

SCA File No. D02-99-19-0463

February 26, 2019

Mike James
VIA EMAIL: mike@proexdesignbuild.com

Attention: Mike James

Dear: Mr. James

Subject: Confirmation of Streetscape Character Analysis (SCA)
286 Iona Street



The above-noted Streetscape Character Analysis Form, received by the City of Ottawa on February 25, 2019, has been reviewed and satisfies the City's Streetscape Character Analysis requirements of Sections 139 and 140 of *Zoning By-law 2008-250*. Staff concur with the Character Groups identified on the lots that were documented as noted in your SCA Form submission. The following dominant Character Groups for the above-referenced property/properties are hereby confirmed as follows:

Front/Corner Side Yard: Character Group B

This means you are required to provide a front and/or corner side yard of a pattern within the dominant Character Group noted above or in any other Character Group that is more restrictive, such that if the Character Group is B, you may design according to any pattern in either Group A or B. Please refer to Zoning By-law section 140, Table 140(A) for full details.

Access/Driveways/Parking: Character Group B

This means that if you choose to provide parking (not required for buildings of up to 12 dwelling units), you may ONLY provide it in a pattern within the above-noted dominant Character Group or in any other Character Group that is more restrictive. Please refer to Zoning By-law section 140, Table 140 (B) for full details.

Location of Front Door: Character Group A

This means that you are required to place the front door of your residential use building in a pattern within the above-noted dominant Character Group A. Where the Character Group is B you may also develop according to Character Group A. Further, where it is intended that the principal door of one or more dwelling unit(s) faces one street, and one principal door of any other dwelling unit(s) faces the other street, then please refer to Zoning By-law s. 139 and section 140, Table 140(C) for full details.

These confirmed dominant Character Groups specify the Overlay zoning regulations that affect the lot proposed to be developed, redeveloped or where an addition to the existing dwelling is or will be proposed in the front, corner or interior side yard. The proposed development is, therefore, required to develop according to the above-noted

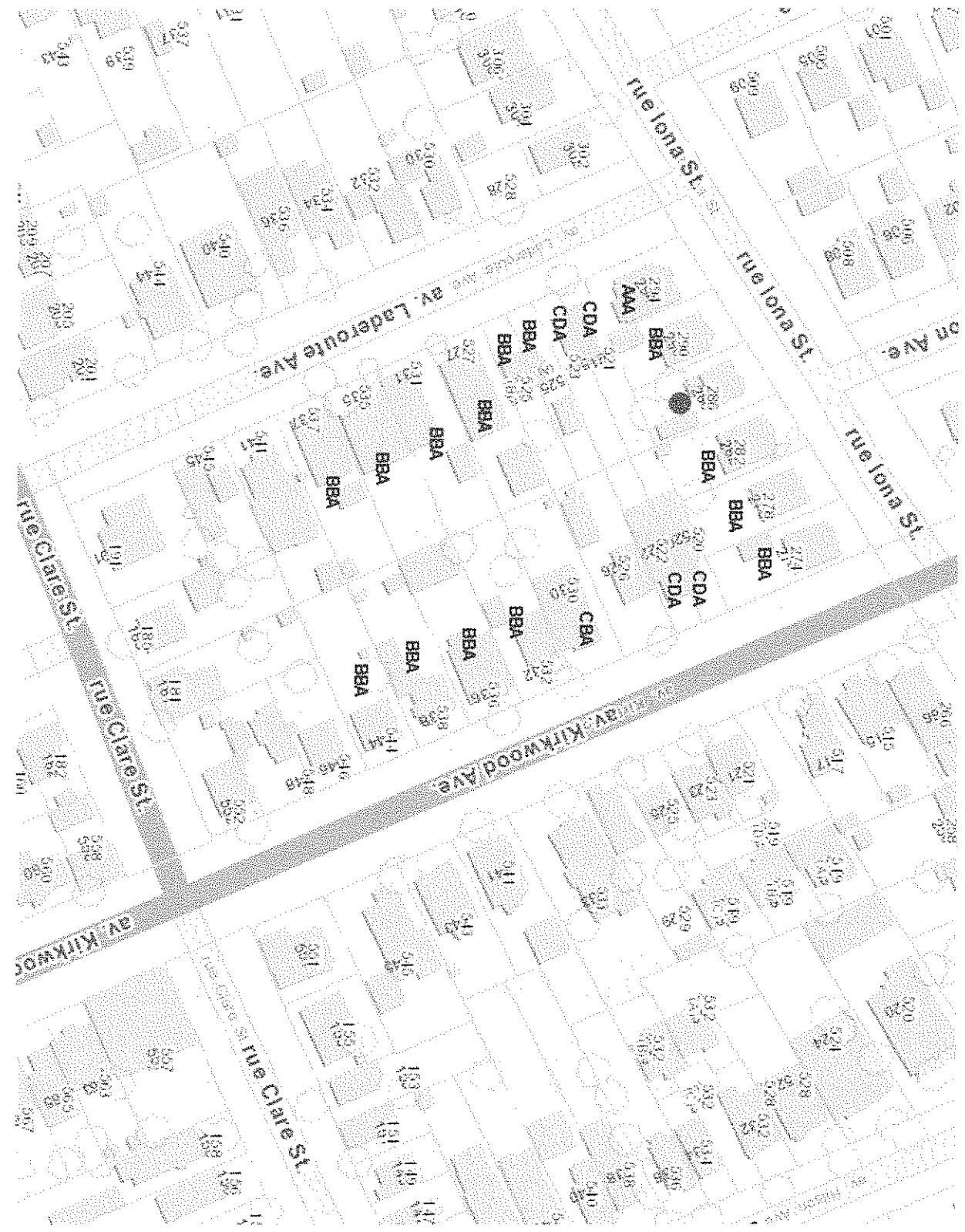
dominant Character Groups pursuant to Sections 139 and 140 of *Zoning By-law 2008-250*. Of note, however, is that the Character Group (s) that are more restrictive than those noted herein, where Character Group A is always the most restrictive and Character Group D is always the least restrictive, will also be permitted as compatible development approaches to those in Character Groups B, C and D.

If there is a tie, with two or three equally dominant Character Groups, then you may develop either of the dominant two, or the dominant three, accordingly.

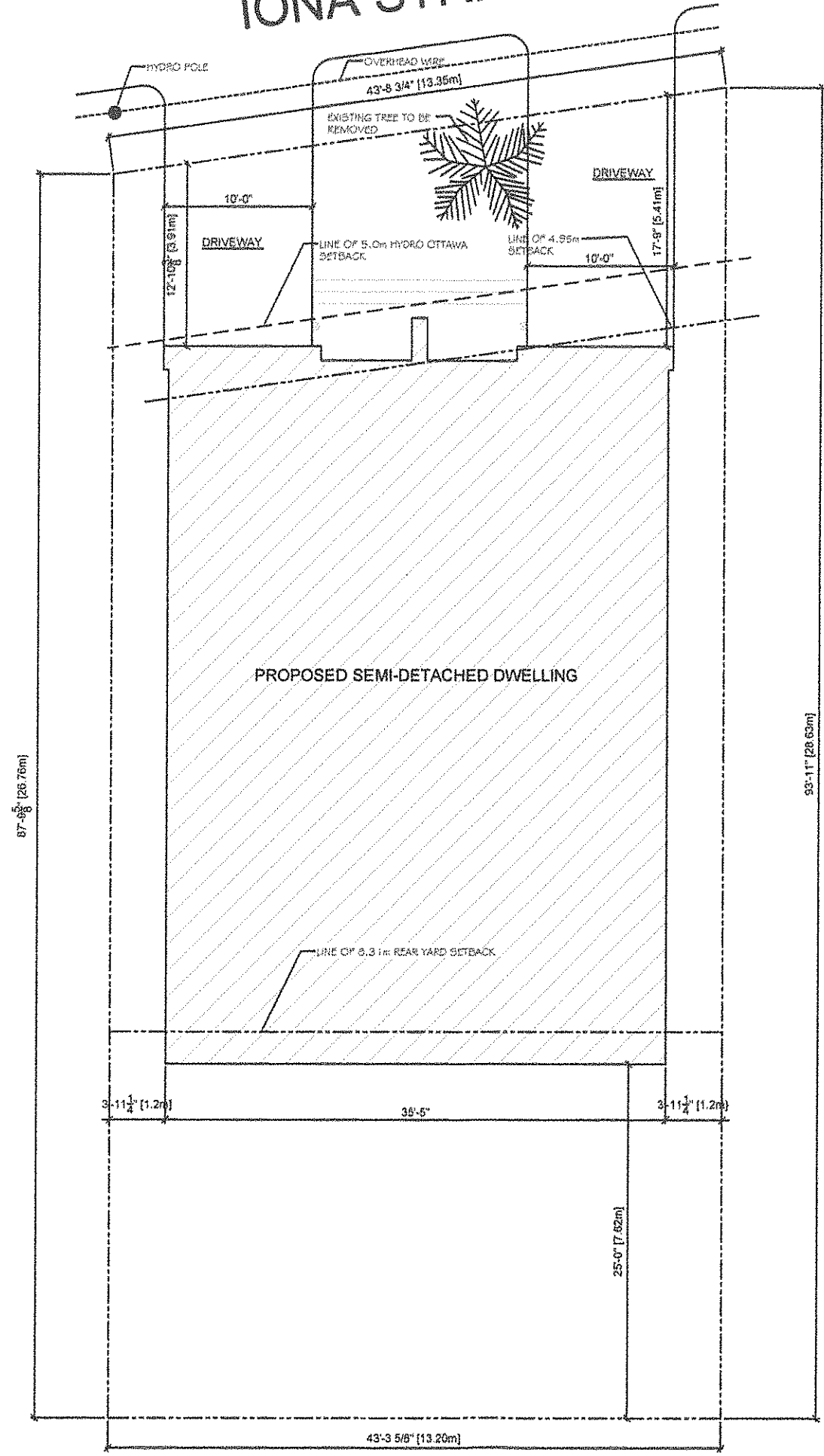
Please ensure that this confirmation letter is submitted with your development review application. If you have any questions, please contact Victoria Bissonnette by telephone, at 613-580-2424, extension 27029 or by email at Victoria.Bissonnette@ottawa.ca.

Sincerely,

Victoria Bissonnette
Planner, Development Review Central



IONA STREET



1 SITE PLAN
A1

CONCRETE & FOUNDATIONS

- * All workmanship is to be of a standard equal in all respects to good building practice.
- * Original plans which have been reviewed & stamped by local authorities, must be on site at all times.
- * CO2 & Smoke detectors with Visual Signaling device to be installed on all floors and in all bedrooms per EBA requirements.
- * All concrete to have a minimum compressive strength of 2,900 PSI (20MPa) at 28 days.
- * Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration, or of suitable nature. Footings shown on these drawings have been designed for soil bearing capacity of 75 Kpa. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.
- * Foundation walls shall be adequately dampproofed prior to backfill, with 6" perforated drain pipe installed along the perimeter of the footings with minimum 6" of clear stone cover.
- * Grades shown on elevations are estimated. Adjust on site as required, or with appropriate persons. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted. (Retaining walls over 1m in height must be engineered)
- * Construction of ICF foundations shall be in accordance to manufacturer's specifications.

CARPENTRY

- * Unless otherwise noted,
 - 1- All lintels, headers and dropped beams are 2 ply 2x10 supported on 2x6 OR 2x4 jack studs.
 - 2- All columns supporting dropped beams, headers and lintels are 3ply-2x6 OR 3ply-2x4.
- * Blocking to be installed beneath partitions parallel to floor joist through the web of joist (consult manufacturers specs), or joist to be doubled.
- * Consult manufacturers specs before altering engineered floor joist/beams.
- * Floor system to be glued & Nailed unless otherwise noted.
- * Additional framing may be required for Mechanical chases/Bulkheads and may not be shown on this plan.
- * All interior walls are 2"x4" @ 16" OC unless otherwise noted.
- * All exterior walls are 2"x6" @ 16" OC w/ 7/16" OSB unless otherwise noted.
- * All construction to meet or exceed all current OBC Regulations and all pertinent by-laws.

INSULATION/VENTILATION

- * Ceiling insulation may be loose filled type or batt type. Wall and Floor insulation must be batt type, or other approved materials.
 - * Insulation requirements may vary with heating systems and with local conditions. Refer to Energy Efficiency Design Summary.
 - * All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits. (1/10th area of roof space)
- THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE.

MIKE JAMES (BCIN 23830) FIRM BCIN 39532



CLIENT: MELMAR GROUP		
PROJECT NAME: 286 IONA STREET		
DRAWING NAME: SITE PLAN		
SCALE: 3/32" = 1'-0"	DATE DESIGNED: MAR. 12/19	Sheet: A1
DRAWN BY: MIKE JAMES	CHECKED BY:	

Read & comply to these specs prior to commencement of construction.

CODES & STANDARDS

- * All workmanship is to be of a standard equal in all respects to good building practice.
- * Original plans which have been reviewed & stamped by local authorities, must be on site at all times.
- * CO2 & Smoke detectors with Visual Signalling device to be installed on all floors and in all bedrooms per EBA requirements.

CONCRETE & FOUNDATIONS

- * All concrete to have a minimum compressive strength of 2,800 PSI (20mPa) at 28 days.
- * Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration, or of suitable nature. Footings shown on these drawings have been designed for soil bearing capacity of 75 Kpa. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.
- * Foundation walls shall be adequately dampproofed prior to backfill, with 6" perforated drain pipe installed along the perimeter of the footings with minimum 6" of clear stone cover.
- * Grades shown on elevations are estimated. Adjust on site as required, or with appropriate persons. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted. (Retaining walls over 1m in height must be engineered)
- * Construction of ICF foundations shall be in accordance to manufacturer's specifications.

CARPENTRY

- * Unless otherwise noted,
 - 1- All lintels, headers and dropped beams are 2 ply 2x10 supported on 2x6 OR 2x4 jack studs.
 - 2- All columns supporting dropped beams, headers and lintels are 3ply-2x6 OR 3ply-2x4.
- * Blocking to be installed beneath partitions parallel to floor joist through the web of joist (consult manufacturers specs), or joist to be doubled.
- * Consult manufacturers specs before altering engineered floor joist/beams.
- * Floor system to be glued & Nailed unless otherwise noted.
- * Additional framing may be required for Mechanical chases/Bulkheads and may not be shown on this plan.
- * All interior walls are 2"x4" @ 16" OC unless otherwise noted.
- * All exterior walls are 2"x8" @ 16" OC w/ 7/16" OSB unless otherwise noted.
- * All construction to meet or exceed all current OBC Regulations and all pertinent by-laws.

INSULATION/VENTILATION

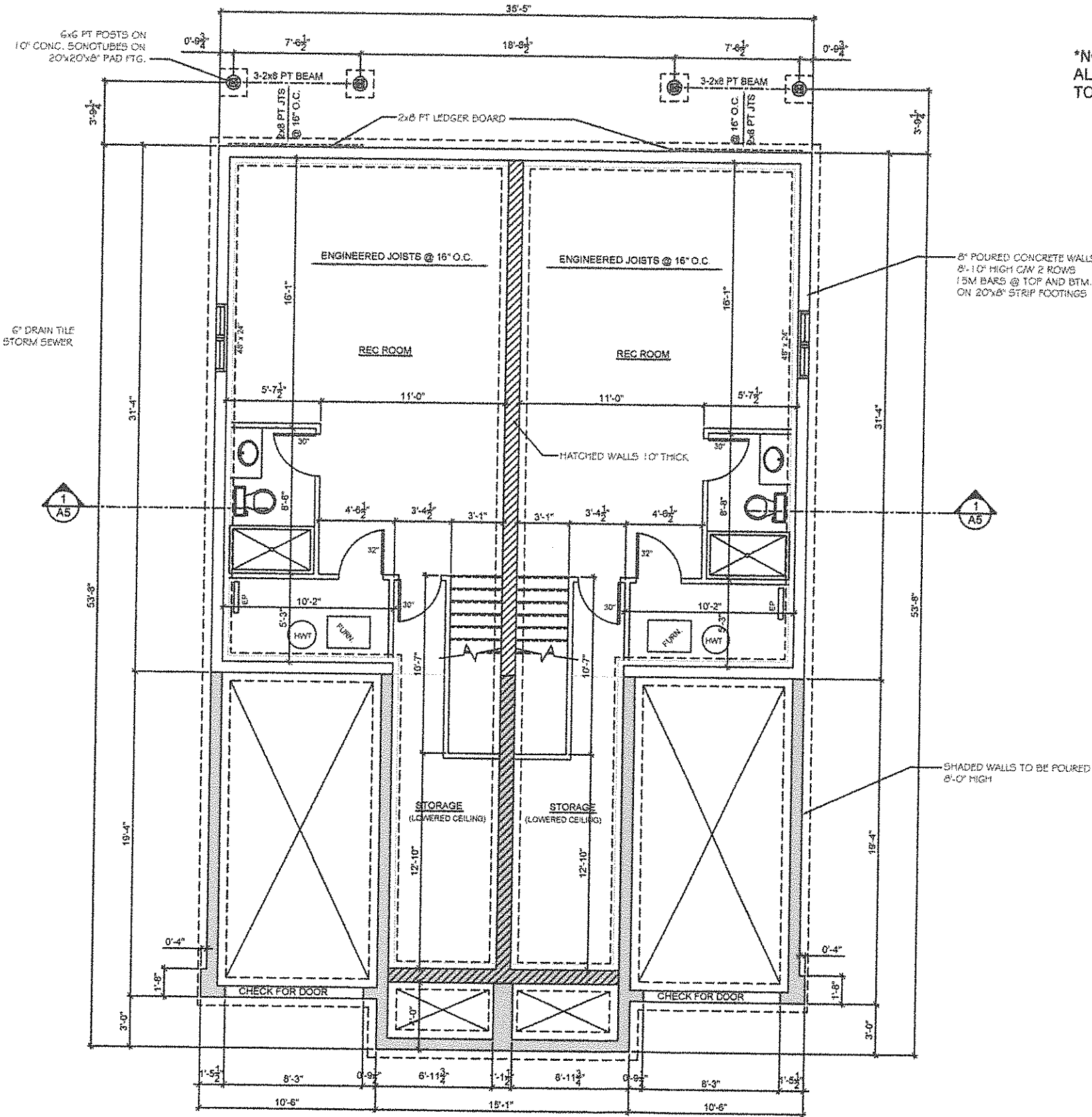
- * Ceiling insulation may be loose filled type or batt type. Wall and Floor insulation must be batt type, or other approved materials.
 - * Insulation requirements may vary with heating systems and with local conditions. Refer to Energy Efficiency Design Summary.
 - * All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits. (1/30th area of roof space)
- THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE

MIKE JAMES (BCIN 23930) FIRM BCIN 38532



CLIENT:		MELMAR GROUP	
PROJECT NAME:		286 IONA STREET	
DRAWING NAME:		FOUNDATION PLAN	
SCALE:	DATE DRAWN:	DATE REVISION:	Sheet
1/8" = 1'-0"	MAR 12/19		
DRAWN BY:	CHECKED BY:	A2	
MIKE JAMES			

***NOTE**
ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF CONCRETE



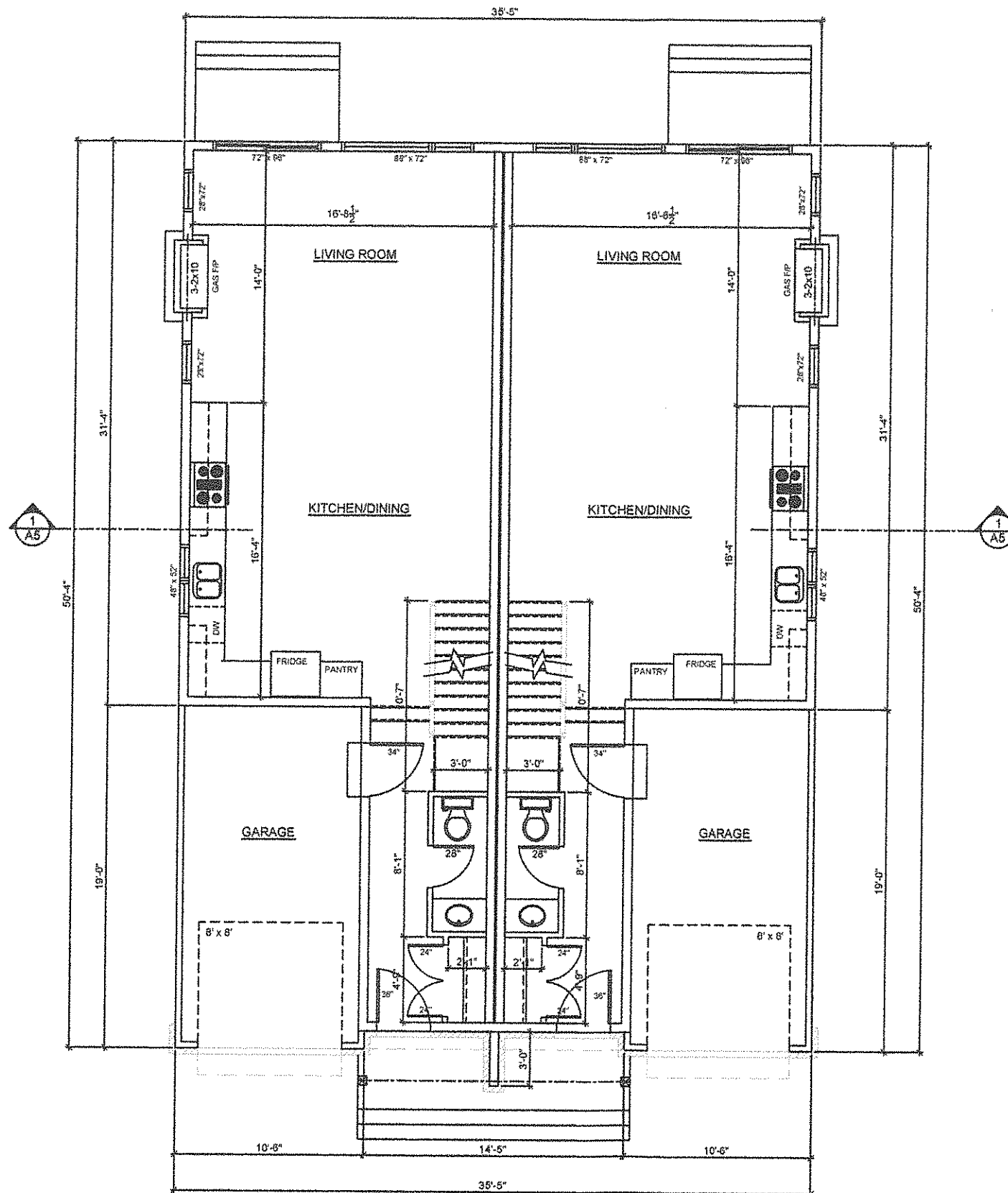
Committee of Adjustment
JUN 05 2019
City of Ottawa

1
A2 FOUNDATION PLAN

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FRAMING

*NOTE
PROVIDE DOUBLE JACK STUDS FOR ALL R.O.'S 60" OR WIDER

P1 = 2-2x6 JACK STUDS & 2-2x6 KING STUDS
P2 = 3-2x6 BUILT UP POST



GIRDER TRUSS LOCATIONS & TRUSS DETAILS.

- PROVIDE WATER RESISTANT FLOORING IN BATHROOMS, LAUNDRY, ENTRY HALLS AND GENERAL STORAGE AREAS (OBC 9.30.1.2.)
- WATER PROOF WALL FINISH AROUND TUB/SHOWERS AS PER OBC 9.29.2.1.
- MAIN BATHROOM STUD WALL REINFORCEMENT AS PER OBC 9.5.2.3. FOR FUTURE GRAB BARS
- PROVIDE FANS WITH DIRECT DUCTWORK TO EXTERIOR OF HOUSE IN ALL BATHROOMS

Refer to a copy of these specs prior to commencement of construction.

CODES & STANDARDS

- * All workmanship is to be of a standard equal in all respects to good building practice.
- * Original plans which have been reviewed & stamped by local authorities, must be on site at all times.
- * CO2 & Smoke detectors with Visual Signalling device to be installed on all floors and in all bedrooms per ESA requirements.

CONCRETE & FOUNDATIONS

- * All concrete to have a minimum compressive strength of 2,900 PSI (20mPa) at 28 days.
- * Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration, or of suitable nature. Footings shown on these drawings have been designed for soil bearing capacity of 75 Kpa. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.
- * Foundation walls shall be adequately dampproofed prior to backfill, with 6" perforated drain pipe installed along the perimeter of the footings with minimum 8" of clear stone cover.
- * Grades shown on elevations are estimated. Adjust on site as required, or with appropriate persons. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted. (Retaining walls over 1m in height must be engineered)

* Construction of ICF foundations shall be in accordance to manufacturer's specifications.

CARPENTRY

- * Unless otherwise noted, 1- All lintels, headers and dropped beams are 2 ply 2x10 supported on 2x6 OR 2x4 jack studs. 2- All columns supporting dropped beams, headers and lintels are 3ply-2x6 OR 3ply-2x4.

* Blocking to be installed beneath partitions parallel to floor joist through the web of joist (consult manufacturers specs), or joist to be doubled.

* Consult manufacturers specs before altering engineered floor joist/beams.

* Floor system to be glued & Nailed unless otherwise noted.

* Additional framing may be required for Mechanical chases/Bulkheads and may not be shown on this plan.

* All Interior walls are 2"x4" @ 16" OC unless otherwise noted.

* All Exterior walls are 2"x6" @ 16" OC w/ 7/16" OSB unless otherwise noted.

* All construction to meet or exceed all current OBC Regulations and all pertinent by-laws.

INSULATION/VENTILATION

* Ceiling insulation may be loose filled type or batt type. Wall and Floor insulation must be batt type, or other approved materials.

* Insulation requirements may vary with heating systems and with local conditions. Refer to Energy Efficiency Design Summary.

* All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits. (soffit area of roof space)
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE.

MIKE JAMES (BCIN 23830) FIRM BCIN 39532



Committee of Adjustment
JUN 05 2019
City of Ottawa

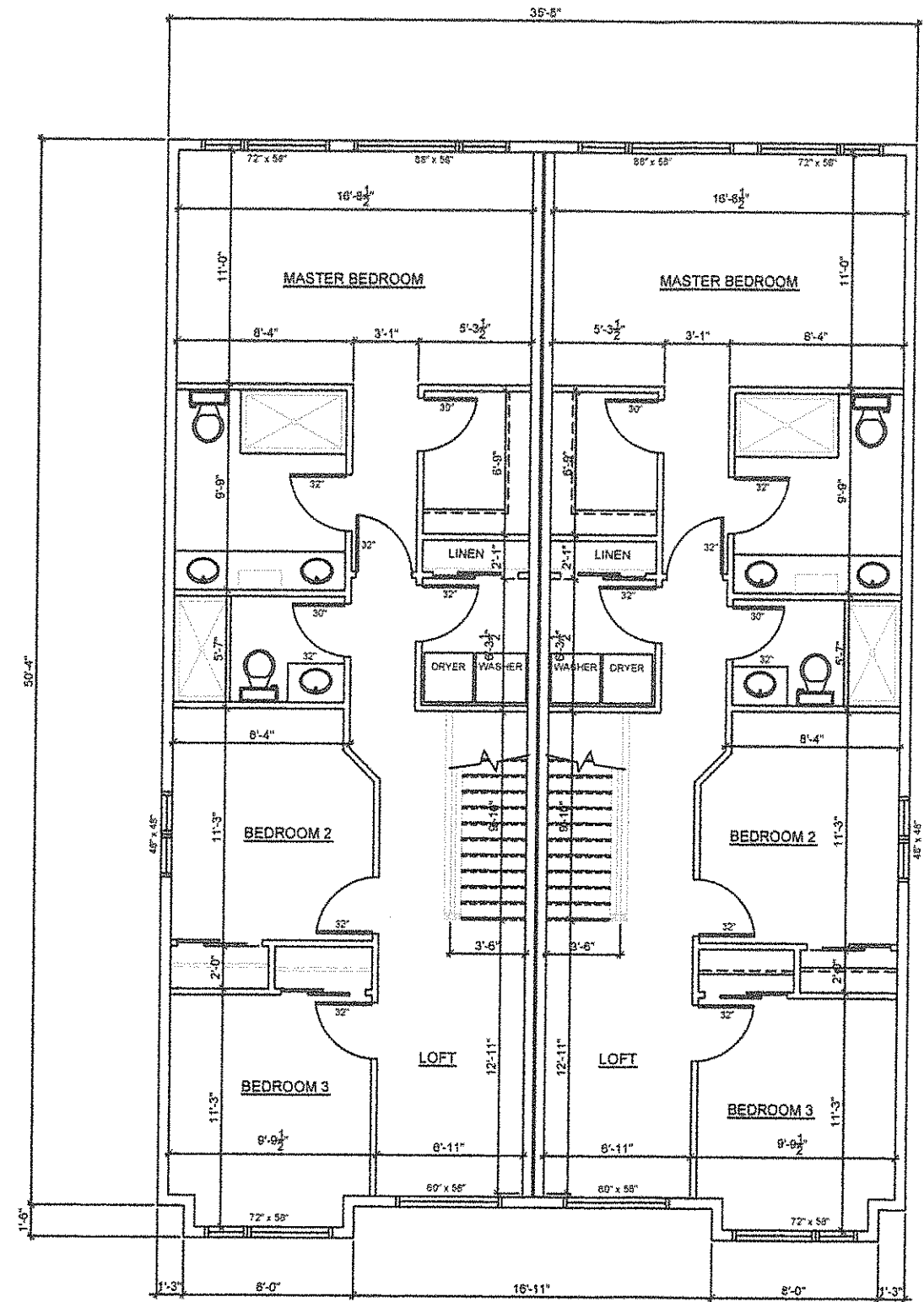
1
A3 GROUND FLOOR PLAN

CLIENT		MELMAR GROUP	
PROJECT NAME		286 IONA STREET	
DRAWING NAME		MAIN FLOOR PLAN	
SCALE	DATE DESIGNED	DATE APPROVED	DATE
1/8" = 1'-0"	MAR 12/19		
DRAWN BY	CHECKED BY	A3	
MIKE JAMES			

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FRAMING

*NOTE
PROVIDE DOUBLE JACK STUDS FOR ALL R.O.'S 60" OR WIDER

P1 = 2-2x6 JACK STUDS & 2-2x6 KING STUDS
P2 = 3-2x6 BUILT UP POST



- SEE ATTACHED TRUSS LAYOUT FOR GIRDER TRUSS LOCATIONS & TRUSS DETAILS.
- PROVIDE WATER RESISTANT FLOORING IN BATHROOMS, LAUNDRY, ENTRY HALLS AND GENERAL STORAGE AREAS (CBC 9.30.1.2)
- WATER PROOF WALL FINISH AROUND TUB/SHOWERS AS PER CBC 9.29.2.1
- MAIN BATHROOM STUD WALL REINFORCEMENT AS PER CBC 9.5.2.3. FOR FUTURE GRAB BARS
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- Read & comply to these specs prior to commencement of construction.
- CODES & STANDARDS**
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- CARPENTRY**
- * Unless otherwise noted,
 - 1- All lintels, headers and dropped beams are 2 ply 2x10 supported on single 2x6 OR 2x4 jack studs.
 - 2- All columns supporting dropped beams, headers and lintels are 3ply-2x6 OR 3ply-2x4.
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- INSULATION/VENTILATION**
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Committee
of Adjustment
JUN 05 2019
City of Ottawa

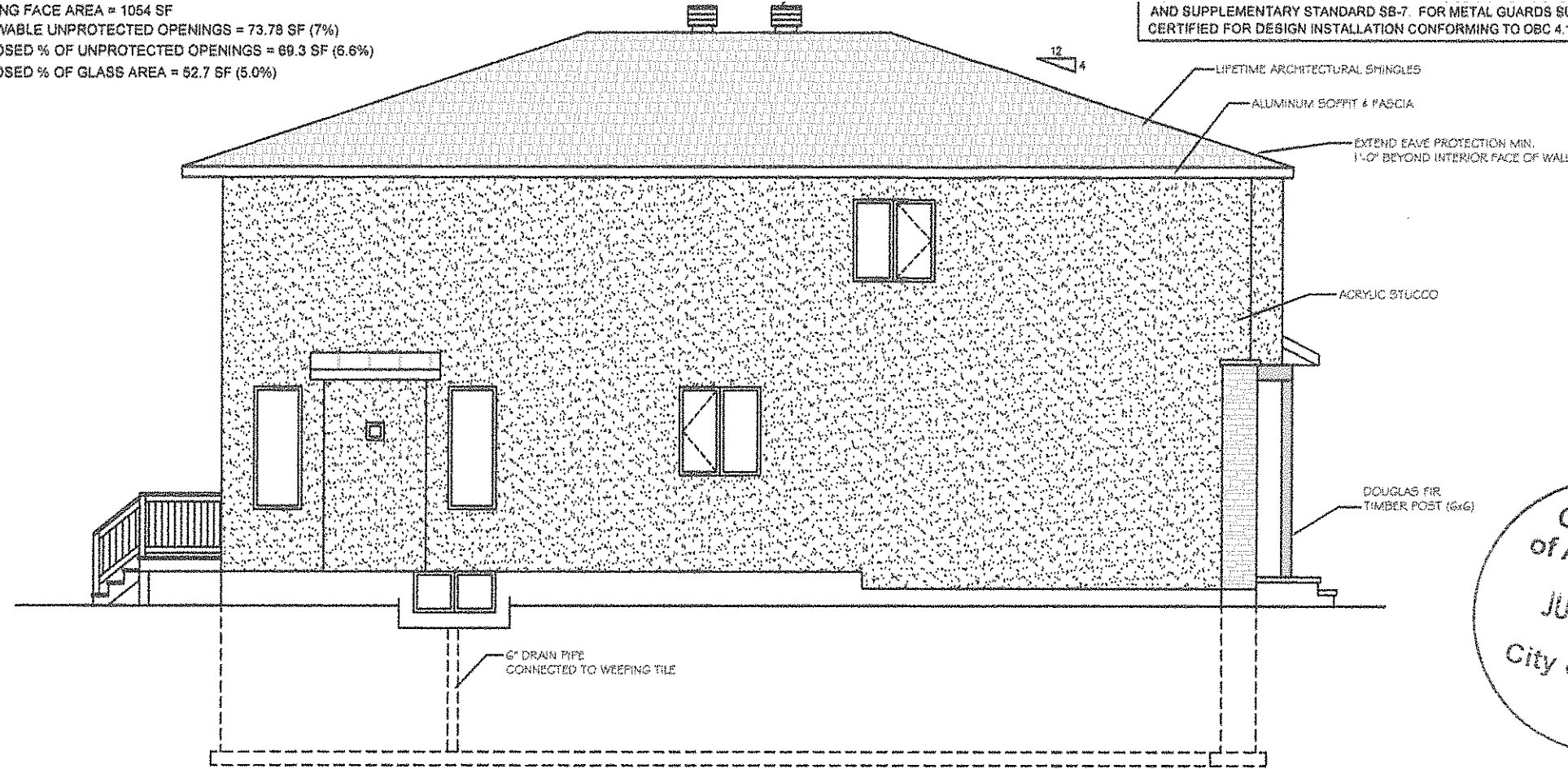
MIKE JAMES (BCIN 23630) FIRM BCIN 39532



CLIENT		MELMAR GROUP	
PROJECT NAME		286 IONA STREET	
DRAWING NAME		SECOND FLOOR PLAN	
SCALE	DATE DESIGNED	DATE REVISION	Sheet
1/8" = 1'-0"	MAR 12/15		A4
DRAWN BY	DESIGNED BY		
MIKE JAMES			

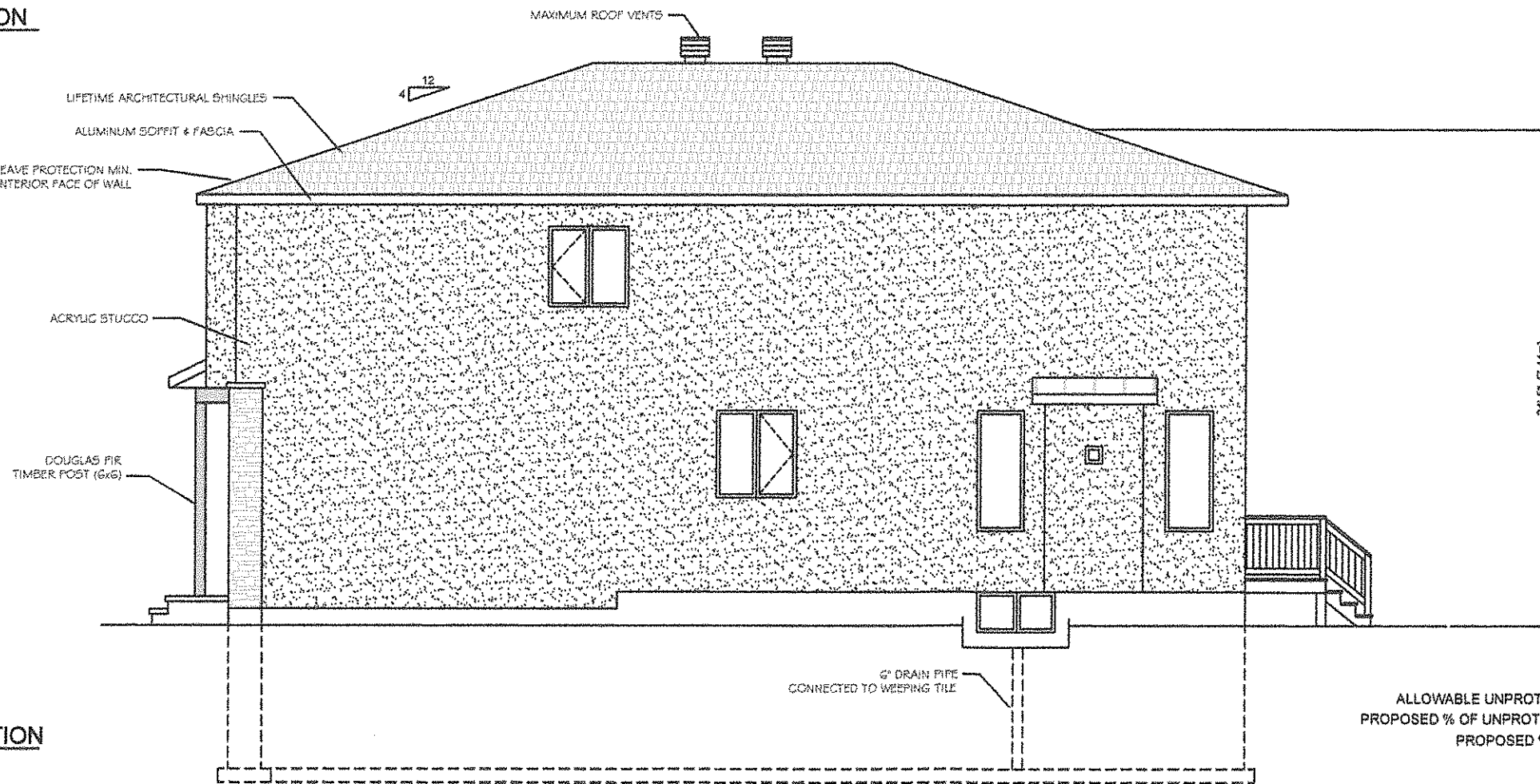
BUILDING FACE AREA = 1054 SF
 ALLOWABLE UNPROTECTED OPENINGS = 73.78 SF (7%)
 PROPOSED % OF UNPROTECTED OPENINGS = 69.3 SF (6.6%)
 PROPOSED % OF GLASS AREA = 52.7 SF (5.0%)

AND SUPPLEMENTARY STANDARD SB-7. FOR METAL GUARDS SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO OBC 4.1.5.15 AND 9.8.6.



Committee
 of Adjustment
 JUN 05 2019
 City of Ottawa

1
 A7
 LEFT ELEVATION



2
 A7
 RIGHT ELEVATION

BUILDING FACE AREA = 1054 SF
 ALLOWABLE UNPROTECTED OPENINGS = 73.78 SF (7%)
 PROPOSED % OF UNPROTECTED OPENINGS = 69.3 SF (6.6%)
 PROPOSED % OF GLASS AREA = 52.7 SF (5.0%)

CODES & STANDARDS

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INSULATION/VENTILATION

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- THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE.

MIKE JAMES (BCIN 23830) FIRM BCIN 39532



CLIENT:		MELMAR GROUP	
PROJECT NAME:		286 IONA STREET	
DRAWING NAME:		RIGHT/LEFT ELEVATIONS	
SCALE:	DATE ISSUED:	DATE:	Sheet
1/8" = 1'-0"	MAR 12/19		
DRAWN BY:	CHECKED BY:	A7	
MIKE JAMES			