilize the walls is complete & fully nailed and anchored.
- Footings dimensions are based on a assume soilbearing capacity of 75 KPA (Provide soil test to confirm)



Luc Lavoie declares that I reviewed and take responsibility for the design work on behalf of a firm registered under subsection 3.7.4 of Division C. of the Building Code. I am qualified, and the firm is registered in the appropriate class / category.

Individual BCIN: 23958
Firm BCIN: 30205
26/10/2017
Date

Luc Lavoie
Luc Lavoie
Architectural Technologist
Member Number 148J AATC

NO.	REVISIONS	DATE
9	ISSUED FOR MINOR VARIANCE	28/10/2017
8	ISSUED FOR CITY REVISIONS	25/09/2017
7	ISSUED FOR CITY REVISIONS	08/09/2017
6	ISSUED FOR CITY REVISIONS	20/07/2017
5	ISSUED FOR REVISION	28/04/2017
4	ISSUED FOR BUILDING PERMIT	26/04/2017
3	ISSUED FOR CHANGES	24/03/2017
2	ISSUED FOR DISCUSSION	08/02/2017
1	ISSUED FOR PRELIMINARY	24/04/2017

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PROJECT NAME

PROPOSED RENOVATION FOR TONY SCAVO

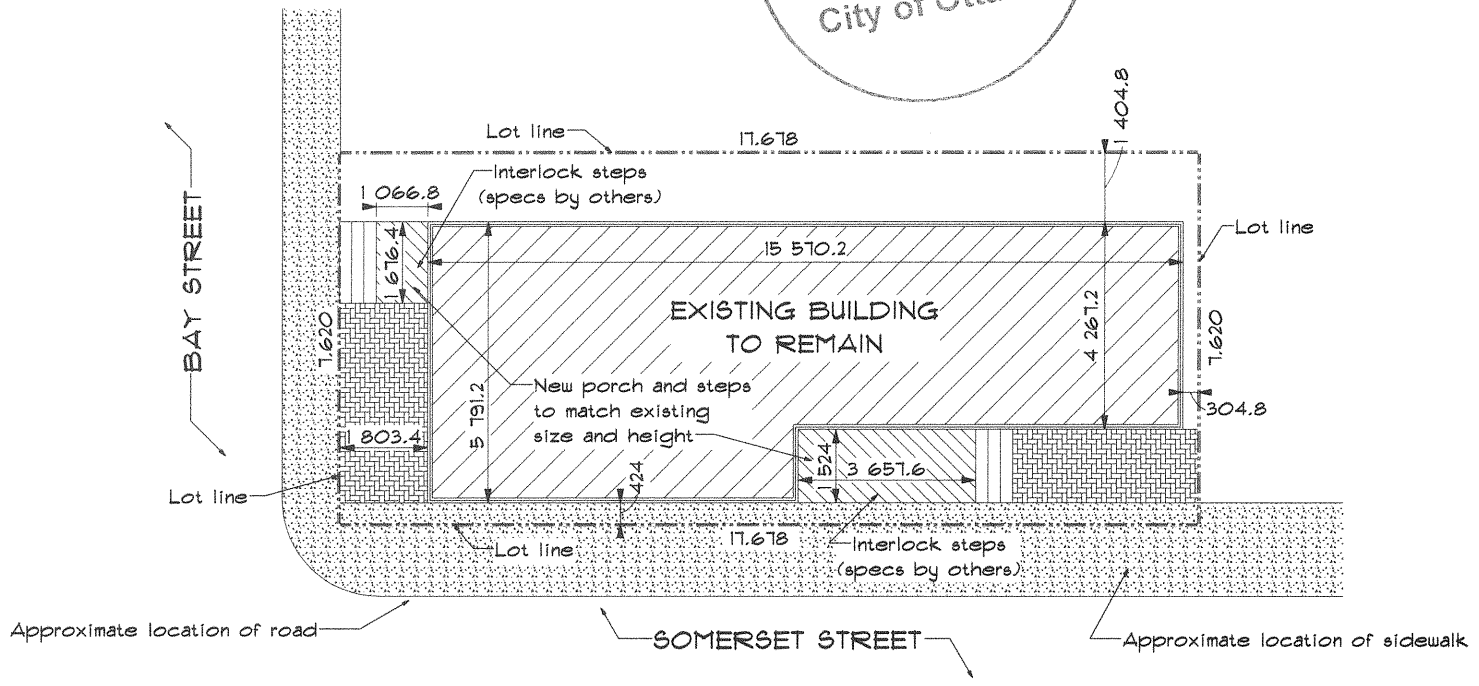
350 BAY STREET, OTTAWA

PROJECT NO.	2017-0058	DRAWINGS NO.
DRAWN BY	M. SAUVAGE	1
VERIFIED BY	L. LAVOIE	4



LEGEND :

- PROPOSED PORCH
- EXISTING BUILDING TO REMAIN
- GREEN (GOD & SEED)
- INTERLOCK
- ASPHALT PAVEMENT



SITE PLAN
Scale: 1:100

NO.	REVISIONS	DATE
1	ISSUED FOR PRELIMINARY	24/04/2017
2	ISSUED FOR DISCUSSION	26/05/2017
3	ISSUED FOR CHANGES	26/05/2017
4	ISSUED FOR BUILDING PERMIT	05/06/2017
5	ISSUED FOR REVISION	28/06/2017
6	ISSUED FOR CITY REVISIONS	10/10/2017
7	ISSUED FOR MINOR VARIANCE	28/10/2017

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DESIGN & DRAFTING

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PROJECT NAME

PROPOSED RENOVATION FOR TONY SCAVO

350 BAY STREET, OTTAWA

PROJECT NO.	2017-0085	DRAWINGS NO.
DRAWN BY	M.SAVAGE M.BOILEAU	SP1
CHECKED BY	L.LAVOIE	SP1