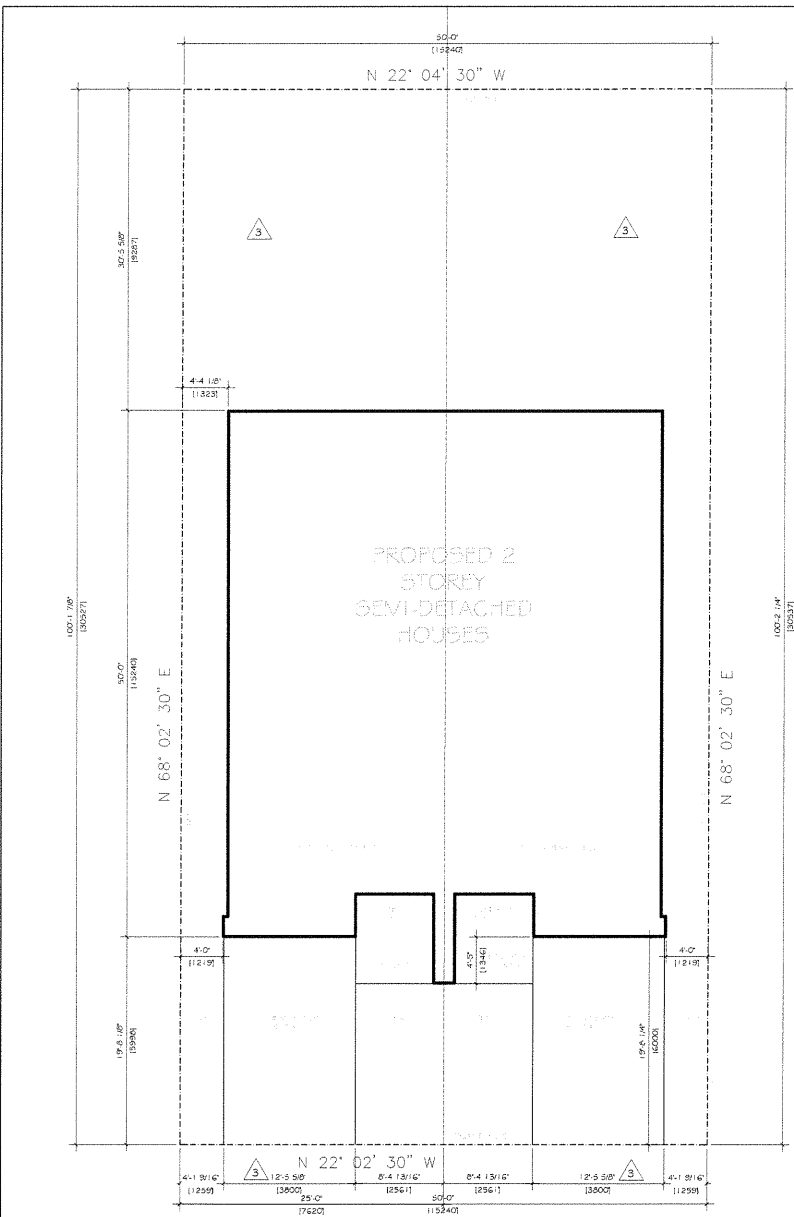


Committee of Adjustment
JUL 23 2020
City of Ottawa



1 SITE PLAN
3/16" = 1" = 0"

CONSTRUCTION NOTES:

- WALLS:**
1. CONCRETE STRENGTH: FOOTINGS AND FOUNDATION WALLS - 20 MPa @ 28 DAYS. GARAGE FLOOR - 30 MPa @ 28 DAYS. (BROOM FINISH) 6.0% AIR ENTRAINMENT. BASEMENT FLOOR SLAB - 25 MPa @ 28 DAYS.
2. ALL FOOTINGS SHOULD REST ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 75 TPa OR GREATER.
3. EXPOSED REB. MAX. VERTICAL SPACING 15" MAX. HORIZONTAL SPACING 3' AND AS PER CBC, 3.20.3.5.
4. PROVIDE THIN WALL FLASHING WATERP Holes (MAX. 2-7" O.C.) ON FOUNDATION WALL AND OVER OPENINGS DOORS/WINDOWS.
5. PRIME AND PAINT STEEL LINTELS.
6. DISPLAY ALL SHOWER AND BATHS TO BE WATER RESISTANT. PROVIDE ADDITIONAL BLOCKING BETWEEN STUDS FOR ALL BATHROOM FIXTURES AS NECESSARY.
7. INTERIOR TRIM ETC. TO BE CONFIRMED BY OWNER/CONTRACTOR.
8. EXTERIOR WALL PANELING, SIDING AND MET. PANELS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
9. STEEL JOIST AND BUILT UP WOOD COLUMNS FROM ALL LEVELS TO BE CARRIED DOWN TO THE FOUNDATION OR TO SUPPORTING BEAMS. PROVIDE BLOCKING WHERE REQUIRED.
10. ALL SILL PLATES TO BE ANCHORED TO THE FOUNDATION WALLS AT MIN. 4" O.C. CLOSE ALL THE ANCHORS BY NUT AND 3/8" SQUARE WASHER.
11. ALL THE EXTERIOR SHEETING (MIN. 7/16" OSM) SHALL BE Nailed DIRECTLY TO THE STUDS. MIN. 12" O.C. TOP AND BOTTOM PLATES WITH SPACING NO MORE THAN 12" O.C.
12. PROVIDE HURRICANE TIE DOWNING BETWEEN THE TRUSSES AND TOP PLATES.

- WINDOWS:**
1. ALL WINDOWS TO BE PVC FRAMED, THERMAL DOUBLE SEALED PANELS. ARGON FILL, LOW-E FILM.
2. SIZES SHOWN IN WINDOW SCHEDULE.
3. WINDOW MULTIA LAYOUT AS PER ELEVATIONS.

- STAIRS:**
1. HEIGHTS: GUARD RAILS - 3'-0" MIN. HANDRAILS - 3'-0" MIN. TREADS - MAX. 14" MIN. 3" 1/4" RISES - MAX. 7" MIN. 4" 7/8" nosings.
2. PICKETS/RISERS - SPACE BETWEEN EACH, 4" MAX. MIN. HEIGHT OVER STAIRS - 6'-0".
3. GROUND FLOOR TO SECOND FLOOR LANDING TO BE SELF-SUPPORTING INCORPORATED INTO THE STAIR, BY STAIR MANUFACTURER.

- MECH. NOTES:**
1. MECHANICAL VENTS FROM BATHROOMS TO OBC 9.3.2.
2. CALK AND SEAL ALL VAPOUR BARRIERS, JOINTS MIN. 6".
3. WALLS AND CEILING BETWEEN GARAGE AND REST OF THE HOUSE TO BE CAR. EXHAUST PROOF. PROVIDE DOUBLE LAYER OF 1/2" DRYHUM BOARD, STAGGERED JOINTS, TAPED AND FILLED.
4. KITCHEN LAYOUT TO BE AS KITCHEN FINISHERS DETAILS.
5. HEATING SYSTEM TO BE GAS. INCLUDE HEAT RECOVERY VENTILATOR EQUIPMENT, INSTALLER TO PROVIDE DESIGN FOR APPROVAL, AND OBTAIN REQUIRED PERMITS. REFER TO SUPPLIED MECHANICAL VENTILATION DESIGN SUMMARY.
6. CENTRAL AIR CONDITIONING TO BE DESIGNED AND INSTALLED BY LICENSED INSTALLER.
7. PLUMBING AND ELECTRICAL CONTRACTORS TO OBTAIN RELEVANT PERMITS BEFORE PROCEEDING WITH WORK.
8. REFER TO CONTRACTOR AND OWNERS SCHEDULES FOR FINISHES.
9. INSTANT SMOKE ALARMS AS PER CBC 9.10.1.5.
10. ALL ROOF SPACE VENTING SHALL BE NOT LESS THAN 1/3200 OF THE INSULATED CEILING AREA. PROVIDE CONT. VENTED SCOFFS.
11. TRIM TOP OF CONCRETE GARAGE FLOOR SLAB TOWARDS MAIN DOOR.

- LINTEL SCHEDULE**
1. ALL OPENINGS TO BE 1.1. UNLESS OTHERWISE STATED:
L1 - 2-2 1/2" O
L2 - 3-2 1/2" O
L3 - 2-2 1/2" O
L4 - 3-2 1/2" O
L5 - 2-2 1/2" O DOUBLE STUD EACH END.
L6 - LVL BEAM REFER TO FLOOR MANUFACTURER LAYOUT SHEET.
L7 - W/30X22 STEEL BEAM ON 2" TOP PLATE BASKET TO BEAM. NAIL SUBFLOOR TO TOP PLATE.
- POST SCHEDULE**
1. ALL POSTS TO BE P1 UNLESS OTHERWISE STATED:
P1 - 3-2 1/2" O
P2 - 4-4" O
P3 - 6"X6" P.T. POST, ON 1/2" DIA. CONC. PER. 6" O.C. PROST PROTECTION ON ALL SIDES.
P4 - 6"X6" STEEL POST, ON MIN. 6" CONCRETE EQUAL. PROVIDE 1" DIA. BUSH. PROVIDE GALV. STEEL ANCHOR BOLT IN TOP OF CONCRETE FOR POST ATTACHMENT.
- BEAM SCHEDULE:**
BT - 1-3/4" X 11-7/8" LVL
HB - 3-1/2" X 11-7/8" LVL
TK - 1-3/4" X 11-7/8" LVL
REFER TO TRUSSES / FLOOR MANUFACTURER FOR LAYOUTS, ETC.

- POST SCHEDULE CONTD:**
P5 - 1-1/2" X 3-1/2" THICK C.W. 10X12 OAK 3/8" THICK BOTTOM PLATE AND 1/2" X 3/8" THICK TOP PLATE. FASTEN BOTTOM PLATE TO FOUNDATION WITH 1/2" DIA. PULTRUSSED 12" SPACING ANCHORS W/ 3-8" EMBEDMENT. EDGE DISTANCE 3-1/2" AND END DISTANCE 1" FOR EXPANDED ANCHORS. FASTEN TOP PLATE TO STEEL BEAM WITH 1/2" DIA. BUSH. EDGE DISTANCE AND END DISTANCE FOR POSTS TO BE 1" FOR TOP PLATE BOLTS.
- TONK LINTEL OPENINGS UP TO 10'-0" L1 SIZE**
5'-0" 13'2" (1251/16")
7'-0" 14'3" (1275/16")
8'-0" 15'2" (1281/16")
9'-0" 15'3" (1275/16")
10'-0" 16'4" (1289")
- © MIN. BEARING EACH END.

WINDOW NO.	QUANTITY	FRAME SIZE - WITH NOT ROUGH OPENING	COMMENTS (ALLOW FOR SHIM SPACE)
W1	6	3' - 1 1/2" x 3'-0"	REAR PORCH DOOR
W2	2	6'-0" x 6'-0"	IND. ENTRY GARAGE DOOR
W3	2	4'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W4	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W5	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W6	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W7	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W8	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W9	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W10	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE
W11	2	2'-0" x 6'-0"	CONTRACTOR TO REFER TO ELEVATIONS FOR LOCATION OF GARMENT WARDROBE

DOOR NO.	QUANTITY	DOOR LEAF SIZE W X H	COMMENTS
D1	2	2'-0" x 6'-0"	DOOR WITH SHUTTERING WITH DOGS. OPENING 2" ABOVE TOER TO MAIN LEVEL
D2	2	6'-0" x 7'-0" (25 OTHERS)	INTERNAL GARAGE DOOR
D3	2	2'-0" x 6'-0"	GARAGE DOOR WITH DOGS WITH SHUTTERING
D4	2	2'-0" x 6'-0"	IND.
D5	2	2'-0" x 6'-0"	IND.
D6	2	2'-0" x 6'-0"	IND.
D7	2	2'-0" x 6'-0"	IND.
D8	2	2'-0" x 6'-0"	IND.
D9	2	2'-0" x 6'-0"	IND.
D10	2	2'-0" x 6'-0"	IND.
D11	2	2'-0" x 6'-0"	IND.

GENERAL NOTES:
- DO NOT SCALE THESE DRAWINGS.
- CONTRACTOR TO TAKE OWNERSHIP AND BE RESPONSIBLE FOR ALL DIMENSIONS BY CORRECTING ALL DIMENSIONS AND VERIFYING CONDITIONS ON SITE PRIOR TO CONSTRUCTION AND BEING AWARE OF MATERIALS AND MANUFACTURED ASSEMBLIES.
- THE DESIGN OF THIS BUILDING AND INTELLECTUAL PROPERTY BELONGS TO THE DESIGNER.
- ALL WORK TO BE TO THE LATEST O.C.B.C.

The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a **REGISTERED PROFESSIONAL ENGINEER**.

QUALIFICATION INFORMATION
NAME: Greg Lesse, M.A.S.T.E.
REG. NO.: 22373
SIGNATURE: [Signature]

REGISTRATION INFORMATION
PROJ. NO.: 1706-23
ADDRESS: [Address]
CADD LINES: [Address]
TEL.: 416-500-6107

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Arch. Design and Drafting
1000 Dundas Street West
Toronto, Ontario M6J 1B5
Canada
caddlines@gmail.com
416-500-6107

Revised or Issued	By	Reason
1		
2		
3		

Proposed Semi-Detached 891 Ivanhoe Ottawa ONTARIO

Project name: Proposed Semi-Detached 891 Ivanhoe
City: Ottawa
Province: ONTARIO

Created by: GRL
Drawn by: GRL
Approved by: [Signature]
Date: MAY 2019
Scale: AS NOTED
Project no.: [Blank]
Sheet no.: [Blank]

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Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999925.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N22°02'30"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919750705	Northing	5016816.93	Easting	360806.84
. Point A	Northing	5024646.48	Easting	360538.18
. Point B	Northing	5024561.70	Easting	360572.50

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- (WIT) " Witness
- (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
- Meas. " Measured
- (P1) " Registered Plan 348
- (P2) " (725) Plan October 14, 1983
- (P3) " (AOG) Plan September 21, 2012
- CLF " Chain Link Fence
- BF " Board Fence
- WRW " Wooden Retaining Wall
- S/T " Subject to Easement Instrument

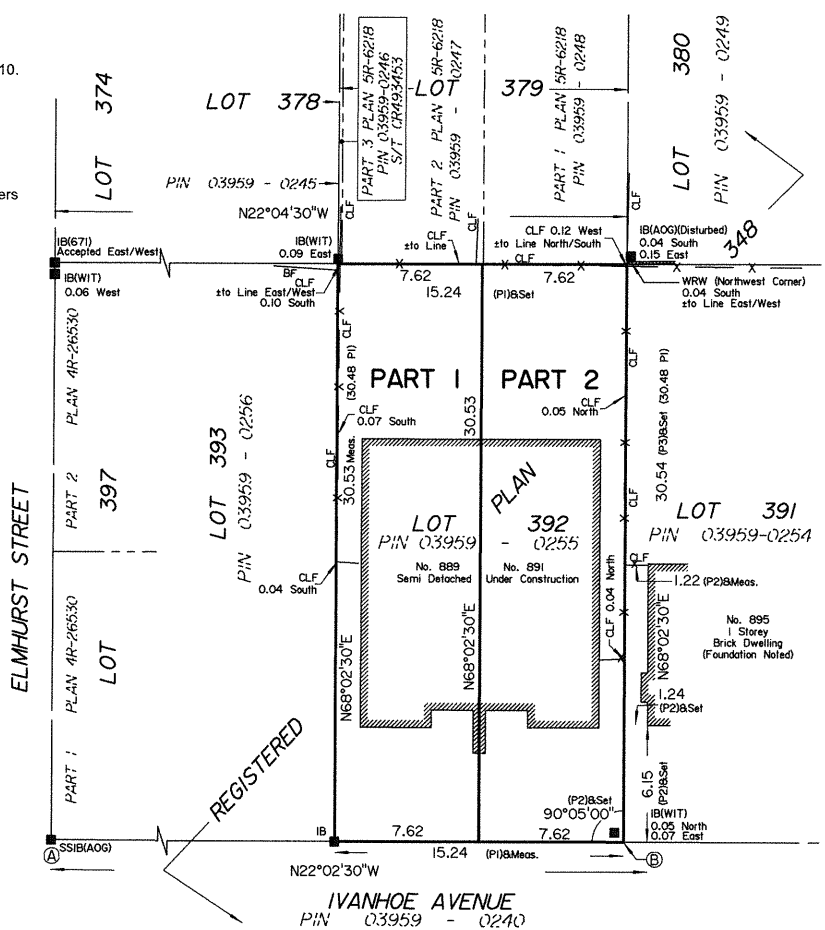
SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
232.6	1	ALL OF 392	348	ALL OF 03959-0255
232.7	2			

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

ANDRE ROY
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.



**PLAN OF SURVEY OF
LOT 392
REGISTERED PLAN 348
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 250



Metric

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

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the ___ day of _____, 2020.

Date
Andre Roy
Ontario Land Surveyor

Committee of Adjustment

JUL 23 2020

City of Ottawa

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@avollid.com

Ontario
Land Surveyors

Job No. 17638-20 Sch1 L398 P1348 R.DI AR

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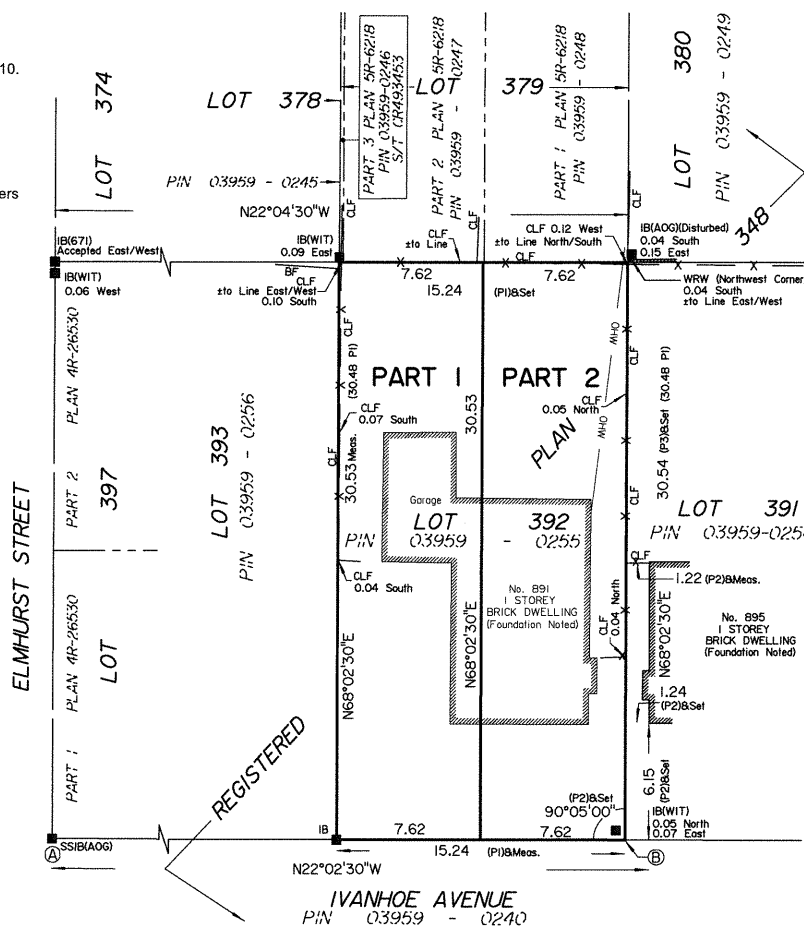
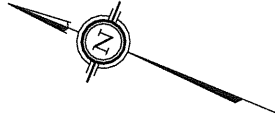
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232.7	2			03959-0255



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

DATE: _____

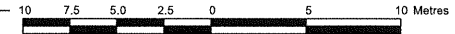
ANDRE ROY
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED
DATE: _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

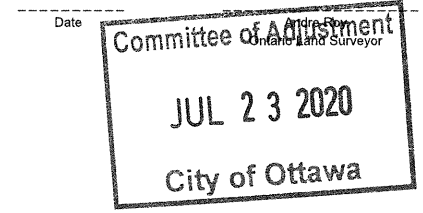
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 2. The survey was completed on the ___ day of _____, 2020.



ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
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Ontario
Land Surveyors Job No. 17638-20 Scott L1398 P1348 R D1