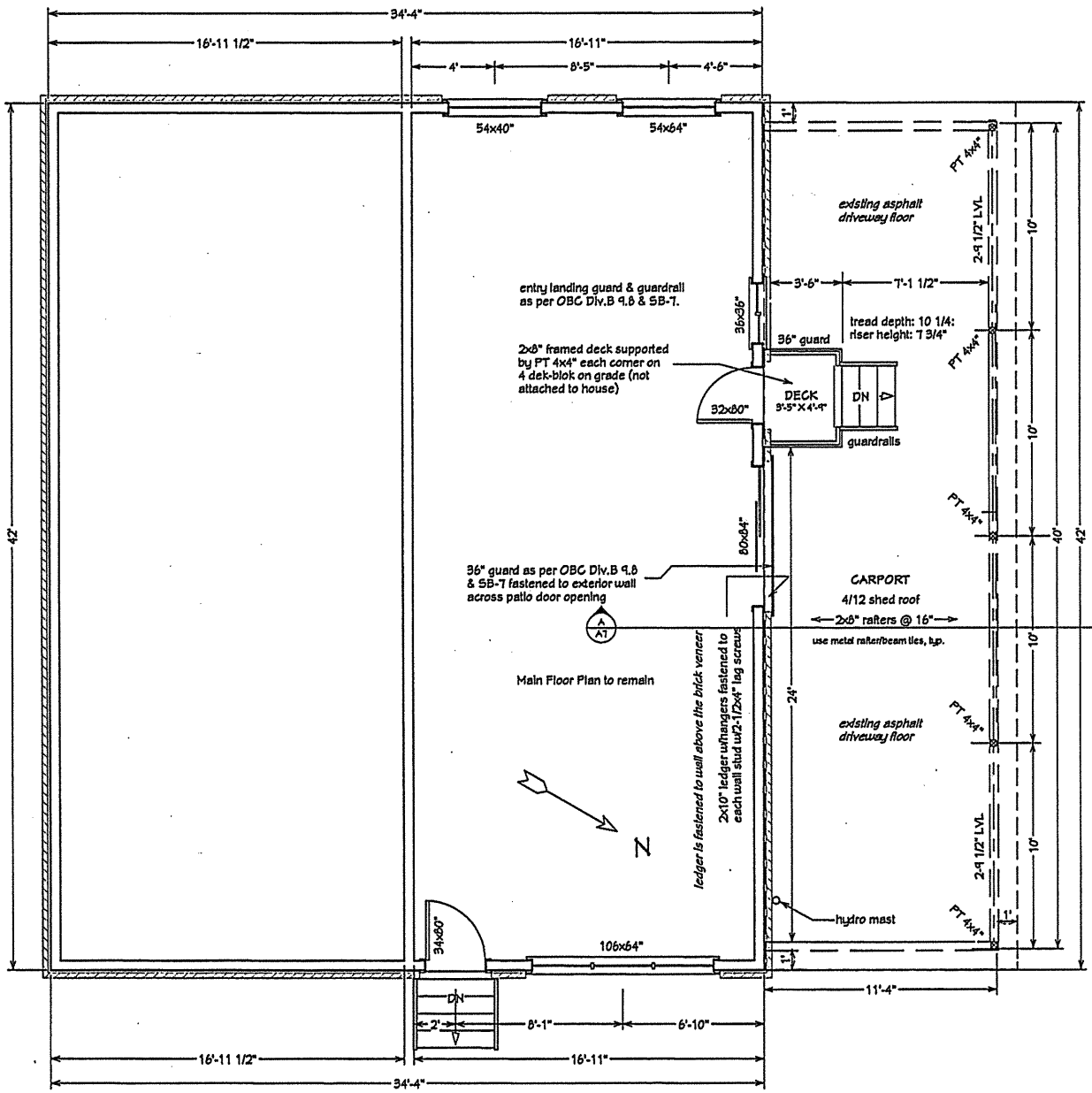
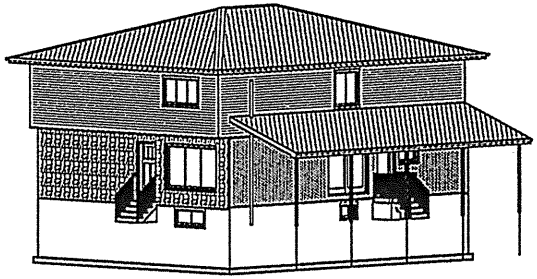
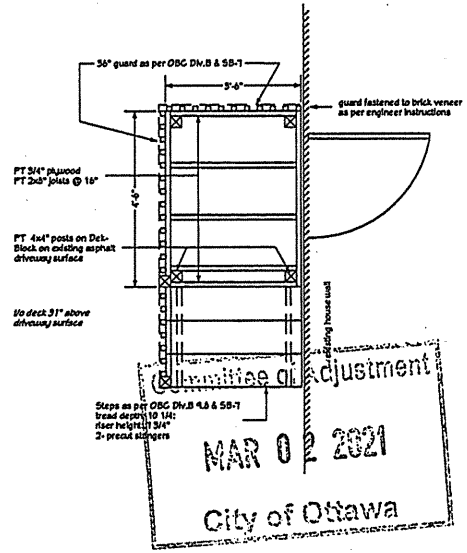
Pg 1 of 2







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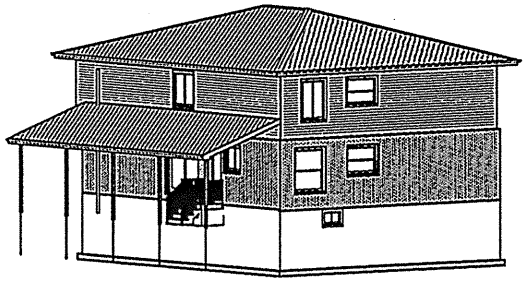
MAR 0 2 2021
City of Ottawa



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Project: CBS 20034

Carport Addition to a Semi-Detached Dwelling
138 Britannia Rd.
Ottawa, On.

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CUSTOM HOME PLANS & PERMIT ACQUISITION
7875 Parkway Rd.
Metcalfe, On.
(613)291-2041
Ontario BCIN # 27412
ottawahouseplans.com

Proposed

Main Floor Plan
Overviews
Deck Framing Plan

Scale: 3/16" = 1'

Date: Oct.30, 2020
Nov.5, 2020

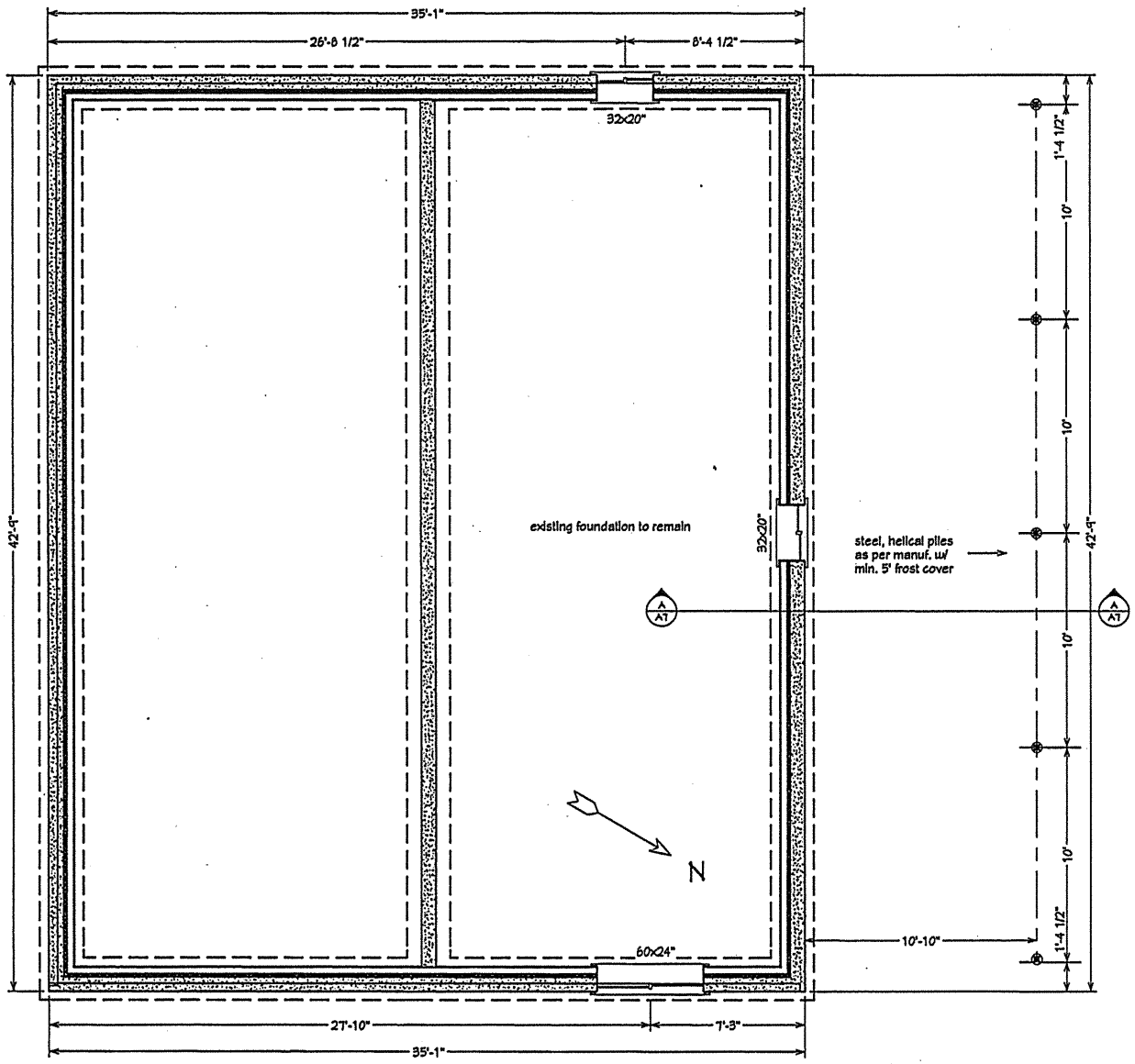
Drawn: TJF BCIN# 21942

Sheet: A4

[redacted]

Site Plan
"8 1/2 x 11"
copy 1 of 1

Pg 2 of 2



Construction Specifications

Footings to bear on undisturbed soil or compacted engineered fill. Allowable bearing pressure to be min. 75 kPa verified by P.Eng. soils report.

Min. 6" 3/4" clear stone to be provided under all basement slabs and 8" 3/4" clear stone on compacted sand fill under all garage slabs.

Min. compressive strength of concrete for footings and walls to be 15 MPa, basement slabs 25 MPa and garage and porch slabs 32 MPa w/ 6% air entrainment. Concrete to conform to CAN/CSA-A23.1 Suspended slabs above cold rooms to conform to OBC Div.B 9.40.
Min. 5' frost cover for all footings or frost protection designed by P.Eng.

Step Footings: Max rise 24" Min run 24"

Max backfill height on lat. unsupported fndn. wall 3'11"; on lat. supported fndn. wall 6'11"
Foundation walls shall be considered laterally supported where there is a floor joist system installed on top.
Crack control joints to be provided every 40' horiz. on walls longer than 80'.

Exterior doors to have minimum thermal resistance of R4 (RSI 0.7)

All windows to be at least dual glazed, Low E, argon filled. All windows to meet performance requirements of CAN/CSA A440.2 with max. U value 1.6 / min. ER value 25. Manufacturer's specifications to be available on site for inspection.

Exterior walls to have min. thermal resistance of R 24, ceilings R 60, basement walls R 22, unless otherwise noted. These values may change depending on the energy efficiency compliance package chosen from OBC Div.B Part 12 and SB-12.

Heating The mechanical contractor shall provide an HVAC design summary and may be req'd to submit a design by a P.Eng in accordance with OBC Part 6.

Balanced HRV min. 75 % efficiency required in house with a solid fuel burning appliance.

All furnaces, wood stoves, fireplaces and chimneys to be installed according to manufacturer's instructions, OBC and/or CSA standard B-365 and all applicable oil & gas codes. A/C interconnected smoke and CO alarms required as per OBC.

ULC rated class "B" vents min 2' above point of contact w/ roof. Top of wood burning chimney to be min 3' above point of contact w/ roof and 2' above any structure within 10' horizontally.

Vapour barrier (6 mil. poly) conforming to CAN/CGSB 51.34-M to provide a continuous air barrier for building envelope as per OBC Div.B 9.25.3.

All openings & penetrations of air barrier to be sealed with appropriate solution such as sheathing tape, acoustic sealant or spray foam insulation.

Electrical installations including the number of distribution panels, electrical fixtures and outlets shall meet the appropriate provincial and municipal requirements. All wiring shall be copper.

Plumbing installations shall conform to the provincial plumbing code and OBC. Supply piping to be copper, DWV to be ABS. All plumbing fixtures to conform to water efficiency requirements of OBC Div.B 7.6.4 .

All bathrooms and laundry rooms to be provided with mechanical ventilation to exterior.

All attic spaces to be provided with unobstructed vent area of min 1/300 insulated ceiling area w/ 1/2 at soffit.

Ceiling insulation blocked at eaves with fibreglass batts and soffit vent baffles.

Brick Lintels
Unless otherwise noted, all angles as per this schedule as a minimum. All angles to be steel, shop primed w/ min. 6" bearing each side.

up to 6' 0" span	3 1/2"x 3 1/2" x 1/4"
6' 1" to 8' 8"	4" x 3 1/2" x 1/4"
8' 9" to 10' 9"	4 7/8" x 3 1/2" x 5/16"
10' 10" to 11' 4"	4 7/8" x 3 1/2" x 3/8"

Post Schedule
All lintels to bear on min P2 unless otherwise noted.

P1	3 " dia. steel telepost w/ bearing plates
P2	2 - 2 x 6"
P3	3 - 2 x 6"
P4	4 - 2 x 6"
P5	5 - 2 x 6"
HSS	3 1/2 x 3 1/2 x 3/16" steel post w/8x8x1/4" bearing plates top & bottom

All gas & propane furnaces to have min. 94 % AFUE efficiency. Other types of furnaces to be specified on the plans. Domestic hot water heaters to have min. 0.80 EF. HRV min. efficiency to be 75 %. Manufacturer's specifications to be available on site for inspection.

All dimensions are measured from outside to outside of framing or concrete walls unless otherwise noted. All openings are for rough opening sizes unless otherwise noted.
All lumber to be identified by an NLGA grade stamp.
All lintels to be min. 2 - 2x10" unless otherwise noted.

Joists to be doubled under all partition walls above.

All bearing points to be blocked solid down to foundation or
beam below. All point loads to be approved by a P.Eng.

Floor joist and roof truss manufacturers to provide P.Eng.
approved shop drawings for each system. Lateral bracing
to be supplied as per manufacturer.

All steel beams to be shop primed and meet requirements of CAN/CSA-G40.21.
All steel telepoets designed for 5000lb capacity unless otherwise stated.

Log, post & beam etc. construction outside the scope of the
OBC to be designed and approved by a P.Eng.

All stairs, guards and railings to conform to OBC Div.B 9.8 and SB-7.

Insulated attic hatch (R 20 min) to be provided to each attic
space ; 22x30" w/ weatherstripping.

Required fire separations shall have 45 min. FRR w/ openings protected by steel doors & closers w/ 20 min. FRR. (1/2" typeX drywall both sides stud walls)

All structural members such as trusses shall be spaced not more than 24" apart.
All roof and wall planes to be sheathed or braced on at least one side.
Any structural member than spans more than 40 ft. shall be designed by a P.Eng. as well as the supporting structure below.

Specified snow load shall be 2.0 kPa unless otherwise stated.

House/garage walls & ceiling to be fumeproofed. All drywall or sheathing joints to be sealed.
Steel, weatherstripped door with auto-closer to be installed between house & garage.

Glazed openings in exposing building face calculations for spatial separation requirements to be shown on elevation drawings when required. Exterior wall area for purposes of calculating window/wall ratio to be shown on elevation drawings.

Roofing materials to conform to the standards referenced in OBC Div.B 9.26.2.1

Committee of Adjustment
MAR 02 2021
City of Ottawa

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CBS 20034

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Ottawa, On.

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Ontario BCIN # 27412
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Proposed

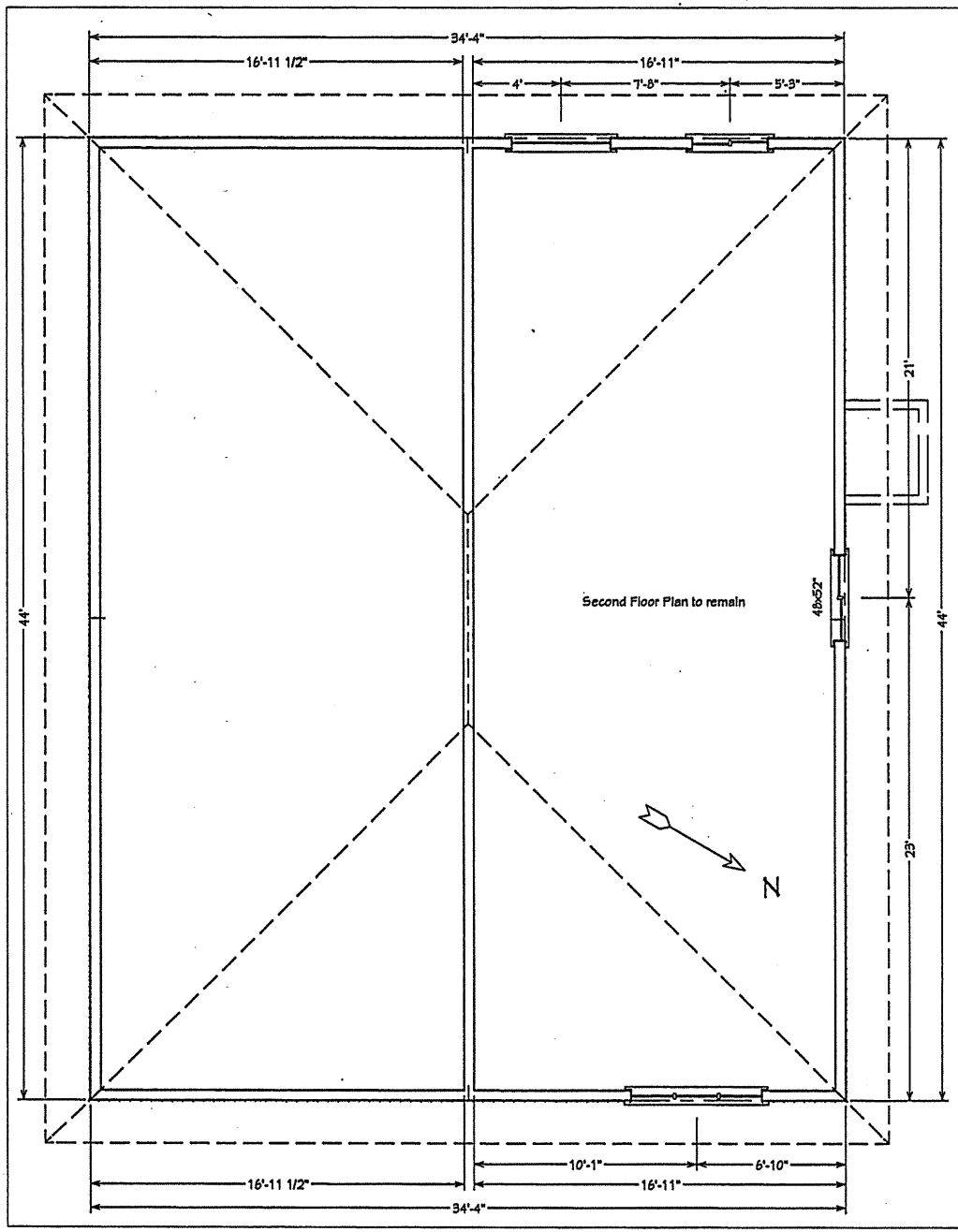
Foundation Plan Specifications

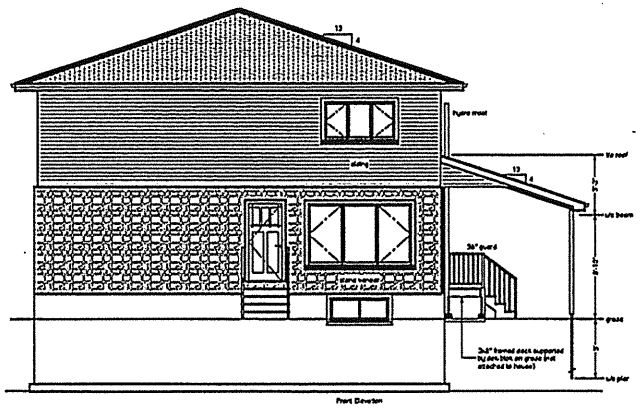
Scale:
3/16" = 1'

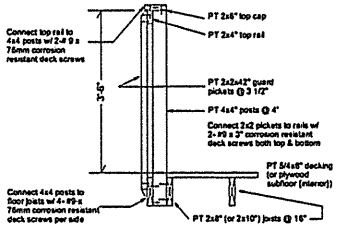
Date:
Oct.30, 2020
Nov.5, 2020

Drawn:
TJF
BCIN# 21942

Sheet:
A6







Additionally, each component of the guard shall be constructed as described below.

component	as per SB-7 detail
top/bottom rail connection	EA-1
post connection	EB-2
picket connection	EC-4
corner joints	ED-5

Typical Detail : 42" Guard Construction as per OBC Div.B 9.8 & SB-7
1/2" = 1'

Contractor will provide manufacturer specifications and details for any proprietary aluminum guard/railing system that may be used.

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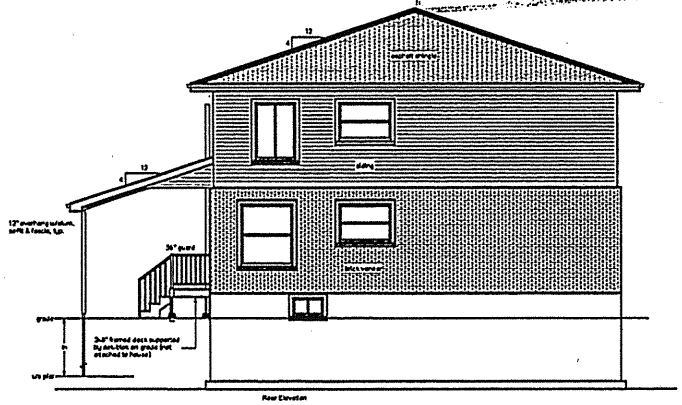

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Proposed

Second Floor Plan
Elevations
Guard Detail

Scale:
3/16" = 1'

Date:
Oct.30, 2020
Nov.5, 2020

Drawn:
TJF
BCIN# 21942

Sheet:
A5

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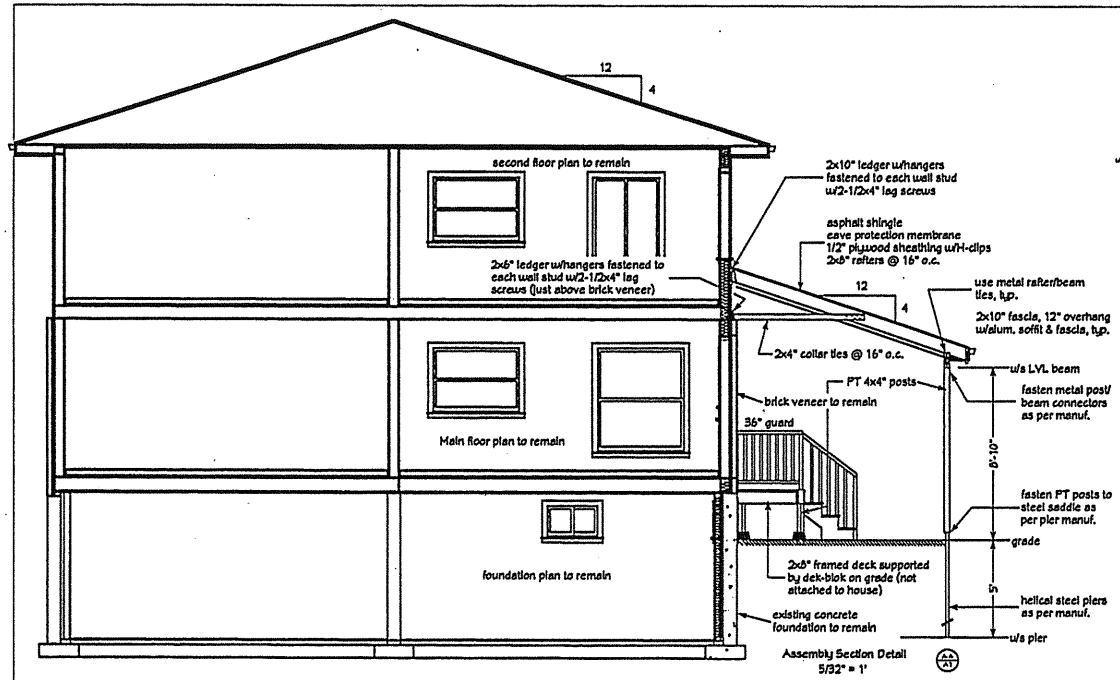
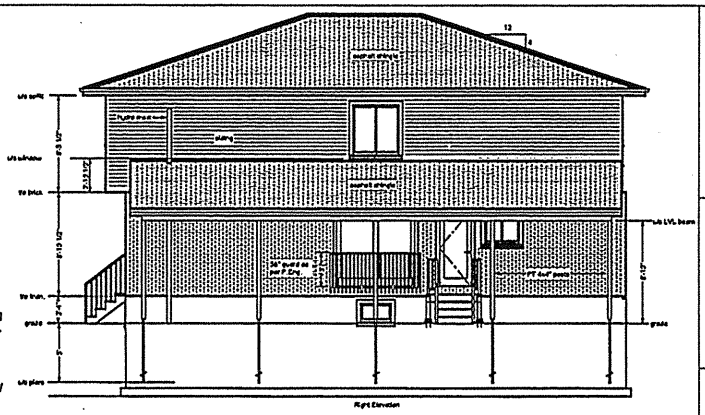
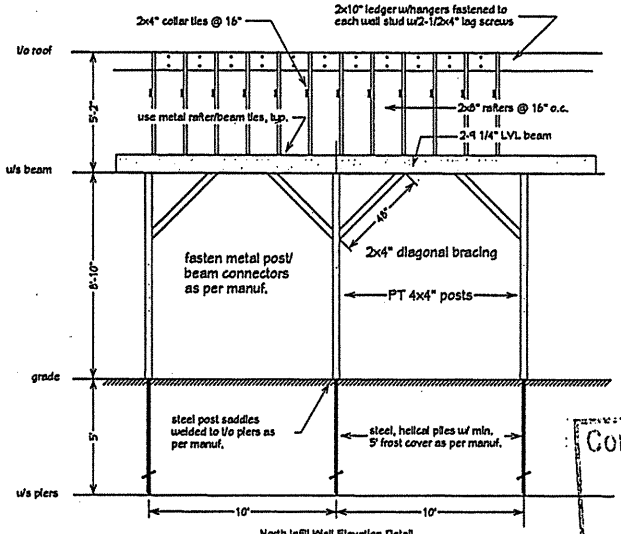
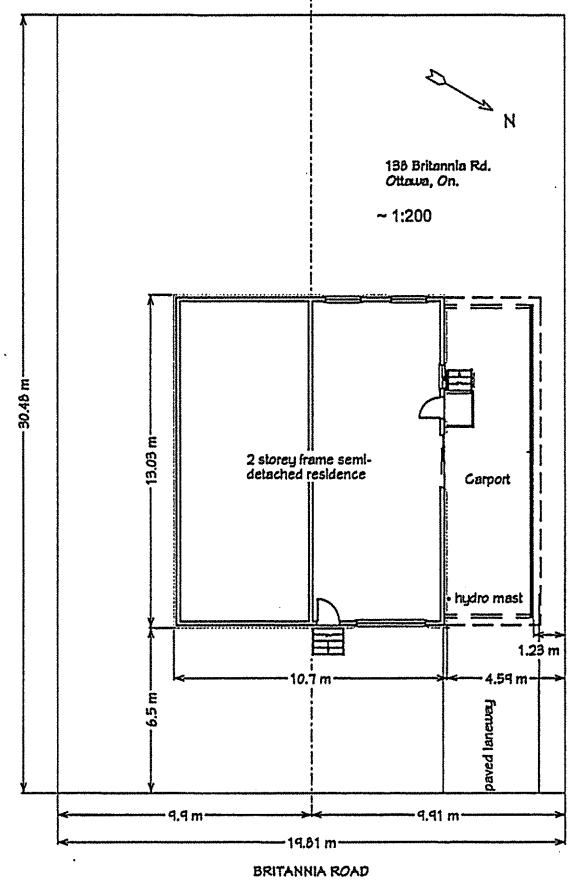
Elevation Drawings
8 1/2 x 11
Copy 1 of 1









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MAR 02 2021
City of Ottawa

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Proposed
Elevation
Cross Section
Site Plan

Scale:
3/16" = 1'

Date:
Oct.30, 2020
Nov.5, 2020

Drawn:
TJF
BCIN# 21942

Sheet:
A7

SCHEDULE					
PART	LOT	REGD PLAN	INST. No.	AREA	REMARKS
1	15	40 1/2	538689	[illegible]	
2				[illegible]	

REGISTRY ACT.

July 15, 1993

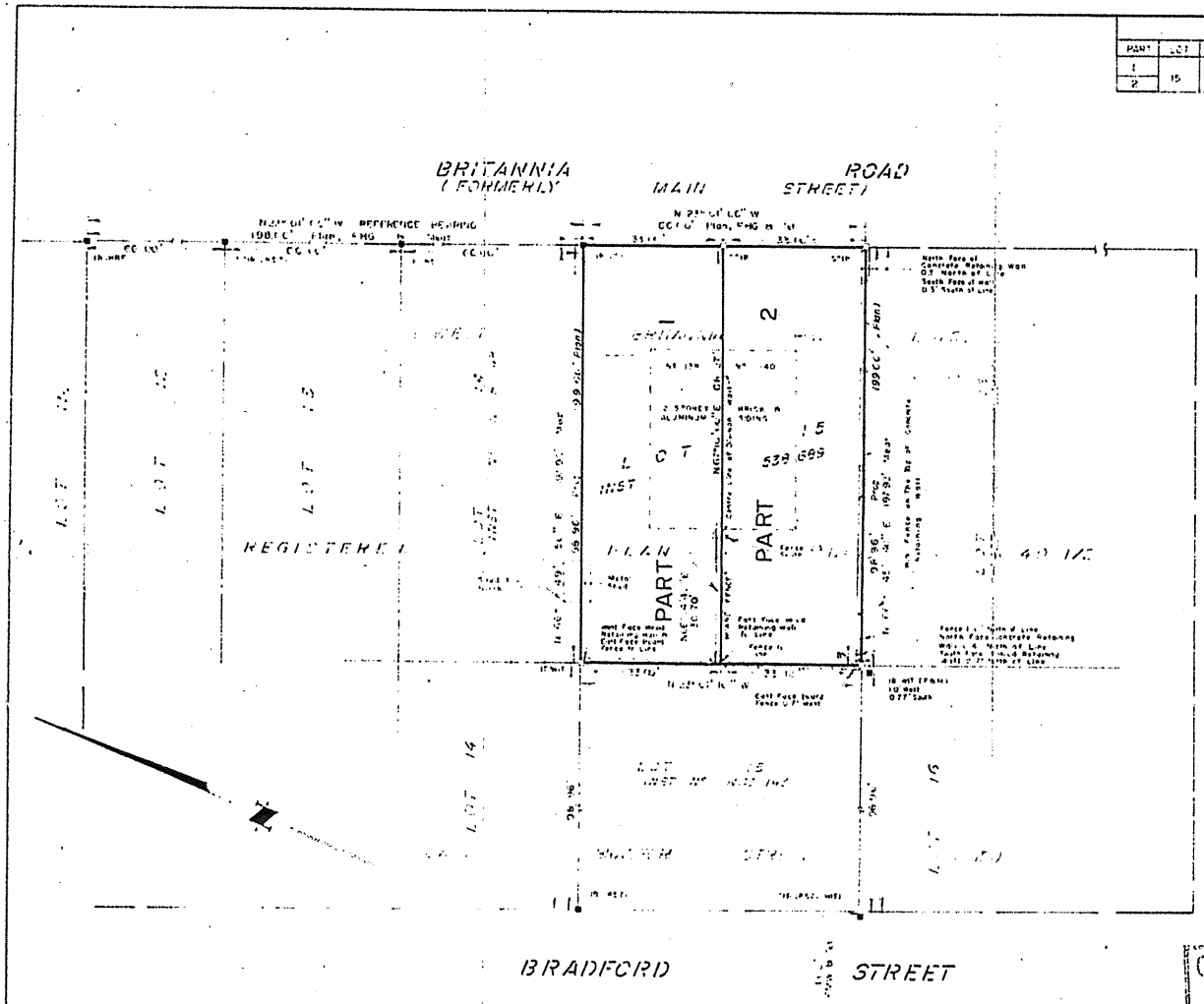
JOHN H KENNEDY
ONTARIO LAND SURVEYOR

PLAN 4R- 9310

'93 July 19

DEP

REGISTRY DIVISION OF
OTTAWA-CARLETON No 4



NOTE Centre Line of Division Wall Between Units 135 and 140 is in The Same Location on all Floors.

PLAN OF SURVEY OF
LOT 15
WEST BRITANNIA ROAD (FORMERLY MAIN STREET)
REGISTERED PLAN 40 1/2
CITY OF OTTAWA
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

1993

SCALE 1" = 20'

NOTES

BEARINGS ARE ASSUMED AND ARE BASED ON A BEARING OF N 23°01'00"W ON THE WESTERLY LIMIT OF BRITANNIA ROAD AS SHOWN ON PLAN 40 1/2

(BS7) DENOTES S.W. FAIRHALL O.L.S.
FBM DENOTES FAIRHALL & MOFFATT O.L.S.
● DENOTES SHORT WROUGHT IRON PINS
DENOTES STANDARD IRON PINS
DENOTES STANDARD IRON PLANTED
DENOTES IRON BAR
DENOTES ANGLE
DENOTES SECONDARY
DENOTES MEASURED
DENOTES MONUMENT
HHF DENOTES H.H. FARLEY O.L.S.
FHS DENOTES F.H. GOOCH O.L.S.
FHC DENOTES FIELD CHECKED

SURVEYOR'S CERTIFICATE

THIS SURVEY AND PLAN IS CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.

THE FIELD WORK WAS COMPLETED ON THE 15th DAY OF MAY, 1992

July 15, 1993

John H Kennedy

CAUTION

JOHN H. KENNEDY LTD.
ONTARIO & CANADA LAND SURVEYORS
KEMPTVILLE NEPEAN

Committee of Adjustment
MAR 02 2021
City of Ottawa

[redacted]

Survey Plan
(8"x 11")