GENERAL NOTES

1.0 GENERAL INFORMATION:

1.1 THE INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN DESIGNED AND ANALYZED IN ACCORDANCE TO DIVISION B - PART 4 OF THE O.B.C. REG 209/20 AS AMENDED. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING 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 THE O.B.C REG 209/20 AS AMENDED. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
1.2 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 ARTICLE 4.1.5.14 AND 3.4.6.5 (12) OF THE O.B.C REG 209/20 AS AMENDED
1.3 GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND 23 $\frac{5}{8}$" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE 0.B.C REG 209/20 AS AMENDED OR BE CONSTRUCTED AS SET OUT IN O.B.C. REG 209/20 SUPPLEMENTARY STANDARDS SB.7 (ARTICLE 9.6.6.2). FOR METAL GUARDS, SUPPLIER'S SHOP DRAWINGS ARE TO BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. REG 209/20 ARTICLE 4.1.5.14
1.4 DRAWINGS ARE NOT TO BE SCALED IN FIELD OR FROM ELECTRONIC FILES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. VERIFY ALL DISCREPANCIES AND CONFLICTING INFORMATION ON DRAWINGS AND / OR SURVEY WITH ARCHITECT
1.5 STRUCTURAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENT AND SHALL BE USED IN CONJUNCTION WITH ALL REMAINING PARTS OF THE DOCUMENT. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS AND VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION. THE CONSULTANT SHALL BE NOTIFIED FOR ANY DISCREPANCIES.
1.6 DESIGN REQUIREMENTS AS INDICATED ON BOTH THE SPECIFICATION AND DRAWINGS SHALL BE FOLLOWED ENTIRELY. WHERE COMPLIANCE WITH TWO OR MORE STANDARDS WITH CONFLICTING REQUIREMENTS IS SPECIFIED, NOTIFY THE CONSULTANT AND ENFORCE THE MOST STRINGENT REQUIREMENT.
1.7 CONTRACTOR IS RESPONSIBLE, UNRELIEVED BY THE REVIEW OF SHOP DRAWINGS OR FIELD OBSERVATIONS BY OTHERS, FOR THE COMPLIANCE OF THE CONTRACT DOCUMENTS, DIMENSIONS BETWEEN INDIVIDUALS OR SETS OF DRAWINGS, JOBSITE SAFETY AND CONSTRUCTION PROCEDURES, MEANS, METHODS, AND TECHNIQUES AND SEQUENCES.
1.8 THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITOINS AND MEASUREMENTS AT THE SITE AND REPORT ANY DISCREPENCIES OR UNSATISFACTORY CONDITOINS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND / OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK.
1.9 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFECTS ON SURROUNDING EXISTING STRUCTURES FROM GROUND VIBRATIONS INDUCED BY THE CONSTRUCTION ACTIVITIES.
1.10 LOCATION OF ALL CONSTRUCTION AND / OR CONTROL JOINTS TO BE REVIEWED BY THE CONSULTANT

2.0 LUMBER NOTES:

2.1 ALL STRUCTURAL WOOD ELEMENTS SHALL HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.14 AS AMENDED (INCLUDING SUPPLEMENT CAN / CSA 086/S1
2.2 STRUCTURAL LUMBER (EXCLUDING PRE-FABRICATED TRUSSES AND I TYPE JOISTS) TO BE #2 SPF OR BETTER AND MAX 19 % MC
2.3 STUDS FOR WALLS TO BE SPF #2 OR BETTER
2.4 BRIDGING TO WOOD TRUSSES MUST BE CLEARLY INDICATED ON TRUSS ERECTION DRAWINGS AND BRACE POINTS MARKED ON RELEVANT TRUSS MEMBERS
2.5 EXCEPT WHERE OTHERWISE SPECIFIED, NAILING SHALL CONFORM TO TABLES 9.23.3.4 AND 9.23.3.5 OF THE ONTARIO BUILDING CODE
2.6 WOOD TRUSSES AND ENGINEERED WOOD JOISTS SHALL CONFORM TO CSA 086 INCLUDING SUPPLEMENT CAN / CSA 086 AND SHALL BE DESIGNED FOR THE LIVE AND DEAD LOADS INDICATED ON THE STRUCTURAL DRAWINGS.
2.7 PLYWOOD, WAFERBOARD, STRANDBOARD SHEATHING ATTACHED TO
2.7.1 JOISTS SHALL BE FASTENED WITH 2" COMMON NAILS @ 6" C/C AT EDGES OF SHEATHING, AND 12" C/C ELSEWHERE U.N.0.
2.7.2 ROOF FRAMING: SEE ROOF SHEATHING FASTENING SCHEDULE
2.7.3 STUDS: SHALL BE FASTENED WITH 2" COMMON NAILS @ 6" C/C AT EDGES OF SHEATHING, AND 12" C/C ELSEWHERE U.N.0.
2.8 NO STRUCTURAL MEMBER IS TO BE NOTCHED UNLESS APPROVED BY THE STRUCTURAL ENGINEER
2.9 BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE OF CANADA. ANCHORAGE OF BRACING MEMBERS SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.
2.10 WOOD TRUSSES MUST BE DESIGNED FOR THE LOADS INDICATED ON THE STRUCTURAL DRAWINGS. USE OF LOADS OTHER THAN THOSE SPECIFIED MUST BE AUTHORIZED BY THE STRUCTURAL ENGINEER.
2.11 PROVIDE EDGE SUPPORT FOR SHEATHING CONSISTING OF NOT LESS THAN 1 $\frac{1}{2}$" X 1 $\frac{1}{2}$" BLOCKING SECURELY NAILED BETWEEN FRAMING MEMBERS OR TONGUE AND GROOVE EDGE JOINT.
2.12 WOOD TRUSS CONNECTIONS TO SUPPORTING MEMBERS SHALL PROVIDE ADEQUATE RESISTANCE AGAINST UPLIFT FORCES AND SHALL PROVIDE LATERAL RESTRAINT TO THE SUPPORT. SUCH CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER / SUPPLIER.
2.13 TRUSSES MUST BE DESIGNED FOR THE BEARING LENGTHS AVAILABLE ON WALLS, LINTELS AND BEAMS INDICATED ON THE STRUCTURAL DRAWINGS.
2.14 SUBMIT SHOP DRAWINGS OF ALL WOOD TRUSSES INDICATING DESIGN LOADS, BEARING LENGTHS, AND ARRANGEMENT OF WEBS. SHOP DRAWINGS MUST ALSO INCLUDE AN ERECTION DIAGRAM SHOWING LOCATION AND MARKS OF TRUSSES, SPACING, BRIDGING, BRACING, AND ANCHORAGE OF THE BRACING AND BRIDGING. LOADS MUST BE CLEARLY INDICATED ON THE ERECTION DRAWINGS INCLUDING SNOW ACCUMULATIONS AND CONCENTRATED LOADS FROM CONVENTIONAL FRAMING MEMBERS WHICH ARE SUPPORTED ON THE TRUSSES. ERECTION DRAWINGS MUST SHOW THE BEARING CONDITIONS FOR THE TRUSSES, INCLUDING METAL HANGERS WHERE REQUIRED. ALL SHOP DRAWINGS, INCLUDING ERECTION DIAGRAMS MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO.
2.15 CONNECTIONS OF WOOD TRUSSES TO ONE ANOTHER AND CONNECTIONS BETWEEN WOOD TRUSSES AND OTHER STRUCTURAL MEMBERS SUPPORTED BY THE TRUSSES ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE CLEARLY DETAILED ON THE SHOP DRAWINGS.
2.15.1 SPECIFIC PURPOSE CONNECTORS (HURRICANE CLIPS) ARE REQUIRED AT ALL TRUSS - TO - PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.
2.16 TRUSSES ARE TO BE DESIGNED FOR UNBALANCED LOADING ACCORDING TO OBC 4.1.6.1, ALL LOAD VALUES USED MUST BE CLEARLY INDICATED ON THE SHOP DRAWINGS.
2.17 WALL PLATES IN STUD WALLS SHALL CONFORM TO CLAUSE 9.23.11 OF THE ONTARIO BUILDING CODE
2.18 PROVIDE WOOD NAILERS ON TOP FLANGE OF STEEL BEAMS WHERE REQUIRED. NAILER WIDTH SHALL MATCH WIDTH OF TOP FLANGE. FASTEN TO BEAM FLANGES WITH $\frac{1}{2}$" Ø ASTM A307 BOLTS @ 24" C/C IN A STAGGERED PATTERN, OR RAM SET.
2.19 DO NOT CUT OR NOTCH ENGINEERED LUMBER (LVL, LSL, PSL, STUDS, SPF BEAMS, ETC)UNLESS APPROVED BY A QUALIFIED PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO
2.20 THE DESIGN OF THE LATERAL BRACING FOR PRE-FABRICATED ROOF TRUSSES WEB MEMBERS AND ITS ANCHORAGE IS THE SOLE RESPONSIBILITY OF THE TRUSS SUPPLIER, SHOP DRAWINGS, STAMPED BY A PROFESSIONAL ENGINEER, INDICATING ALL LATERAL BRACING REQUIREMENTS SHALL BE SUBMITTED FOR REVIEW, AT THE ROOF TRUSS MANUFACTURERS DISCRETION, T-BRACING MAY BE USED AN ALTERNATE MEANS OF PROVIDING LATERAL BRACING TO TRUSS WEBS MEMBERS
2.21. ALL LOAD BEARING WOOD STUDS SHALL BE SHEATHED OR TEMPORARILY LATERALLY BRACED @ 24" C/C VERTICALLY PRIOR TO SUPPORTING ANY SUPERIMPOSED CONSTRUCTION LOADS
2.22 2-PLY AND 3-PLY CONVENTIONAL BEAMS TO BE ATTACHED TOGETHER USING 3" LONG 10d SPIRAL NAILS @ 12" C/C IN 2, 3 AND 4 ROWS FOR 2 X 6, 2 X 8 AND 2 X 10 AND DEEPER BEAMS RESPECTFULLY. NAILS TO BE DRIVEN FROM BOTH SIDES IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE.
2.23 2-PLY AND 3-PLY DROPPED LVL BEAMS TO BE ATTACHED TOGETHER USING 3 $\frac{1}{2}$" SPIRAL WIRE NAILS @ 12" C/C IN (3) ROWS FOR 9 $\frac{1}{2}$" - 14" DEEP BEAMS AND (4) ROWS FOR 16" - 18" DEEP BEAMS, NAILS TO BE DRIVEN FROM BOTH SIDES IN A STAGGERED PATTERN. 4- PLY LVL BEAMS TO BE ATTACHED TOGETHER USING (2) ROWS OF 6" LONG SSDS SCREWS @ 24" C/C ON BOTH SIDES STAGGERED 12" BETWEEN OPPOSITE SIDES.
2.24 ALL BEARING WALL ARE TO HAVE HORIZONTAL BLOCKING AT MID-HEIGHT
2.25 ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT POINTS OF BEARING
2.26 WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST 3/4" OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF A BUILT UP MEMBER ALONG THE LENGTH
2.27 EXPOSED DOUGLAS FIR STRUCTURE SHALL BE CLEAR GRADE. PROVIDE PROTECTION OF EXPOSED WOOD STRUCTURE FROM SUN, RAIN AND DAMAGE DURING CONSTRUCTION
2.28 PROVIDE WALL STUD REINFORCEMENT AS PER 9.5.2.3 FOR THE FOLLOWING:
- FOR WATER CLOSET, A GRAB BAR AS PER 3.8.3.8.(3)(a) AND A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.3.8.(3)(c)
- FOR A SHOWERR, A GRAB BAR AS PER 3.8.3.13.(2)(f)
- FOR A BATHTUB, A GRAB BAR AS PER 3.8.3.14.(4)(c)

3.0 CONCRETE NOTES:

3.1 THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS)
3.1.1 CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION: CAN CSA 23.1-19 / A23.2-19
3.1.2 METHODS OF TEST FOR CONCRETE: CAN / CSA 23.1
3.1.3 BILLET STEEL BARS FOR CONCRETE REINFORCEMENT: Fy = 400 MPa TO CSA G30.18
3.1.4 QUALIFICATION CODES FOR TESTING LABORATORIES: CAN / CSA A283
3.1.5 AIR ENTRAINING ADMIXTURES FOR CONCRTE: CAN3-266.1-M78
3.1.6 CHEMICAL ADMIXTURES FOR CONCRTEE: CAN3-266.2-M78
3.1.7 GUIDELINES FOR THE USE OF ADMIXTURES IN CONCRETE: CAN3-266.4-M78
3.2 CAST-IN-PLACE CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES WITH MAX. W/C RATIO OF .45 SEE TABLE FOR REQUIRED CONCRETE 28 DAY STRENGTHS.
3.3 ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE 4% TO 6% AIR- ENTRAINED
3.4 CONCRETE COVER CLEAR TO REINFORCING SHALL BE FOR THE UNDERSIDE OF:

FOOTINGS:	75 mm
SLABS:	25 mm
WALLS:	40 mm
ELEVATED SLABS:	25 mm

3.5 CONCRETE PADS OF 4" THICK OR LESS SHALL BE REINFORCED WITH 6 X 6 X 6 GA WWF UNLESS OTHERWISE NOTED
3.6 REINFORCING STEEL REBAR SHALL NOT BE CUT, MOVED OR INTERRUPTED FOR ANY SLEEVES, PENETRATIONS OR BLOCKOUTS IN THE CONCRETE WALLS OR ELEVATED SLABS UNLESS NOTED OTHERWISE
3.7 CONTRACTOR TO PROVIDE POUR SCHEDULE AND LOCATIONS OF POUR BREAKS (IF ANY) TO ENGINEER FOR REVIEW AND COMMENT PRIOR TO BEGINNING WORK
3.7.1 AT ALL CONSTRUCTION JOINTS ENSURE WATERSTOP AND SHEAR KEY IS PROVIDED
3.7.2 CONTRACTOR TO HIRE 3rd PARTY INSPECTION AND TESTING COMPANY FOR CONCRETE TESTING PER CSA STANDARDS NOTED ABOVE PRIOR TO BEGINNING WORK.

4.0 FOOTINGS:

4.1 ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH 75 kPa MINIMUM ALLOWABLE BEARING STRENGTH SHOULD A GEOTECH REPORT NOT BE AVAILABLE.
4.2 PROTECT SOIL FOR FREEZING, ADJACENT TO AND BELOW ALL FOOTINGS
4.3 ALL FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE
4.4 BEARING SURFACES MUST BE APPROVED BY THE SOILS ENGINEER IMMEDICATELY BEFORE FOOTING CONCRETE IS PLACED. TLC IS NOT RESPONSIBLE FOR CONFIRMING BEARING CAPACITIES OF SOILS

5.0 EXCAVATION AND BACKFILL

5.1 REFER TO GEOTECHNICAL REPORT.
5.2 UNLESS ADEQUATE TEMPORARY BRACING ARE IN PLACE, BACKFILLING AND COMPACTION OF SOIL AGAINST FOUNDATION WALLS SHALL NOT BE PERFORMED UNTIL THE FLOOR THAT PROVIDE LATERAL STABILITY TO THE WALLS HAVE BEEN INSTALLED.
5.3 IN AREAS WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A WALL BACKFILLING SHALL BE PERFORMED ON BOTH SIDES SIMULTANEOUSLY AT SIMILAR HEIGHTS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF THE STRUCTURE
5.4 FOUNDATIONS SHALL BE BACKFILLED AS SOON AS PRACTICALLY FEASIBLE TO PREVENT EXCESSIVE MOISTURE INFILTRATION AND / OR FROST-HEAVE ACTION.
5.5 CONTRACTOR TO CONSULT WITH MECHANICAL / GEOTECHNICAL ENGINEER FOR SPECIAL GRAVEL FILL THAT MAY BE REQUIRED FOR DRAINAGE SYSTEM.
5.6 PROTECT SUB-GRADE FROM FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION
5.7 BACKFILL TO WITHIN 200 MM OF UNDERSIDE OF SLAB WITH GRANULAR TYPE "A" IN LAYERS UP TO 12" THICK, COMPACTED TO MINIMUM 95%SPMDD OR AS PER GEOTECHNICAL REPORT
5.8 FINAL 200 MM UNDER SLAB TO BE GRANULAR TYPE "A" COMPACTED TO MINIMUM 100% SPMDD OR AS PER GEOTECHNICAL REPORT.
5.9 RE-USE OF EXCAVATED GRANULAR MATERIAL IS SUBJECT TO APPROVAL OF GEOTECHNICAL CONSULTANT

6.0 FOUNDATION:

6.1 CONTRACTOR SHALL EMPLOY APPROVED DEWATERING METHODS TO MAINTAIN THE SITE AT AN APPROPRIATE CONDITION FOR CONSTRUCTION.
6.2 EXCAVATIONS SHALL BE PERFORMED WITH ALL PROVINCIAL AND MUNICIPAL REQUIREMENTS.
6.3 ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED NATIVE SOIL OR BEDROCK WITH A MINIMUM ALLOWABLE BEARING VALUE OR OF (1500 PSF) 75 kPa SLS
6.4 PROVIDE MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR EXTERIOR FOOTINGS, CONSULT GEOTECHNICAL ENGINEER FOR INSULATION REQUIREMENTS IN LIEU OF COVER
6.5 CONTRACTOR SHALL PROVIDE PROTECTION TO NEW AND EXISTING UTILITIES DURING EXCAVATION TO PREVENT SETTLEMENT, DISPLACEMENT AND / OR DISRUPTION TO THE SERVICE
6.6 ALL EXTERIOR FOUNDATIONS SHALL BE PLACED AT OR BELOW THE FROST LINE
6.7 ALL FOUNDATION EXCAVATION SHALL BE CLEAN, DRY AND FREE OF ICE, FROST AND STANDING WATER PRIOR TO CONCRETE PLACEMENT. RE-APPROVAL OF THE SUBGRADE ILL BE REQUIRED IF THE EXCAVATED AREA HAS EXPERIENCED SATURATION OR FLOODING AFTER APPROVAL.
6.8 REFER TO NOTE FOR PROTECTION OF ADJACENT FOOTINGS.
6.9 PROVIDE DOWELS FROM FOOTINGS TO MATCH VERTICAL REINFORCING OF WALLS AND PIERS UNLESS OTHERWISE NOTED
6.10 UNLESS OTHERWISE NOTED, FOOTINGS AND PIERS ARE TO BE CONCENTRIC WITH COLUMN GRID LINES.

6.0 TEMPORARY WORKS

THE PROJECT ENGINEER IS NOT RESPONSIBLE FOR MEANS, METHORDS, AND SEQUENCE OF WORK. ALL TEMPORARY BRACING, SHORING, ETC IS THE CONTRACTORS RESPONSIBILITY, AS IS THE GENERAL STABILITY OF THE STRUCTURE IN ITS UNDER CONSTRUCTION STATE.
6.1 TEMPORARY WORKS SHALL BE DESIGNED TO SUPPORT ALL ANTICIPATED LOADS. STRUCTURAL STABILITY OF THE BUILDING RELIES ON THE FINISHED CONSTRUCTION WITH COMPLETED FRAMING, CONNECTIONS, WALLS AND FLOORS. TEMPORARY BRACING AND SHORING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
6.2 TEMPORARY BRACING, SHORING, EARTH RETENTION SYSTEM, UNDERPINNING OR ANY WORK THAT MAY BE REQUIRED TO PROTECT THE EXISTING SURROUNDING PROPERTIES, BUILDINGS, UTILITIES AND ETC. SHALL BE PROVIDED BY THE CONTRACTOR.
6.3 THE TEMPORARY WORKS SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT THE WORK CAN BE PROPERLY AND SAFELY CONSTRUCTED AS REQUIRED BY THE SEALED STRUCTURAL DRAWINGS.
6.4 SUFFICIENT CLEARANCES SHALL BE PROVIDED BY THE TEMPORARY WORKS TO PERMIT ALL REQUIRED CONSTRUCTION ACTIVITIES TO PROCEED UNHINDERED
6.5 THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, SUPPLY AND CONSTRUCTION OF ALL TEMPORARY WORKS.
6.6 MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURE PLUMB AND IN THE TRUE ALIGNMENT AT ALL PAHSES OF WORK UNTIL COMPLETION (INCLUDING MASONRY WALLS, FLOOR AND ROOF DECKS, ETC). ANY BRACING COMPONENTS SHOWN ON THE PLANS ARE THOSE REQUIRED FOR THE COMPLETED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES
6.7 THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN, ERECTION, OPERATION, MAINTENANCE AND REMOVAL OF TEMPORARY SUPPORTS, TEMPORARY BRACINGS, SHORING SYSTEM AND FACILITIES AND THE DESIGN AND EXECUTION OF CONSTRUCTION METHODS REQUIRED IN THEIR USE
6.8 THE CONTRACTOR SHALL ENGAGE AND PAY FOR REGISTERED PROFESSIONAL ENGINEERING PERSONNEL SKILLED IN THE APPROPRIATE DISCIPLINES TO PERFORM THOSE FUNCTIONS REFERRED TO IN PARAGRAPH ABOVE OR AND IN ALL CASES WHERE SUCH TEMPORARY SUPPORTS, STRUCTURES, AND FACILITIES AND THEIR METHOD OF CONSTRUCTION ARE OF SUCH A NATURE THAT PROFESSIONAL ENGINEERING SKILL IS REQUIRED TO PRODUCE SAFE AND SATISFACTORY RESULTS. DESIGN OF SUCH SYSTEMS SHALL BE DONE BY A DESIGN PROFESSIONAL LICENSED IN THE PROVINCE OF ONTARIO

7.0 REINFORCING STEEL:

7.1 SPACING OF REBARS SHALL BE APPROXIMATELY UNIFORM WITHIN THE CORRESPONDING STRIPS. DO NOT ELIMINATE OR DISPLACE REINFORCING TO ACCOMODATE HARDWARE. IF INSERTS CAN NOT BE LOCATED AS SPECIFIED OBTAIN APPROVAL OF ALL MODIFICATIONS FROM THE CONSULTANT
7.2 WWF SHALL OVERLAP 2 FULL MESH PANELS AND BE MECHANICALLY TIED IN AREAS WHERE LAPPING IS REQUIRED.
7.3 DOWELS SHALL MATCH THE SIZE, SPACING AND QUANTITY OF THE MAIN REINFORCING STEEL REBAR UNLESS NOTED OTHERWISE
7.4 WELDING OF REBAR IS NOT PERMITTED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS. REBAR WELDING SHALL CONFORM TO LOCAL STANDARDS.
7.5 TENSION LAPS TO BE IN ACCORDANCE WITH THE REQUIREMENT OF CAN C-A23.3 LATEST EDITION. ALL OTHER LAPS AND EMBEDMENT OF DOWELS SHALL BE 24 BAR DIAMETERS BUT NOT LESS THAN 600 mm IF NOT SPECIFIED OTHERWISE. SEE TABLE BELOW
7.6 DETAIL, BEND, SUPPORT AND PLACE REINFORCING STEEL TO CONFORM WITH R.S.I.O MANUAL OF STANDARD PRACTICE U/N.

8.0 STRUCTURAL STEEL:

8.1 THE DESIGN OF STRUCTURAL STEEL IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
8.1.1 GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL: CAN / CSA G40.21
8.1.2 STRUCTURAL QUALITY STEELS: CAN / CSA G40.20/G40.21
8.1.3 LIMIT STATES DESIGN OF STEEL STRUCTURES: CAN3-S16.9
8.1.4 CERTIFICATION COMPANIES FOR FUSION WELDING AND FABRICATION OF STEEL STRUCTURES: CSA-W47.1-19
8.1.5 ELECTRODE STANDARDS: CSA-W48.7 (LATEST)
8.1.6 WELDED STEEL CONSTRUCTION (METAL ARC WELDING): CSA-W59-2018

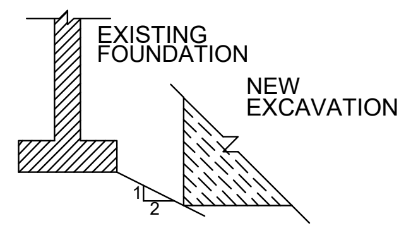
8.2 STRUCTURAL STEEL SHALL COMPLY WITH CAN-CSA S16.14-M01 UNLESS NOTED OTHERWISE

ITEM	APPLICABLE SPECIFICATION
ROLLED SECTIONS	G40.21-13 -350W
HSS (TUBE) SECTIONS	G40.21-13 -350W (CLASS C)
CONNECTOR BOLTS	A325 (BEARING TYPE)
ANCHOR BOLTS	A307

8.2.1 ALL STEEL WORK SHALL BE GIVEN A ONE COAT OF APPROVED PRIMER.
8.2.2 ALL EXPOSED STRUCTURAL STEEL SHANLL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITIVE PAINT
8.2.3 ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO FABRICATION
8.2.4 PROVIDE MINIMUM 1/2" (35 MPa) THICK NON-SHRINK GROUT BELOW COLUMN BASEPLATES - TYPICAL
8.2.5 CONTRACTOR TO HIRE 3rd PARTY INSPECTION AND TESTING COMPANY TO INSPECT BOLTS, WELDS, SECTION SIZES, AND ERECTION OF STEEL PER LATEST CSA STANDARDS.

9.0 PROTECTION OF ADJACENT FOUNDATION:

9.1 PROTECT LATERAL STABILITY OF BEARING STRATA UNLESS NOTED
9.2 UNLESS OTHERWISE NOTED IN GEOTECHNICAL REPORT DO NOT EXCAVATE BELOW A LINE EXTENDING DOWNWARD FROM ANY BEARING STRATA AT A SLOPE OF 1 VERTICAL AND 2 HORIZONTAL.
9.3 ADJUST FOOTING AND TRENCH ELEVATIONS TO MEET THIS REQUIREMENT (SEE DIAGRAM).



10.0 CONNECTIONS DESIGN BY FABRICATOR

10.1. ALL CONNECTIONS TO BE DESIGNED BY FABRICATOR UNLESS NOTED OTHERWISE. ALL BEAM CONNECTIONS TO BE STANDARD FRAME BEAM CONNECTIONS OR EQUIVALENT, UNLESS NOTED OTHERWISE. THE FABRICATOR SHALL SUBMIT SUMMARY OF DESIGN DRAWINGS FOR REVIEW SHOWING IN DETAIL THE "STANDARD" CONNECTIONS AND THEIR CAPACITIES THAT IS INTENDED FOR USE ON THE PORJECT. THESE DRAWINGS ARE IN ADDITIONAL TO REGULAR SHOP DRAWING AND SHALL PRECEDE THEM
10.2 SHOP DRAWINGS SHALL BE PREPARED UNDER THE DIRECTION OF A SPECIALTY STRUCTURAL ENGINEER, FOR CONNECTIONS AND COMPONENTS DESIGNED BY THE FABRICATOR, THIS ENGINEER OR THEIR REPRESENTATIVE SHALL VISIT THE SITE TO REVIEW IN PLACE THE CONNECTIONS AND COMPONENTS DESIGNED BY THIS ENGINEER TO SATISFY THEMSELVES THAT THESE CONNECTIONS AND COMPONENTS SUBSTANTIALLY COMPLY WITH THEIR DESIGN O0N THE SHOP DRAWINGS. THIS ENGINEER SHALL PROVIDE A LETTER TO TCL LTD TO THIS EFFECT. THIS ENGINEER SHALL ALSO PROVIDE SEALED SKETCHES FOR ALL FIELD MODIFICATIONS MADE TO THEIR DEISGN.
10.3 THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IN WRITING (AND BEFORE THE SUBMISSION OF SHOP DRAWINGS) AS TO WHO THE ENGINEER WILL BE THAT WILL BE DESIGNING AND PROVIDING FIELD REVIEW FOR THE CONNECTIONS AND COMPONENTS DESIGNED BY THE CONTRACTOR.
10.4 PRIOR TO SUBMITTING SHOP DRAWINGS THE CONTRACTOR SHALLNOTIFY TLC LTD IN WRITING THAT THE FABRICATOR IS CERTIFIED TO A MINIMUM OF DIVISION 2 OF CSA W47.1.
10.5 DRAWINGS OF COMPONENTS AND CONNECTIONS DESIGNED BY THEFABRICATOR'S SPECIALTY STRUCTURAL ENGINEER SHALL BE SIGNED AND SEALED BY THIS ENGINEER OR A LETTER SHALL BE SUBMITTED AT THE END OF SHOP DRAWING PRODUCTION SIGNED AND SEALED BY THIS ENGINEER, IDENTIFYING WHAT WAS DESIGNED AND LISTING THE FINAL DRAWINGS WITH DATES AND REVISION NUMBERS.
10.6 CONNECTIONS AND SPLICES NOT SHOWN ON THE STRUCTURAL DRAWINGS BUT REQUESTED BY THE FABRICATOR MUST BE ACCEPTABLE TO TLC AND DETAILED ON THE SHOP DRAWINGS. TESTING OF THESE CONNECTIONS SHALL BE AT THE DISCRETION OF TLC AND TO THE CONTRACTORS ACCOUNT.
10.7 SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO START OF STEELFABRICATION. ALSO REFER TO "SHOP DRAWINGS" NOTE IN THE GENERAL NOTES SECTION OF THE STRUCTURAL DRAWINGS.
10.8 CONNECTION FORCES TO BE AS PER DESIGN DWGS, OR IF NOT INDICATED:
- 55% OF TOTAL ALLOWABLE UNIFORM LOAD CAPACITY FROM CISC S16 TABLES FOR ALLOWABLE LOADS ON BEAMS (Wa/l)
- MOMENT CONNECTIONS INDICATED ON THE DRAWINGS. DESIGN FOR INDICATED MOMENT OR, IF NOT SHOWN, DEVELOP MOMENT CAPACITY WITH fb = .66Fy

NAILING OF FRMAING FORMING PART OF CLAUSE 9.23.3.4

ITEM	CONSTRUCTION DETAIL	MIN LENGTH OF NAILS	MIN NUMBER OR MAX SPACING OF NAILS
1	FLOOR JOIST TO PLATE - TOE NAIL	3 1/4"	2
2	WOOD OR METAL STRAPPING TO UNDESRIDE OF FLOOR JOISTS	2 1/4"	2
3	CROSS BRIDGING TO JOISTS	2 1/4"	2 @ EACH END
4	DOUBLE HEADER OR TRIMMER JOISTS	3 "	12" C/C
5	FLOOR JOIST TO STUD (BALLOON CONSTRUCTION)	3"	2
6	LEDGER STRIP TO WOOD BEAM	3 1/4"	2 / JOIST
7	JOIST TO JOIST SPLICE	3 "	2 / EACH END
8	HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER	4"	3
9	TAIL JOIST TO ADJACENT HEADER JOISTS (END NAILED AROUND OPENINGS)	3 1/4" 4"	5 3
10	EACH HEADER JOIST TO ADJACENT TRIMMER JIOST (END NAILED AROUND OPENINGS)	3 1/4" 4"	5 3
11	STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	2 1/2" 3 1/4"	4 2
12	DOUBLE STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTER. AND CORNERS	3"	24" C/C
13	DOUBLE TOP PLATES	3"	24" C/C
14	BOTTOM WALL PLATE OR SOLE PLATE TO JOISTS / BLOCKING (EXT WALLS)	3 1/4"	16" C/C
15	INTERIOR WALLS TO FRAMING OR SUBFLOOR	3 1/4"	24" C/C
16	HOR. MEMBER OVER OPENINGS IN NON-COMBUS. WALLS (EACH END)	3 1/4"	2
17	LINTELS TO STUDS	3 1/4"	2 / EACH END
18	CEILING JOIST TO PLATE - TOE NAILED AT EACH END	3 1/4"	2
19	ROOF RAFTER, ROOF TRUSS OR JOIST JOIST TO PLATE - TOE NAIL	3 1/4"	3
20	RAFTER PLATE TO EACH CEILING JOIST	4"	2
21	RAFTER TO JOIST (WITH RIDGE SUPPORTED)	3"	3
22	RAFTER TO JIOST (WITH RIDGE UNSUPPORTED)	3"	SEE DETAIL
23	GUSSET PLATE TO EACH RAFTER AT PEAK	2 1/4"	4
24	RAFTER TO RIDGE BOARD - TOE NAIL - END NAIL	3 1/4"	3
25	COLLAR TIE TO RAFTER - EACH END (U.N.O.)	3"	3
26	COLLAR TIE LATERAL SUPPORT TO EACH COLLAR TIE	2 1/4"	2
27	JACK RAFTER TO HIP OR VALLEY RAFTER	3 1/4 "	2
28	ROOF STRUT TO RAFTER	3"	3
29	ROOF STRUT TO LOAD BEARING WALL - TOE NAIL	3 1/4"	2

REBAR CONVERSION

#3	10M
#4	10M
#5	15M
#6	20M
#7	20M
#8	25M
#9	30M
#10	30M

TYPICAL NAIL DIMENSIONS

TYPE		PENNY - WEIGHT					
		6d	7d	8d	10d	12d	16d
COMMON	LENGTH	2"	2 1/4"	2 1/2"	3"	3 1/4"	3 1/2"
	DIAMTER	0.113	0.113	0.131	0.148	0.148	0.162
	HEAD	0.266	0.266	0.281	0.312	0.312	0.344

11.0 SHOP DRAWINGS:

11.1 SHOP DRAWINGS PREPARED BY CONTRACTORS, SUPPLIERS AND ETC. SHALL BE PROVIDED TO THE CONSULTANT FOR REVIEW. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE SIZES, LOCATIONS AND QUANTITIES OF ALL OPENINGS, SLEEVES, CHASES, ETC FROM ALL DISCIPLINES PRIOR TO FABRICATION OF STEEL OR PLACEMENT OF CONCRETE
11.2 SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL WORK AND ANY WORK AFFECTING THE STRUCTURE TO THE ENGINEER TO OBTAIN APPROVAL PRIOR TO PROCEEDING TO FABRICATION
11.3 EACH OF THE FOLLOWING SHOP DRAWINGS MUST BEAR THE SIGNATURE OF A QUALIFIED ENGINEER LICENSED IN THE PROVINCE OF ONTARIO:
11.4 DRAWINGS FOR TEMPORARY WORK
11.5 DRAWINGS FOR ANY STRUCTURAL STEEL CONNECTIONS DESIGNED BY THE CONTRACTORS SUPPLIERS
11.6 FLOOR / TRUSS ENGINEERING DRAWINGS
11.7 REBAR SHOP DRAWINGS
11.7 PRE-ENGINEERING BUILDING SHOP DRAWINGS
11.8.EVERY SHOP DRAWING AND BAR LIST MUST BE CHECKED IN THE DETAILING OFFICE BEFORE BEING ISSUED FOR REVIEW BY THE CONSULTANT. SHEETS THAT ARE NOT SIGNED BY A CHECKER WILL NOT BE REVIEWED.

BEAM SCHEDULE

TYPE	DESCRIPTION
B210	(2) - 1 $\frac{3}{4}$" x 9 $\frac{1}{2}$" 2.0E LVL
B310	(3) - 1 $\frac{3}{4}$" x 9 $\frac{1}{2}$" 2.0E LVL
B410	(4) - 1 $\frac{3}{4}$" x 9 $\frac{1}{2}$" 2.0E LVL
B212	(2) - 1 $\frac{3}{4}$" x 11 $\frac{7}{8}$" 2.0E LVL
B312	(3) - 1 $\frac{3}{4}$" x 11 $\frac{7}{8}$" 2.0E LVL
B412	(4) - 1 $\frac{3}{4}$" x 11 $\frac{7}{8}$" 2.0E LVL
B214	(2) - 1 $\frac{3}{4}$" x 14" 2.0E LVL
B314	(3) - 1 $\frac{3}{4}$" x 14" 2.0E LVL
B414	(4) - 1 $\frac{3}{4}$" x 14" 2.0E LVL
B216	(2) - 1 $\frac{3}{4}$" x 16" 2.0E LVL
B316	(3) - 1 $\frac{3}{4}$" x 16" 2.0E LVL
B416	(4) - 1 $\frac{3}{4}$" x 16" 2.0E LVL
B218	(2) - 1 $\frac{3}{4}$" x 18" 2.0E LVL
B318	(3) - 1 $\frac{3}{4}$" x 18" 2.0E LVL
B418	(4) - 1 $\frac{3}{4}$" x 18" 2.0E LVL

LINTEL SCHEDULE

TYPE	DESCRIPTION
L208	(2) - 2 x 8 SPF No 1/2
L308	(3) - 2 x 8 SPF No 1/2
L408	(4) - 2 x 8 SPF No 1/2
L210	(2) - 2 x 10 SPF No 1/2
L310	(3) - 2 x 10 SPF No 1/2
L410	(4) - 2 x 10 SPF No 1/2
L212	(2) - 2 x 12 SPF No 1/2
L312	(3) - 2 x 12 SPF No 1/2
L412	(4) - 2 x 12 SPF No 1/2

MASONRY STL ANG SCHEDULE

MAX OPG	BRICK	STONE
4'	3 1/2" X 3 1/2" X 1/4"	5" X 3 1/2" X 5/6"
5'	3 1/2" X 3 1/2" X 5/16"	5" X 3 1/2" X 5/6"
6'	4" X 3 1/2" X 5/16"	5" X 5" " X 5/16"
8'	5" X 3 1/2" X 5/16"	5" X 5" " X 5/16"
9'	5" X 3 1/2" X 3/8"	5" X 5" X 3/8"
10'	6" X 4" X 3/8"	5" X 5" X 1/2"
12'	8" X 4" X 1/2"	8" X 4" X 1/2"

ALL ANGLES MUST HAVE MIN 8" BEARING AT EACH END
ALL ANGLES LONG LEG VERTICAL

COLUMN SCHEDULE

TYPE	DESCRIPTION
P2	(2) - 2 x 4 OR 2 X 6 SPF No 1/2
P3	(3) - 2 x 4 OR 2 X 6 SPF No 1/2
P4	(4) - 2 x 4 OR 2 X 6 SPF No 1/2
P5	(5) - 2 x 4 OR 2 X 6 SPF No 1/2
P6	3 1/2" X 3 1/2" 1.8E PSL
P7	3 1/2" X 5.25 1.8E PSL
P8	3 1/2" X 7 1.8E PSL
P9	5.25 X 5.25 1.8E PSL
P10	5.25 X 7 1.8E PSL
P11	7 X 7 1.8E PSL
P12	HSS 3.5 X 3.5 X 3/16"
P13	HSS 4 X 4 X 1/4"
P14	6 x 6 PT

BUILDING STRUCTURE DESIGN MATRIX

GRAVITY LOADS:

REFERENCE CITY	OTTAWA, ON	
DEAD LOAD:	.75 kPa	
LIVE LOAD:	REDUCED PER CLAUSE 4.1.5.8	YES ■ NO ☐
FLOOR:	1.9 kPa	
DECKS AND BALCONIES	2.75 kPa	
CORRIDORS / STAIRWAYS	4.8 kPa	
ROOF:		
LIVE LOAD:	.50 kPa	
DEAD LOAD:	.75 kPa	
SNOW:	Ss: 2.5 kPa Sr: .4 kPa	PLUS SNOW DRIFT SEE PLANS

IMPORTANCE FACTORS:

SNOW: Is = 1.0 (ULS), .9 (SLS)
WIND: Iw = 1.0 (ULS), .75 (SLS)

DEFLECTION CRITERIA:

LIVE: (FLOORS): JOISTS: L / 480 BEAMS: L / 360 (ROOF): JOISTS: L /360 BEAMS: L /240
TOTAL: L / 240

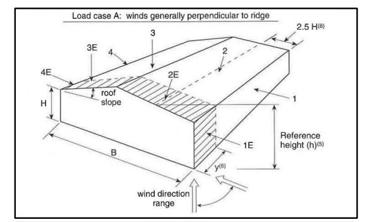
LATERAL DESIGN LOADS

WIND: P = Iw * q * Ce * Ct * Cg*Cp
P = .343 CpCg
$q_{\frac{1}{50}}$ (STRENGTH): .34 kPa
$q_{\frac{1}{10}}$ (DEFLECTION): .27 kPa
Ce: 1.01
Ct: 1.00

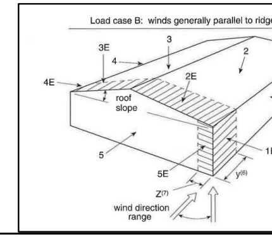
EXTERNAL WIND PRESSURE COEFFICIENTS

SIDE	LOAD CASE A CpCg	LOAD CASE B CpCg
1	0.97	-.85
1E	1.46	-0.9
4	-.77	-.85
4E	-1.16	-0.9
5	----	0.75
5E	----	1.15
6	----	-0.55
6E	----	-0.8

Load case A: winds generally perpendicular to ridge



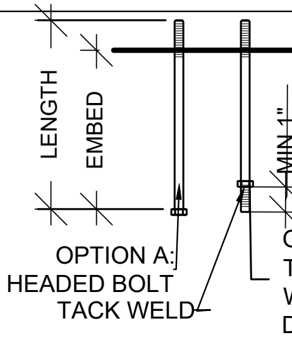
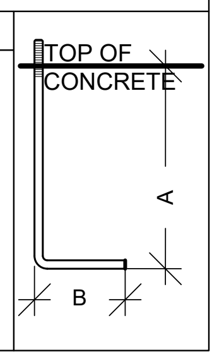
Load case B: winds generally parallel to ridge



SEISMIC DESIGN CRITERIA, 2015 NBCC

		OBC REFERENCE
PROJECT LOCATION:	OTTAWA (KANATA) , ONTARIO	N/A
SEISMIC DATA:	Sa(0.2)=0.352 S(0.2)=0.35 Sa(0.5)=0.191 S(0.5)=0.19 Sa(1.0)=0.097 S(1.0)=0.10 Sa(2.0)=0.0047 S(2.0)=0.005 Sa(5.0)=0.013 S(2.0)=0.01 Sa(10.0)=0.0048 S(2.0)=0.005 PGA = 0.226 PGV = .160	SOURCE: CANADIAN HAZARDS INFORMATION SERVICE. REFER TO GEOTECHNICAL REPORT.
SITE CLASS:	SITE CLASS: C ASSUMED. TBC BY GEOTECH REPORT	SOURCE: N / A
IMPORTANCE FACTOR:	NORMAL Ie = 1.0 (ULS)	CLAUSE 4.1.8.5 TABLE 4.1.8.5
Fa = F(0.2) Fv = F(1.0)	1 1	CLAUSE 4.1.8.4.6
Fs	1.6	TABLE 4.8.1.1.2 OBC
SYSTEM RESTRICTIONS	YES ☐ NO ■	TABLE 4.1.8.9 OBC
EMPERICAL FUNDAMENTAL PERIOD DESIGN FUNDAMENTAL PERIOD	NS: Ta = .24s EW: Ta = .24s S(Ta) =	CLAUSE 4.8.11.3 (d) OBC
IRREGULARITY REVIEW (1) VERTICAL STIFFNESS (2) MASS IRREGULARITY (3) VERTICAL GEOMETRY IRREGULARITY (4) INPLANE DISCONTINUITY IN V.L.F.R.E. (5) OUT OF PLANE OFFSETS (6) WEAK STOREY (7) TORSIONAL SENSITIVITY (8) NON-ORTHOGANAL	 YES ☐ NO ■ YES ☐ NO ■ YES ☐ NO ■ YES ☐ NO ■ YES ☐ NO ■ YES ☐ NO ■ YES ☐ NO ■ YES ☐ NO ■	TABLE 4.1.8.6
STRUCTURAL CONFIGURATION	REGULAR	CLAUSE 4.1.8.6
METHOD OF ANALYSIS	EQUIVALENT STATIC FORCE PROCEDURE	CLAUSE 4.1.8.11
TORSIONAL ECCENTRICITY	+/- .10Dnx B <= 1.7	CLAUSE 4.1.8.11.(10a)
SEISMIC FORCE RESISTING SYSTEM: NORTH-SOUTH DIRECTION	NAILED SHEAR WALLS: WOOD-BASED PANEL Rd=3.0 Ro=1.7 RdRo=5.1	TABLE 4.1.8.9 CSA S16-01 CLAUSE 27.4
SEISMIC FORCE RESISTING SYSTEM: EAST-WEST DIRECTION	NAILED SHEAR WALLS: WOOD-BASED PANEL Rd=3.0 Ro=1.7 RdRo=5.1	TABLE 4.1.8.9 CSA S16.09 CLAUSE 27.6 CLAUSE 4.6.5
SFRS DIAPHRAGM & CONNECTIONS:	WOOD DECK PANEL DESIGNED TO NOT TO YIELD.	OBC 4.1.8.15
FOUNDATION SFRS	Rd=1.0, Ro = 1.0	OBC 4.1.8.16
MAX SFRS HEIGHT: NL	F(0.2)=1.0 F(2.0)=1.0 F(0.5)=1.0 F(5.0)=1.0 F(1.0)=1.0 F(10.0)=1.0 PGA = 0.206	TABLE 4.1.8.9
HIGHER MODE FACTOR	Mv = 1.0	TABLE 4.1.8.11
BASE OVERTURNING REDUCTION FACTOR	J = 1.0	TABLE 4.1.8.11
BASE SHEAR NORTH - SOUTH DIRECTION	V=0.030W Vmax = $\frac{2/3S(0.2)IeW}{RdRo}$	OBC 4.1.8.11
BASE SHEAR EAST - WEST DIRECTION	V=0.030W Vmax = $\frac{2/3S(0.2)IeW}{RdRo}$	OBC 4.1.8.11

TYPICAL ANCHOR ROD DIMENSIONS

DIA:	EMBED		DIAM	A	B	
$\frac{1}{2}$"	10"		$\frac{1}{2}$"	6"	4"	
$\frac{5}{8}$"	12"		$\frac{5}{8}$"	8"	4"	
$\frac{3}{4}$"	14"		$\frac{3}{4}$"	10"	4"	
$\frac{7}{8}$"	18"		$\frac{7}{8}$"	14"	4"	
1"	22"		1"	18"	4"	
1 $\frac{1}{8}$"	24"		1 $\frac{1}{8}$"	20"	4"	
1 $\frac{1}{4}$"	24"		1 $\frac{1}{4}$"	20"	4"	

CONCRETE SCHEDULE	30 DAY STR.	SLUMP	CLASS OF EXP
NON-FROST PROTECTED FOOTING	35 MPA	76 MM	N
FOOTINGS	25 MPA	76 MM	N
FOUNDATION WALLS	25 MPA	76 MM	F-2
INTERIOR SLAB ON GRADE	25 MPA	76 MM	N
EXTERIOR SLAB ON GRADE	35 MPA	76 MM	C-2
STRUCTURAL SLABS	30 MPA	76 MM	N

REINFORCING BAR LAP LENGTH TABLE

CONCRETE STR. (MPA)	REINFORCING BAR LAP LENGTH (MM) 10M	15M	20M	25M	30M	35M
20	475	700	850	1325	1575	1875
25	425	600	750	1200	1400	1675
30	400	550	675	1100	1275	1525
35	375	525	625	1000	1200	1425
40	350	475	600	950	1125	1325

TCL
STRUCTURAL ENGINEERS

SEAL

14Mar2025

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NO.	DESCRIPTION	DATE
1.	ISSUED FOR CONSTR.	

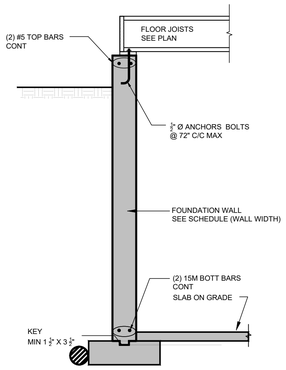
A: DETAIL NO.
B: SHEET NO.
C: ON SHEET NO.

PROJECT LOCATION:

PROJECT:

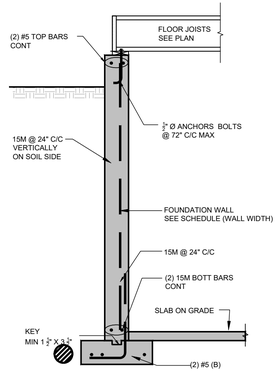
DRAWING:
GENERAL NOTES

DRAWN BY: PMT
CHECKED BY: PMT
DATE: 31.12.18
SCALE: N / A
PROJECT NO.
SHEET NO. **S0.0**



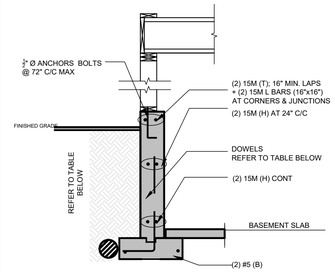
WALL WIDTH	FTG WIDTH	FTG TH
8"	24"	8"
10"	30"	10"
12"	36"	12"

1 S0.1 TYPICAL FDN WALL DETAIL FOR 7'-0" MAX BACKFILL
SCALE:



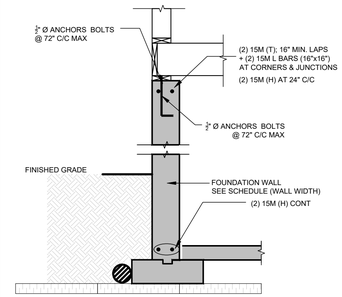
WALL WIDTH	FTG WIDTH	FTG TH
8"	24"	8"
10"	30"	10"
12"	36"	12"

2 S0.1 TYPICAL FDN WALL DETAIL FOR 9'-0" MAX BACKFILL
SCALE:



HEIGHT (H)	DOWELS
4'-0"- 6'-0"	#5 @ 16" C/C
6'-1" - 7'-0"	#5 @ 12" C/C

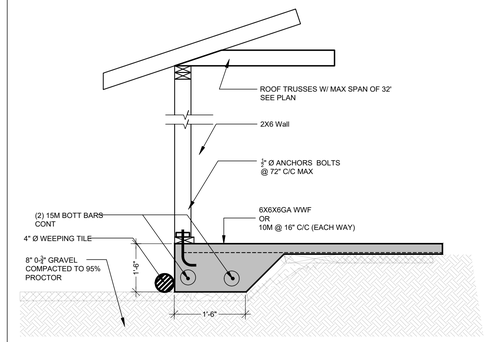
3 S0.1 FDN DETAIL FOR LATERALLY UNSUPPORTED WALLS
SCALE:



PROVIDE:
- 2" HI-40 RIGID INSULATION UNDER FTG EXTENDING MIN 4' ON THE EXTERIOR SIDE
- 2" HI-40 RIGID INSULATION UNDER FOOTING EXTENDING MIN 2' ON THE INTERIOR SIDE

WALL WIDTH	FTG WIDTH	FTG TH
8"	24"	8"
9"	27"	10"
10"	30"	10"

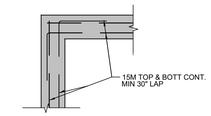
4 S0.1 FOOTING FROST PROTECTION
SCALE:



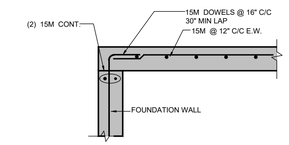
PROVIDE:
2" HI-40 RIGID INSULATION UNDER FTG EXTENDING MIN 4' ON THE EXTERIOR SIDE

2" HI-40 RIGID INSULATION UNDER FOOTING EXTENDING MIN 2' ON THE INTERIOR SIDE

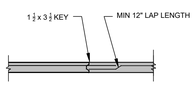
5 S0.1 FLOATIING SLAB DETAIL
SCALE:



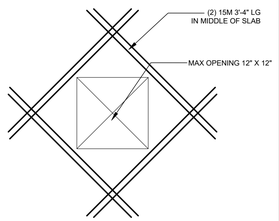
6 S0.1 TYPICAL CORNER WALL REINFORCEMENT
SCALE:



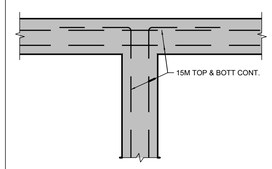
6a S0.1 CONCRETE SLAB TO FDN WALL REINF
SCALE:



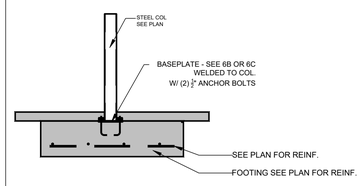
7 S0.1 FDN SLAB COLD / CONSTR. JOINT DETAIL
SCALE:



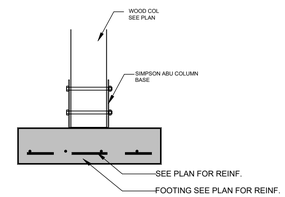
8 S0.1 SLAB OPENING < 12" X 12"
SCALE:



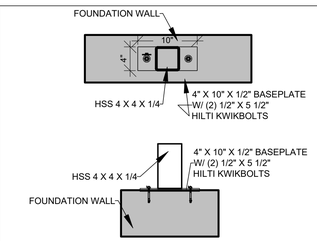
9 S0.1 TYPICAL FDN "T" WALL REINFORCEMENT
SCALE:



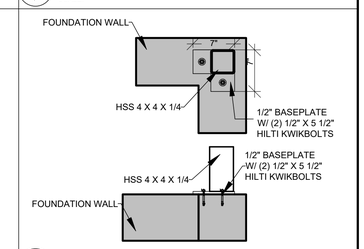
10 S0.1 STEEL POST TO FND DETAIL
SCALE:



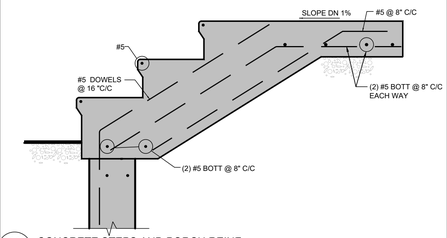
10a S0.1 WOOD POST TO FND DETAIL
SCALE:



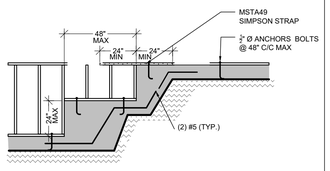
6b S0.1 4x4x1/4 HSS BASEPLATE
SCALE:



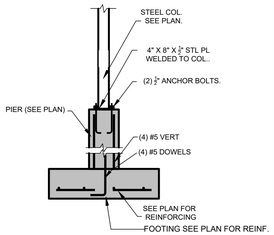
6c S0.1 4x4x1/4 HSS BASEPLATE (CORNER)
SCALE:



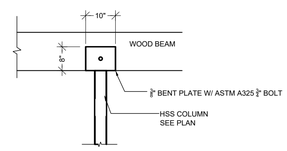
11 S0.1 CONCRETE STEPS AND PORCH REINF.
SCALE:



12 S0.1 STEPPED FOOTING REINFORCEMENT
SCALE:



13 S0.1 STEEL POST TO CONCRETE PIER
SCALE:

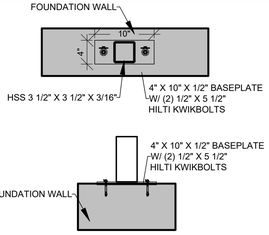


13a S0.1 HSS TO WOOD BEAM CONNECTION
SCALE:

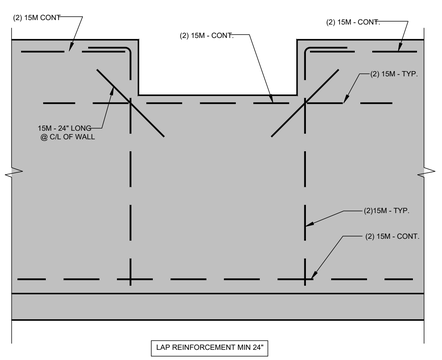
STEEL BEAM TO STEEL BEAM CONNECTION
COPE BEAMS AS PER GUIDELINES IN S16

BEAM DEPTH:	CLIP ANGLES	BOLTS
W 8 BEAMS	(2) 3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X $\frac{1}{4}$"	(2) 3 /4" ASTM A325 W/ NUTS & WASHERS
W10 BEAMS	(2) 3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X $\frac{1}{4}$"	(2) 3 /4" ASTM A325 W/ NUTS & WASHERS
W12 BEAMS	(2) 3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X $\frac{1}{4}$"	(3) 3 /4" ASTM A325 W/ NUTS & WASHERS
W14 BEAMS	(2) 3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X $\frac{1}{4}$"	(3) 3 /4" ASTM A325 W/ NUTS & WASHERS
W16 BEAMS	(2) 3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X $\frac{1}{4}$"	(4) 3 /4" ASTM A325 W/ NUTS & WASHERS
W18 BEAMS	(2) 3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" X $\frac{1}{4}$"	(4) 3 /4" ASTM A325 W/ NUTS & WASHERS

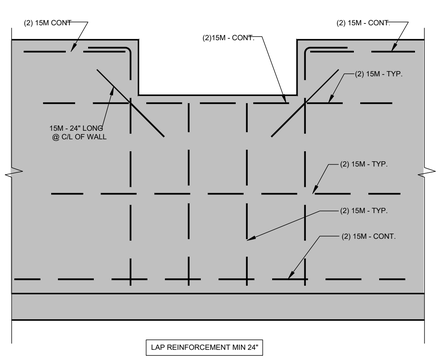
13b S0.1 STEEL BEAM TO STEEL BEAM CONNECTION
SCALE:



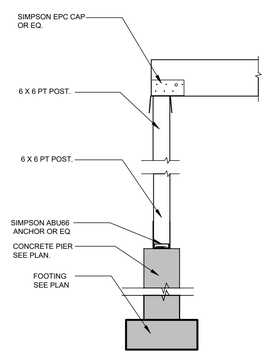
6d S0.1 3 1/2" X 3 1/2" X 3/16" HSS BASEPLATE
SCALE:



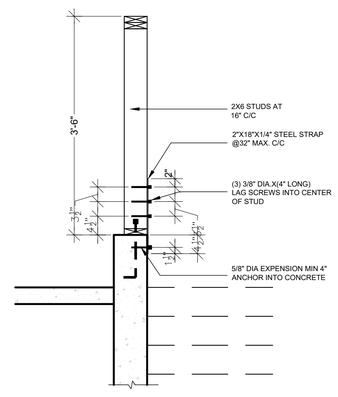
14 S0.1 FDN WALL REINFORCEMENT AT OPGS < 48"
SCALE:



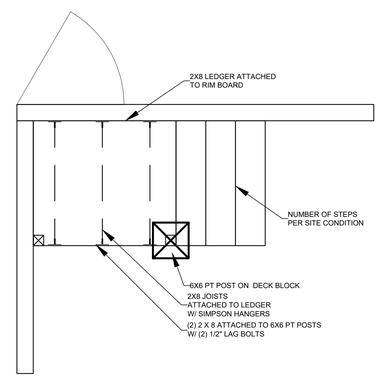
15 S0.1 FDN WALL REINFORCEMENT FOR OPGS >48" AMD <84" OR >25% OF WALL LT
SCALE:



16 S0.1 EXTERIOR POST DETAIL
SCALE:



17 S0.1 GUARD AT GARAGE STAIRS
SCALE:



18 S0.1 LANDING / STAIRS TO GARAGE
SCALE:

TCL STRUCTURAL ENGINEERS

SEAL

NO.	DESCRIPTION	DATE

A/B/C
A: DETAIL NO.
B: SHEET NO.
C: ON SHEET NO.

PROJECT LOCATION:

PROJECT:

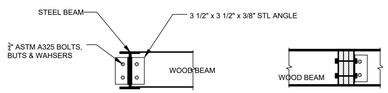
DRAWING:
DETAILS AND SECTIONS

DRAWN BY:	CHECKED BY:
PMT	PMT
	DATE: 31.12.18

SCALE: N / A

PROJECT NO.

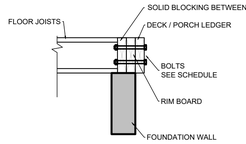
SHEET NO. **S0.1**



BOLT SCHEDULE

BEAM DEPTH:	BOLTS
W 8 BEAMS	(2) 3 /4" ASTM A325 W/ NUTS & WASHERS
W10 BEAMS	(2) 3 /4" ASTM A325 W/ NUTS & WASHERS
W12 BEAMS	(3) 3 /4" ASTM A325 W/ NUTS & WASHERS
W14 BEAMS	(4) 3 /4" ASTM A325 W/ NUTS & WASHERS
W16 BEAMS	(4) 3 /4" ASTM A325 W/ NUTS & WASHERS

1 S0.2 WOOD BEAM TO STEEL BEAM CONNECTION
SCALE:

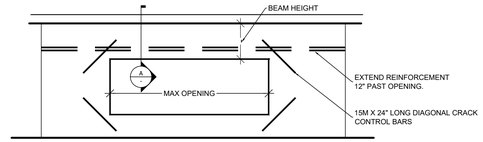


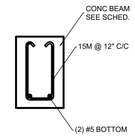
LEDGER SCHEDULE

DECK / PORCH JOISTS	LEDGER	BOLTS
2 X 6 2 X 8 2 X 10 2 X 12	2 X 8 2 X 10 2 X 12 2 X 12	(2) ROWS 3/4" ASTM A307 BOLTS, NUTS, WASHERS @ 12" C/C STAGGERED

NOTE: DO NOT ATTACHED LEDGER TO RIM BOARD
MUST INSTALL TO SOLID BLOCKING BEHIND RIMBOARD
CONNECTIONS LONG ENOUGH FOR PENETRATION INTO SOLID BLOCKING

2 S0.2 LEDGER DETAIL
SCALE:



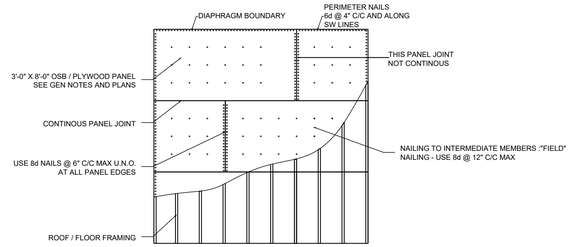


SECTION A

CONCRETE HEADER

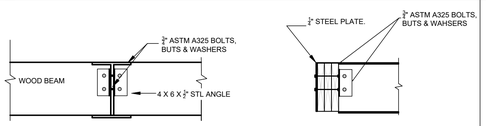
BEAM HEIGHT	MAX OPENING	REINFORCING	STIRRUPS
8" 12" 13" 14" 15"	6' 10' 12' 16' 16'	(2) #5 BOTT	#5 @ 6" C/C @ 12" FROM ENDS

3 S0.2 CONCRETE LINTEL SCHEDULE
SCALE:



1. ALL FASTENING FOR FRAMING TO BE IN COMPLIANCE WITH TABLE 9.23.3.4 OF OBC 2012 AS AMENDED LATEST EDITION
2. ALL FASTENING FOR SHEATHING AND SUBLOORING TO BE IN COMPLIANCE WITH TABLE 9.23.3.5 OF OBC 2012 AS AMENDED LATEST EDITION.

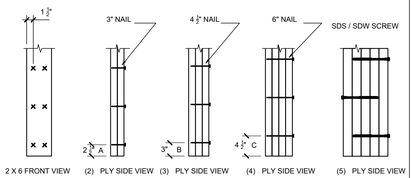
7 S0.2 TYPICAL ROOF / FLOOR NAILING PATTERN
SCALE:



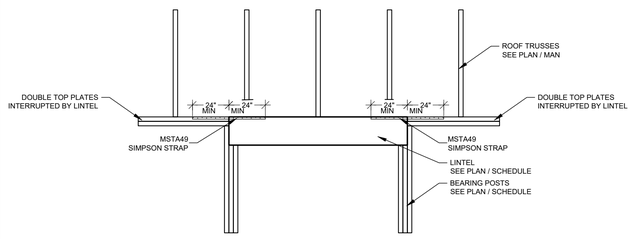
BOLT SCHEDULE

BEAM DEPTH:	BOLTS
W 8 BEAMS	(2) 3 /4" ASTM A325 W/ NUTS & WASHERS
W10 BEAMS	(2) 3 /4" ASTM A325 W/ NUTS & WASHERS
W12 BEAMS	(3) 3 /4" ASTM A325 W/ NUTS & WASHERS
W14 BEAMS	(4) 3 /4" ASTM A325 W/ NUTS & WASHERS
W16 BEAMS	(4) 3 /4" ASTM A325 W/ NUTS & WASHERS

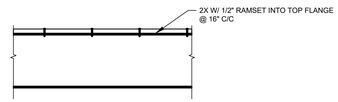
4 S0.2 STEEL BEAM TO WOOD BEAM CONNECTION
SCALE:



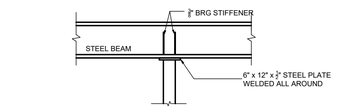
6 S0.2 BUILT-UP COLUMN NAILING SCHEDULE
SCALE:



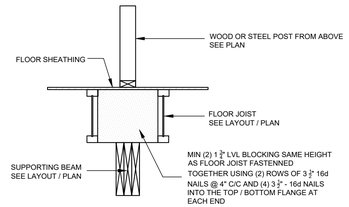
14 S0.2 INTERRUPTED TOP PLATES FOR LINTEL
SCALE:



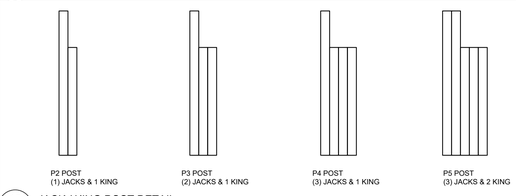
7a S0.2 WOOD BO TOP FLANGE
SCALE:



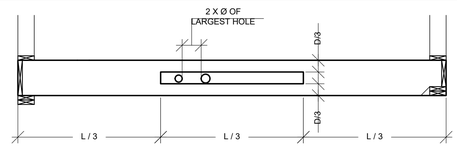
5a S0.2 STEEL BEAM TO HSS CONNECTION
SCALE:



9 S0.2 IN FLOOR CAVITY LOAD TRANSFER
SCALE:

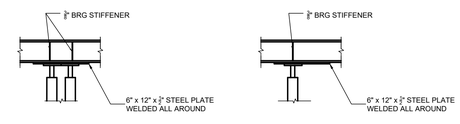


15 S0.2 JACK / KING POST DETAIL
SCALE:

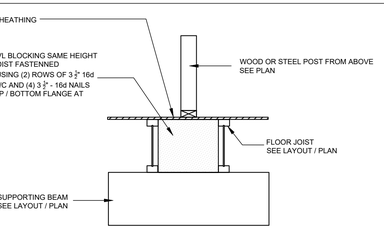


NOTE
DO NOT:
- DRILL
- NOTCH
- CUT
- OR ALTER LVL

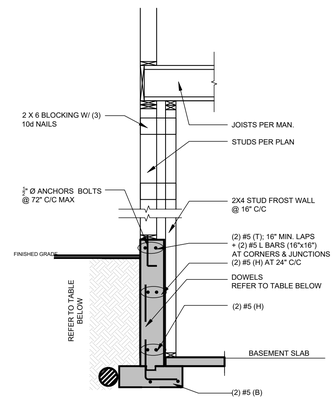
15 S0.2 HOLES IN LVL
SCALE:



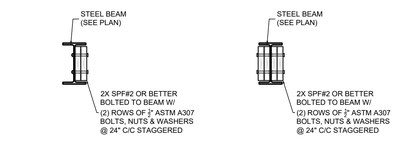
10 S0.2 TELEPOST TO STEEL BEAM CONNECTION
SCALE:



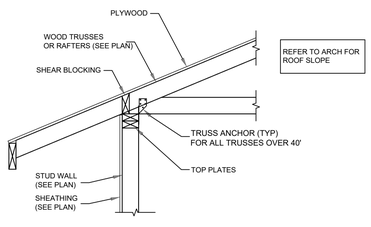
11 S0.2 IN FLOOR CAVITY LOAD TRANSFER
SCALE:



14 S0.2 INTERIOR FROST WALL DETAIL
SCALE:



12 S0.2 WEB PACKING
SCALE:



13 S0.2 PART 4 TRUSS ANCHORAGE
SCALE:

TCL STRUCTURAL ENGINEERS

SEAL

NO.	DESCRIPTION	DATE

A/B C — A: DETAIL NO. B: SHEET NO. C: ON SHEET NO.

PROJECT LOCATION:

PROJECT:

DRAWING:
DETAILS AND SECTIONS

DRAWN BY:	CHECKED BY:
PMT	PMT
	DATE: 31.12.18

SCALE: N / A

PROJECT NO.	SHEET NO.
	S0.2

**STRUCTURAL ITEMS IDENTIFIED IN THESE NOTES ARE OBC PART 9 MINIMUMS.
ENGINEERED STRUCTURAL PACKAGE REQUIRMENTS (IF PROVIDED)
SUPERCEDES ALL STRUCTURAL REQUIRMENTS IDENTIFIED IN THESE NOTES.**

GENERAL INFORMATION

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
2. COPYRIGHT FOR THE DESIGN & DRAWINGS PREPARED BY EVOLUTION DESIGN & DARFTING, WHETHER SINGULARLY OR IN COMBINATION AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF EVOLUTION DESIGN & DRAFTING AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF EVOLUTION DESIGN & DRAFTING.
3. IT IS THE INTENT OF THE DESIGNER THAT ALL WORK BE IN CONFORMANCE WITH ALL REQUIRMENTS OF THE BUILDING CODE & AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
4. ALL DETAILS & SECTIONS SHOWN ARE INTENDED TO BE TYPICAL & SHALL APPLY TO ANY SIMILAR SITUATION THROUGHOUT THE PROJECT UNLESS A SPECIFIC DETAIL IS PROVIDED.
5. ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE CODES & BY-LAWS & PERFORM ALL WORK IN COMPLAINCE WITH ALL RULES & REGULATIONS.
6. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES & CONSTRUCTION SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING & ITS COMPONENTS PARTS DURING CONSTRUCTION
7. ALL APPROPRIATE TRADES SHALL VERIFY CONDITIONS & DIMENSIONS ON THE JOB SITE PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ALL DISCREPENCIES TO THE GENERAL CONTRACTOR.
8. ALL INFORMATION ON THESE DRAWINGS IS IN CONFORMANCE WITH THE 2012 OBC AND ALL APPLICABLE MUNICIPAL CODES & REGULATIONS
9. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING THE FASTENING AND CONNECTION FOR STRUCTURAL AND NON-STRUCTURAL ITEMS MUST CONFORM TO THE SPECIFICATIONS, PROCEDURES AND GUIDELINES NOTED ON THIS DRAWING & THE 2012 OBC.

WOOD CONSTRUCTION (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS
2. ROOF SHEATHING: UNLESS NOTED OTHERWISE, 1/2" SOFTWOOD OR DOUGLAS FIR PLYWOOD SHEATHING TO BE UNCLOKED DIAPHRAGM WITH 2 ½" COMMON NAILS @ 6" C/C PLACED AT PANEL EDGES TO BE H-CLIPPED AND 12" C/C AT INTERMEDIATE SUPPORT
3. SAWN LUMBER SHALL CONFORM TO CAN/CSA 086.1-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 WITHMAXIMUM 19% MOISTURE CONTENT
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED
6. PROVIDE ADDITIONAL 5/8" UNDERLAYMENT WHERE CERAMIC TILE PRODUCTS ARE TO BE INSTALLED (OBC 9.30.6.3).
7. PROVIDE SOLID BLOCKING UNDER ALL INTERIOR PARTITIONS PARALLEL TO FLOOR JOISTS & SOLID BLOCK ALL JOISTS & TRUSSES AT PONTS OF SUPPORT.
8. THE SELECTED JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEERS SEAL FOR REVIEW BY THE DESIGNER. ALL JOISTS TO BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS
9. ALL LVL MUST BE 2.0E 3100FB UNLESS NOTED OTHERWISE
10. SHOP DRAWINGS FOR TRUSSES AND PRE-ENGINEERED WOOD ELEMENTS (I-JOISTS AND LAMINATED PRODUCTS) SHALL BE SINGLE SOURCED AND STAMPED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN AND REGISTERED IN THE APPROPRIATE DRAWING PROVINCE. SHOP DRAWINGS SHALL DETAIL ALL SIZES, SPACING & LOCATION OF BRIDGING, BLOCKING, HANGERS, UPLIFT CLIPS, FASTENERS AND CONNECTOR TYPES. ALL ELEMENTS AND CONNECTIONS ARE TO BE DESIGNED IN ACCORDANCE THE 2012 OBC. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THE TRUSSES.
11. THE SELECTED TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & DESIGN NOTES WITH AN ENGINEERS SEAL FOR REVIEW BY DESIGNER
12. WOOD TRUSSES, BRIDGING AND BRACING DESIGN SHALL CONFORM TO CA/CSA 086.1-M94 FOR ENGINEERS SEAL FOR REVIEW BY THE DESIGNER
13. DESIGN & DETAIL ANCHORAGE FOR WIND UPLIFT FORCES IN ACCORDANCE WITH THE 2012 OBC REQUIREMENTS
14. MANIPULATION, INSTALLATION, TEMPORARY AND PERMANENT BRACING OF TRUSS MEMBERS AND ROOF SYSTEM MUST TO 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 MOST CURRENT CSA STANDARDS
17. EACH TRUSS TO BE ANCHORED TO WOOD PLATES AND SHEATHING WITH TENSION ANCHORS BY SIMPSON OR EQUIVALENT (FOR PART 4 TRUSSES)
18. NAILS SHALL BE ZINC COATED CONFORMING TO THE MOST CURRENT CSA B111 STANDARDS
19. FASTENERS SHALL CONFORM TO 9.23.3 OF THE 2012 OBC
20. NAILING OF FRAMING MEMBERS MUST CONFORM TO TABLE 9.23.3.4 & TABLE 9.23.13.8 WITH MINIMUM PENETRATION IN SUPPORTING MEMBERS OF 1 ½". GYPSUM BOARD TO BE FASTENED TO SUPPORTING MEMBERS WITH NAILS OR SCREWS CONFORMING TO THE GUIDELINES IN SECTION 9.29.5 FOR INTERIOR WALL & CEILING FINISHES.
21. STUD WALL REINFORCEMENT IN THE MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS TO BE IN CONFORMANCE WITH 9.5.2.3 OF THE 2010 OBC.
22. SILL PLATES SHALL BE MINIMUM 2X4 PT ANCHORED TO FOUNDATION WALL USING ½" BOLTS @ 7'-10" MAX. MINIMUM OF TWO BOLTS PER WALL SECTION. SET SILL PLATE I N A FULL BED OF MORTAR OR ON TOP OF LEVELLED FLAT FOUNDATION AS PER OBC 9.23.7.2. SEAL IN ACCORDANCE WITH SECTION 9.25.3
23. FLASHING SHALL BE INSTALLED BEHIND SHEATHING MEMBRANE (9.20.13.6(3)). FLASHING MUST BE INSTALLED WHERE SLOPED SURFACES INTERSECTING TO FORM A VALLEY, INTERSECTION OF ROOF WALLS AND SHINGLED ROOFS AND AT CHIMNEY SADDLE INTERSECTIONS (9.26.4).
24. PLUMBING CONSTRUCTION SHALL CONFORM TO PART 7 OF OBC (9.31.2.1)
25. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM (OBC 9.19.1.2).ROOF VENT AREA MUST BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA. IF ROOF SLOPE IS LESS THAN 1/6, THE MINIMUM AREA OF 1/150 SHALL BE USED.
26. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 2'11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL (OBC 9.26.5).
27. WATER HEATERS SHALL BE ANCHORED TO PREVENT OVERTURNING (OBC 9.31.6.2).
28. AIR BARRIERS ARE TO BE CONTINUOUS AND COMPLY WITH (OBC 9.25.3). VAPOUR BARRIERS SHALL COMPLY WITH 9.25.4.
29. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING SHALL BE TIGHT FITTING, WEATHERSTRIPPED, AND CONTAIN A SELF-CLOSING DEVICE (OBC 9.10.9.16 (4) & 9.10.13.5).
30. SOIL GAS CONTROL AS REQUIRED BY 9.13.4 SHALL BE MET USING SB-9a 'DAMPROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR JUNCTIONS WITH SOLID WALLS'
31. A MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE NON TREATED WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE (9.23.2.3).
32. FINISHED FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2).
33. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDED HAS DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SUCH WINDOWS SHALL PROVIDE INDIVIDUAL, UNOBSTRUCTED OPENING PORTION HAVING 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15" (OBC 9.9.10).
34. SPANS AND SIZES OF WOOD LINTELS SHALL CONFORM TO 9.23.12.3 (TABLE A-12 TO A-16).
35. ONE (1) SMOKE ALARM TO BE PROVIDED IN ALL BEDROOMS AND ONE (1) ON ALL LEVELS INCLUDING BASEMENT AND BE INTERCONNECTED (DIRECT AC POWER, NOT BATTERY) C/W VISUAL SIGNAL CONFORMING TO 18.5.3 OF THE NFPA 72 CODE 72 (OBC 9.10.19.3) (9.10.19.4)
36. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (OBC 9.33.4.1, 9.33.4.2, 9.33.4.3).
37. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT 2'-11⅛" IF THE WALKING SURFACE IS LESS THAN 5'-11" ABOVE THE ADJACENT GRADE OTHERWISE THE HEIGHT MUST BE A MINIMUM OF 3'-6". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF 2'-11" (OBC 9.8.8.3).
38. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRCASES (OBC 9.8.6.2).
39. IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS (OBC 7.4.6.4).
40. FACTORY BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC S610-M STANDARD FOR FACTORY BUILT FIREPLACES.
41. FUTURE USE
42. PUBLIC STAIRS (INTERIOR WOOD, EXTERIOR METAL)
MAXIMUM RISE: 7"
MINMIMUM RISE: 4 3/4" (DESIGN MINIMUM OF 7")
MINIMUM RUN: 11" (DESIGN MINIMUM OF 11")
MAXIMUM RUN: NONE
NOSING: 1"
MINIMUM WIDTH: 36" BETWEEN RAILING
MINIMUM HEADROOM CLEARANCE: 6'-8"
MINIMUM HANDRAIL EXTENSION @ TOP & BOTTOM: 12"
43. BARRIER FREE RAMP (2012 OBC 3.8.3.4)(SEE 2012 OBC APPENDIX A)
SURFACE FINISH OF PUBLIC RAMPS & STAIRS SHALL CONFORM TO 2012 OBC 3.4.6.1 (SEE 2012 OBC APPENDIX A)
MIN WIDTH: 36"
MAXIMUM SLOPE: 1/12
HANDRAIL HEIGHT: MINIMUM 34", MAXIMUM 38"
HANDRAIL TERMINATION: SHALL NOT OBSTRUCT PEDESTRIAN TRAVEL & EXTEND HORIZONTALLY MIN 12" AT TOP AND BOTTOM OF RAMP
HANDRAIL CLEARANCE: 2" OR 2 9/25" IF SURFACE ABRASIVE
HANDRAIL LOADING CRITERIA SHALL COMPLY WITH 2012 OBC 3.8.3.4 (e)(vi)
MIN GAURDRAIL HEIGHT: 42"
MIN CURB HEIGHT: 2" AND BE PROVIDED ON ANY SIDE OF RAMP WHERE NO ENCLOSURE OR GUARD IS PROVIOED
MAXIMUM TRAVEL: 9M (PROVIDE MIN LANDING MEASURING 5'-5 3/4 X RAMP WIDTH @ INTERVALS OR CHANGES IN DIRECTION)
PROVIDE A MIN LEVEL AREA MEASURING 5'-5 3/4" X 5'-5 3/4" AT THE BOTTOM AND BOTTOM OF RAMP & MUST EXTEND MIN 12" PAST THE LATCH SIDE OF THE DOOR (INSWINGING) & 24" FOR OUTSWINGING DOORS
44. PER 9.10.16.1 FIRE BLOCKS SHALL BE INSTALLED IN ALL CONCEALED ROOF SPACES SO THAT NO COMPARTMENT EXCEEDS 300 SQ.M. IN AREA WHERE SUCH SPACES CONTAIN EXPOSED CONSTRUCTION MATERIALS HAVING A SURFACE FLAME-SPREAD RATING GREATER THAN 25. NO COMPARTMENT DIMENSION MAY EXCEED 20M. COMPARTMENTS SHALL BE CREATED BY INSTALLING CONTINUOUS 1/2" TYPE 'X' DRYWALL TO EACHSIDE OF ROOF TRUSSES. 1 ATTIC ACCESS HATCH REQUIRED IN ALL INSULATED COMPARTMENTS. ATTIC ACCESS HATCH MUST MEASURE MINIMUM 550mm X 900mm EXCEPT WHERE THE HATCH SERVES A HOUSE OR INDIVIDUAL DWELLING UNIT, IT MAY BE REDUCED TO 0.32 SQ.M IN AREA WITH NO DIM LESS THAN 545mm OR 500mm X 700mm (9.19.2.1).

MEMBER TO MEMBER ASSEMBLY (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)
UNLESS NOTED OTHERWISE MULTI-PLY MEMBER MUST BE ATTACHED TOGETHER AS FOLLOWS:

1. DROPPED BEAM CONVENTIONAL LUMBER UP TO 3 PLIES USE 3 ½" NAILS IN TWO ROWS 12" C/C (OBC 9.23.8.3)
2. DROPPED BEAM CONVENTIONAL LUMBER 4 PLIES USE ¾" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
3. FLUSH BEAM CONVENTIONAL LUMBER UP TO 3 PLIES USE 3 ½"" NAILS IN THREE ROWS AT 6" C/C
4. FLUSH BEAM CONVENTIONAL LUMBER 4 PLIES USE ¾" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
5. DROPPED LVL BEAM UP TO 3 PLIES USE 3-1/2" NAILS IN TWO ROWS 12" C/C
6. DROPPED LVL BEAM 4 PLIES USE ¾" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
7. FLUSH LVL BEAM UP TO 3 PLIES USE 3-1/2" NAILS IN THREE ROWS AT 6" C/C
8. FLUSH LVL BEAM 4 PLIES USE ¾" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
9. WOOD POST UP TO 3 PLY USE 3" NAILS IN TWO ROWS AT 12" C/C
10. WOOD POST UP TO 4 PLY USE 6" LONG ¼" DIAMETER LAG SCREWS IN ONE ROW AT 24" C/C STAGGER ON BOTH SIDES OF POST
11. WOOD POST UP TO 5 PLY USE 6" LONG ¼" DIAMETER LAG SCREWS IN ONE ROW AT 24" C/C STAGGER ON BOTH SIDES OF POST

FOOTINGS (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH MINIMUM ALLOWABLE BEARING STRENGTH OF 75KPa UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER, TO BE CONFIRMED ON SITE BY GEOTECHNCIAL ENGINEER PRIOR TO POURING CONCRETE.
2. DRAINAGE OF FOOTINGS UNDER FOUNDATION WALL TO CONFORM TO 9.14.2.1 – PROVIDE MIN. 4" DIA. WEEPING TILE @ PERIMETER AS PER OBC 9.14.3.
3. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF THE FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL (OBC 9.14.2.1).
4. THE GENERAL CONTRACTOR SHALL OBTAIN THE SOILS INVETIGATION REPORT & ANALYSIS PRIOR TO POURING FOOTINGS. ALL REQUIRMENTS FOR THE SITE PREPERATION & SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL, MORE STRINGENT REQUIRMENTS ARE SPECIFIED. NOTIFY THE APPOPRIATE CONSULTING ENGINEER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS REPORT INFORMTAION MADE AVAILABLE TO CONTRACTOR.

CONCRETE (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. CONCRETE COVER CLEARANCE TO REINFORCING SHALL BE FOR THE UNDERSIDE OF;
FOOTINGS = 3"
SLABS = 1"
2. ALL CONCRETE WALLS & FOOTINGS TO BE 20 Mpa. ALL WALL FOOTINGS TO BE 24" WIDE X 8" DEEP UNLESS NOTED OTHERWISE (REFER TO FOUNDATION PLANS)
3. FOUNDATION/FOOTING TO BE DESIGNED FOR 75 Kpa ALLOWABLE SOIL BEARING CAPACITY
4. ALL UNREINFORCED CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE (OBC 9.3.1.6);

SLAB ON GRADE, FOOTINGS	MIN. 2900 PSI (20 MPa)
GARAGE SLAB & EXTERIOR FLATWORK	MIN. 4640 PSI (32MPa)
REMAINING CONCRETE	MIN. 2175 PSI (15 MPa)

5. FOR EXPOSED FOUNDATION WALLS, USE CONCRETE WITH 6% AIR ENTRAINMENT
6. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK & FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED,
7. THE CONTARCTOR SHALL BE RESPONSIBLE FOR THE SPECIFIED STRENGTH AND PROPER PLACING OF ALL CONCRETE AND POSITIONING OF ALL REINFORCING STEEL.
8. CONCRETE MIXES TO COMPYL WITH 9.3.1.7 OF THE OBC 2012
9. CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS TO COMPYL WITH 9.3.1.6 OF THE OBC 2012

REINFOCING STEEL (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)

1. PROVIDE 2-10M REIFNROCING STEEL BARS AT THE TOP & BOTTOM OF FOUNDATION WALLS C/W 24" LAPS. SPACING OF BARS SHALL BE APPROXIMATELY UNFIRFORM WITHIN THE CORRESPONDING STRIPS. DO NOT ELIMINATE OR DISPLACE REINFORCEMENT TO ACCOMODATE HARDWARE. IF INSERTS CANNOT BE LOCATED AS SPECIFIED, OBTAIN APPROVAL FOR ALL MODIFCATIONS FROM THE STRUCTURAL ENGINEER.
2. WHERE TENSION LAPS ARE SPECIFIED, LAP REINFROCING STEEL IN ACCORDANCE WITH THE REQUIRMENT OF CAN3-A23.3 LATEST EDITION. ALL OTHER LAPS AND EMBEDMENT OF DOWELS SHALL BE 24 BAR DIAMETERS BUT NOT LESS THAN 24" IF NOT SPECIFIED OTHERWISE. WIRE MESH LAPS SHALL BE 6" MIN.

STRUCTURAL STEEL (STRUCTURAL PACKAGE SUPERCEDES THESE PART 9 NOTES)
ALL ITEMS SHALL COMPYL WITH CORRESPONDING APPLICABLE STEEL GRADE SPECIFICATION;

ROLLED SECTIONS	G40.21m-350W
HSS (TUBE) SECTIONS	G40.21M-350W (CLASS H)
CONENCTOR BOLTS	A325 (BEARING TYPE)
ACNHOR BOLTS	A307

1. ALL STEEL WORK SHALL BE GIVEN ONE COAT OF APPOVED PRIMER
2. FIELD AND SHOP CONNECTIONS SHALL BE WELDED OR HIGH TENSILE BOLTED (ASTM A325)
3. WELDING SHALL CONFORM TO LATEST CSA SPECIFICATIN W59 AND BE UDNERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIRMENTS OF CSA 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 INHIBATIVE PAINT.

MASONRY VENEER NOTES:

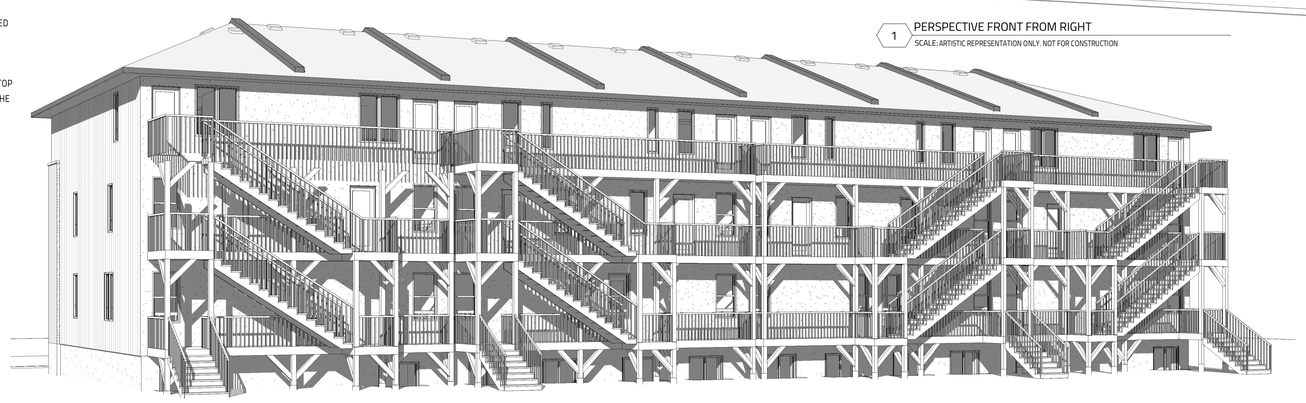
1. MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING CONFORMING TO OBC TABLE 9.20.9.5.
2. FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, BENEATH WEEP HOLES, AND OVER THE HEADS OF DOORS AND WINDOWS IF THE DISTANCE BETWEEN THE TOP OF THE OPENING AND THE BOTTOM OF THE EAVE EXCEEDS ¼ OF THE EAVE OVERHANG (OBC 9.20.13.3).
3. THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALLS IN SUCH THAT ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING (OBC 9.20.13.8).
4. WEEP HOLES MUST NOT BE SPACED MORE THAN 2'7" APART AND BE PROVIDED AT THE BOTTOM OF EVERY MASONRY VENEER CAVITY (OBC 9.20.13.8).
5. MASONRY STEEL ANGLE SIZES SHALL CONFORM TO TABLE 9.20.5.2.B OF THE 2010 ONTARIO BUILDING CODE

WINDOW/DOOR STANDARDS:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE THE WINDOW AND DOOR ORDER WITH THE DRAWINGS AND CONDITIONS ON STE AND REPORT ANY DISCREPENCIES TO THE DESIGNER PRIOR TO PUTTING THEM INTO PRODUCTION
2. WINDOW AND SLIDING GLASS DOORS SHALL CONFORM TO PERFORMANCE STANDARDS OUTLINED IN CAN/CSA A440.4 (OBC 9.7.6.1).
3. DOORS, INCLUDING SLIDING DOORS THAT OPEN AND ARE MORE THAN 23 5/8" ABOVE GRADE LEVEL ON THE OUTSIDE SHALL HAVE A RESTRICTED OPENING OR BE SUPPLIED WITH GUARDS CONFORMING TO OBC 9.8.8.1 & SB-7 WITH MAX OPENING OF 4".
4. RESISTANCE TO FORCED ENTRY SHALL BE IN CONFORMANCE WITH OBC 9.7.5.2 FOR DOORS AND 9.7.5.3. FOR WINDOWS
5. WINDOW WELLS BELOW GROUND LEVEL ARE TO BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (OBC 9.14.6.3).
6. THERMAL RESISTANCE OF WINDOWS SHALL BE AS PER SB-12
7. THERMAL RESISTANCE OF DOORS SHALL BE AS PER SB-12
8. GLAZING INSTALLED OVER STAIRS, RAMPS OR LANDINGS THAT HAVE SILLS EXTENDING LESS THAN 36" FROM THE TOP OF THE LANDING OR TREAD NEED TO BE PROTECTED BY A GUARD AS OUTLINED IN SECTION 9.8.8 OR BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE LATERAL LOADS FOR GUARDS AS IDENTIFIED IN 4.1.5.14 (STRUCTURAL GLASS) (9.8.8.1(8))

**STRUCTURAL ITEMS IDENTIFIED IN THESE NOTES ARE OBC PART 9 MINIMUMS.
ENGINEERED STRUCTURAL PACKAGE REQUIRMENTS (IF PROVIDED)
SUPERCEDES ALL STRUCTURAL REQUIRMENTS IDENTIFIED IN THESE NOTES.**

1 PERSPECTIVE FRONT FROM RIGHT
SCALE: ARTISTIC REPRESENTATION ONLY. NOT FOR CONSTRUCTION



2 PERSPECTIVE REAR FROM LEFT
SCALE: ARTISTIC REPRESENTATION ONLY. NOT FOR CONSTRUCTION

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4	ISSUED FOR PERMIT	JUNE 26, 2024
3	ISSUED FOR STRUCTURAL REVIEW	JUNE 12, 2024

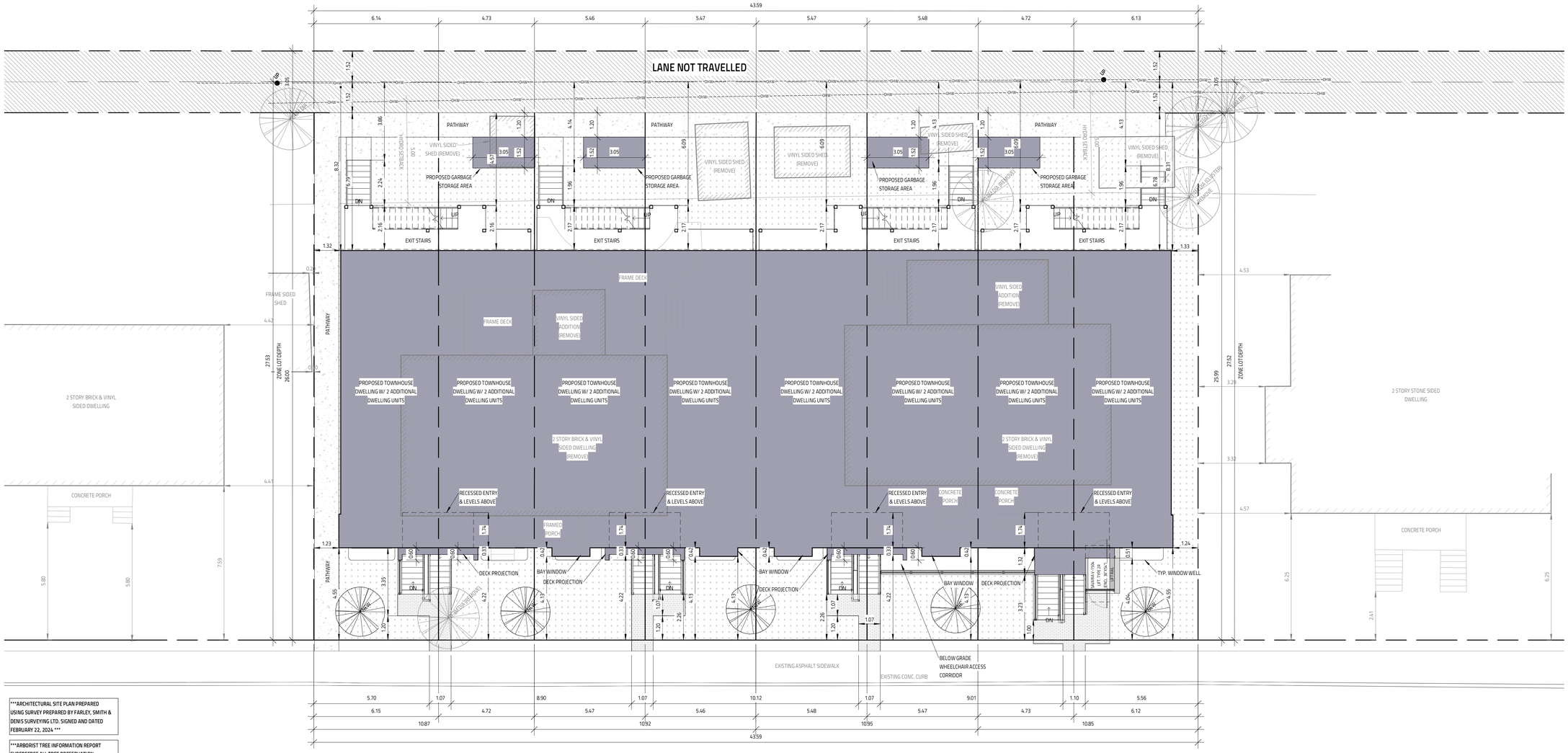
MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE: **COVER**

DATE DRAWN: MARCH 6, 2024	SCALE:
DRAWN BY: MJ	FILE NAME: #23-00306
CHECKED BY: JS	DWG. NO. A0.0



***ARCHITECTURAL SITE PLAN PREPARED USING SURVEY PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. SIGNED AND DATED FEBRUARY 22, 2024 ***

ARBORIST TREE INFORMATION REPORT SUPERCEDES ALL TREE PRESERVATION INFORMATIONM SHOWN ON THIS SITE PLAN

ZONING ASSESMENT
TOWNHOUSE DWELLING

SCHEDULE 342 & 343

BY-LAW SECTION	ZONING MECHANISM	REQUIRED RAUC	NOTES
	MIN LOT WIDTH:	4.5M	
	MIN LOT AREA:	135 SQ.M.	
S-144(1) (d)	MIN FRONT YARD:	4.5M	6.18M NEIGHBOURS AVERAGE
	MIN CORNER YARD:	-	
S-144 (TABLE 144A)	MIN REAR YARD:	8.26M	30% LOT DEPTH
	MIN SIDE YARD:	1.2M	
	MAX BUILDING HEIGHT:	11M	ROOF SLOPE => 4/12
S-139(1)	MIN FRONT YARD LANDSCAPING:	30%	
S-143(1)(d)	GARBAGE STRG. AREA:	YES	BLDGS. >200 SQ.M. TOTAL FLR AREA
S-143(c)	GARBAGE STRG. LOCATION	EXTERIOR	
	>>>MUST BE IN REAR YARD IF EXT.		
S-143(c)	GARBAGE STORAGE SIZE:	MIN 3.5 m3 VOLUME, MIN 2.0 SQ.M	
S-139 (TABLE 139(3))	PERMITTED DRIVEWAY TYPE:	N/A	
	PERMITTED DRIVEWAY WIDTH:	N/A	
S-139(3)	MIN GARAGE WALL SETBACK:	N/A	
S-139(4)(c)	MAX WALKWAY WIDTH:	1.2M	AT FRONT
S-139(4)(c)	MAX WALKWAY WIDTH (GRBG/STRG.):	2.2M	
S-101	PARKING AREA:	AREA 'X'	
	MIN PARKING:	N/A	
S-107	MIN DRIVE ASLE WIDTH:	N/A	
	PARKING SPACE PROVISIONS:	N/A	
S-102(4)	MIN VISITOR PARKING:	N/A	
S-111	MIN BICYCLE PARKING:	N/A	WITHIN AREA 'B' (SCHEDULE 1)
S-111 (TABLE 111B)	BICYCLE PARKING PROVISIONS:	0.6M X 1.8M	

TRUE N

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MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

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DRAWING TITLE: **SITE PLAN**

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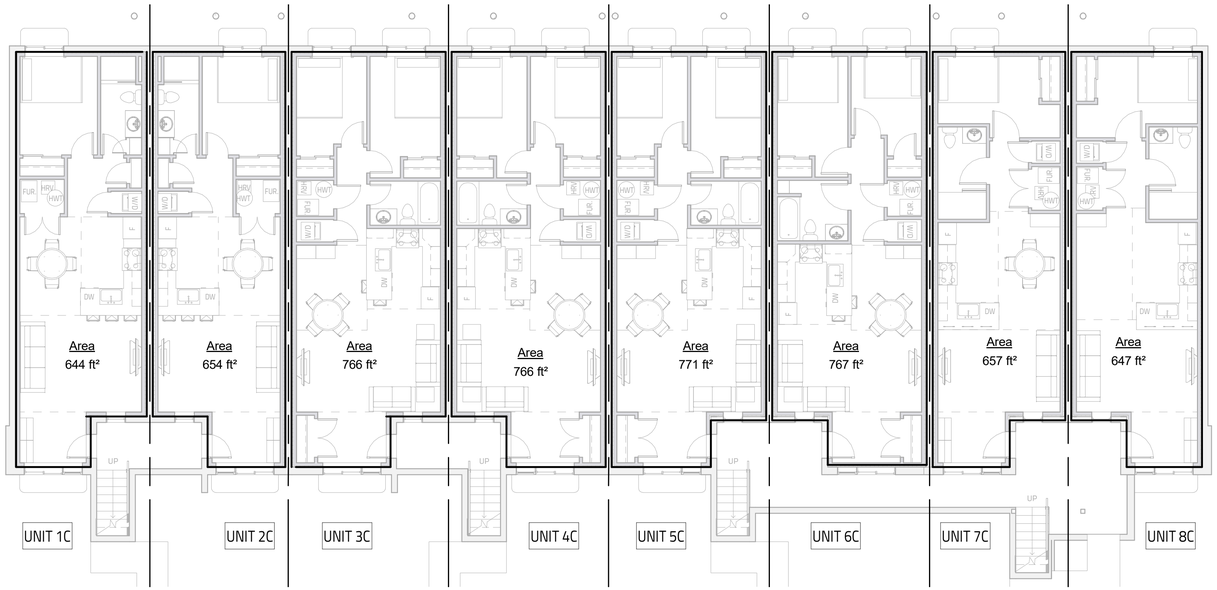
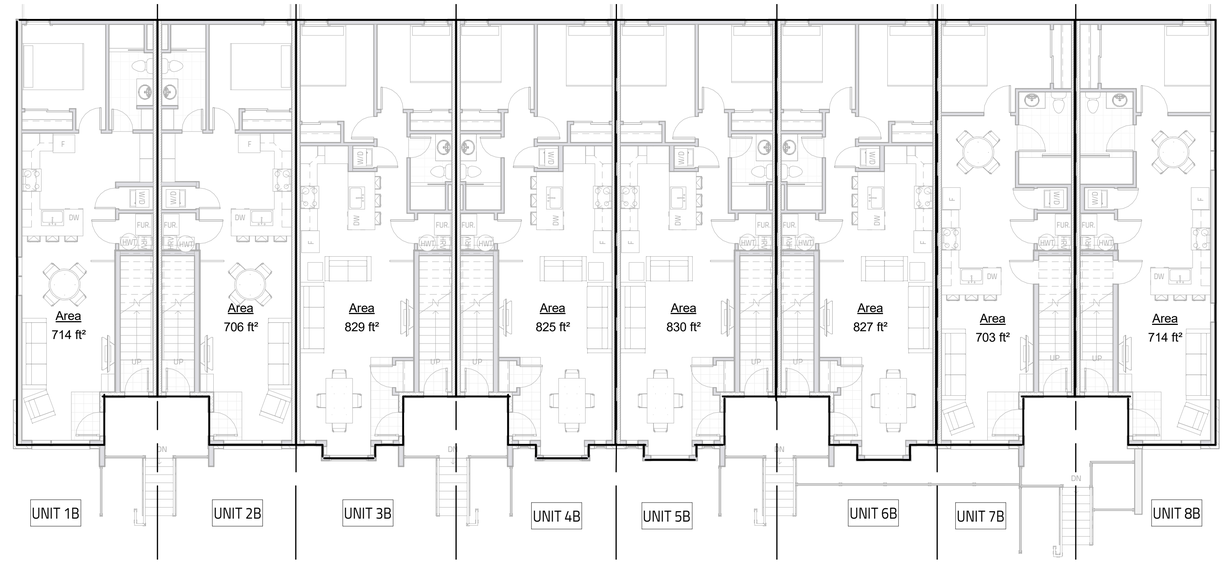
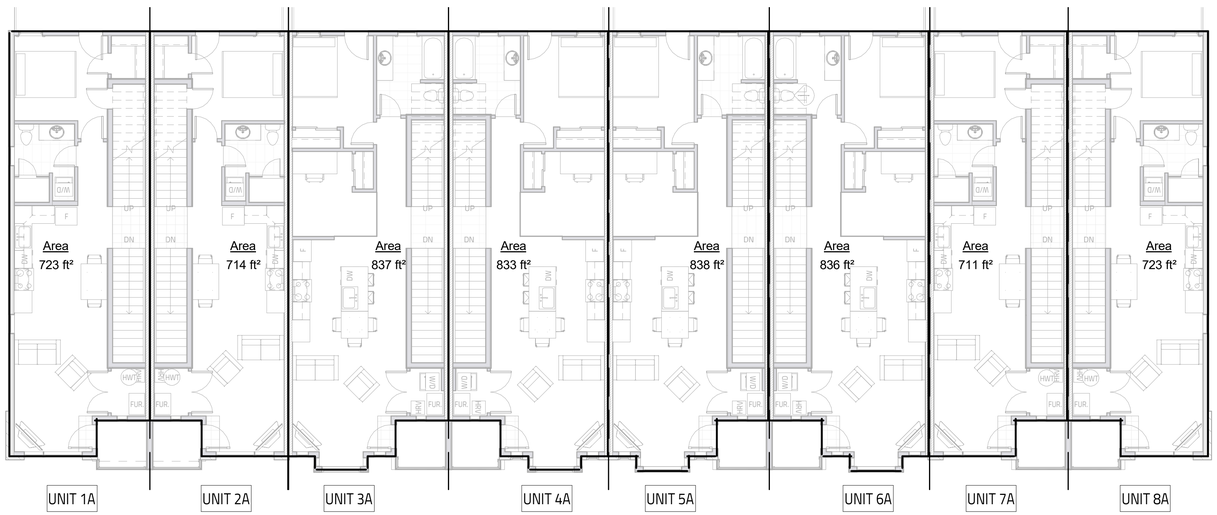


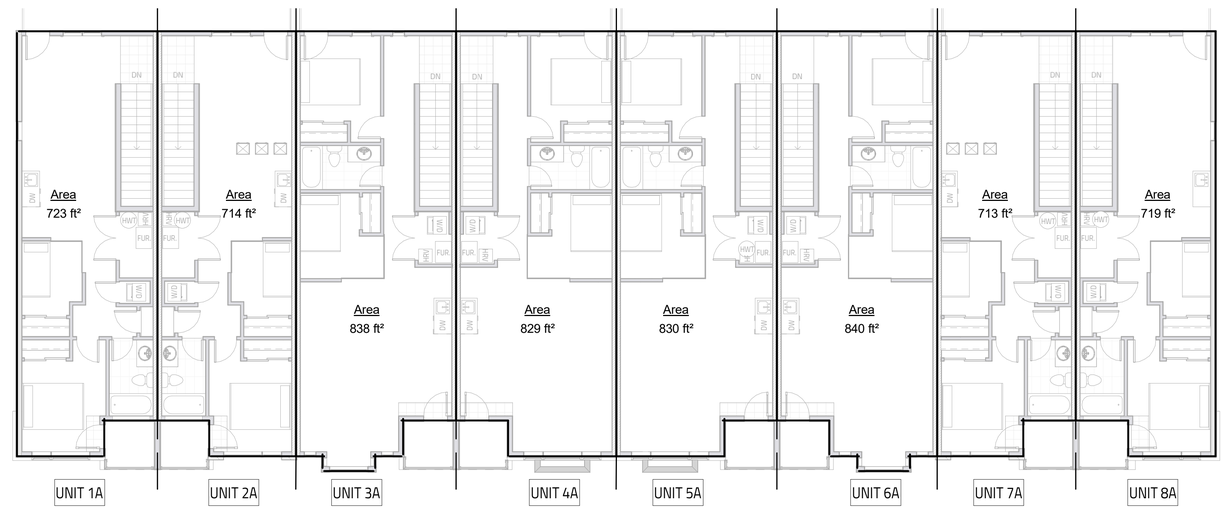
1 T/O BASEMENT SLAB
SCALE: 1/8" = 1'-0"



2 GROUND FLOOR
SCALE: 1/8" = 1'-0"



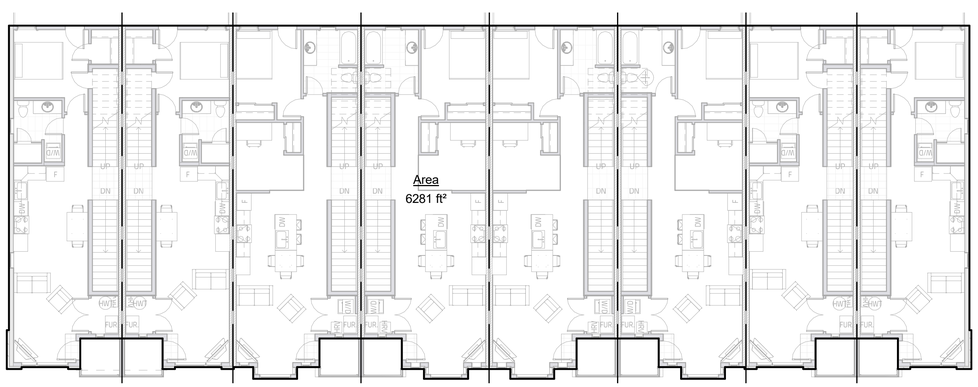
3 SECOND FLOOR
SCALE: 1/8" = 1'-0"



4 THIRD FLOOR
SCALE: 1/8" = 1'-0"

EXT. WALL FRAMING
BASEMENT: 5672 SQ.FT.
GROUND: 6142 SQ.FT.
SECOND: 6210 SQ.FT.
THIRD: 6204 SQ.FT.
TOTAL: 18,556 (NO BSMNT.)

FOOTPRINT (EXT. WALL FINISH)
BASEMENT: 6294 SQ.FT.
GROUND: 6294 SQ.FT.
SECOND: 6294 SQ.FT.
THIRD: 6294 SQ.FT.
TOTAL: 18,882 (NO BSMNT.)



5 FOOTPRINT
SCALE: 1" = 10'-0"

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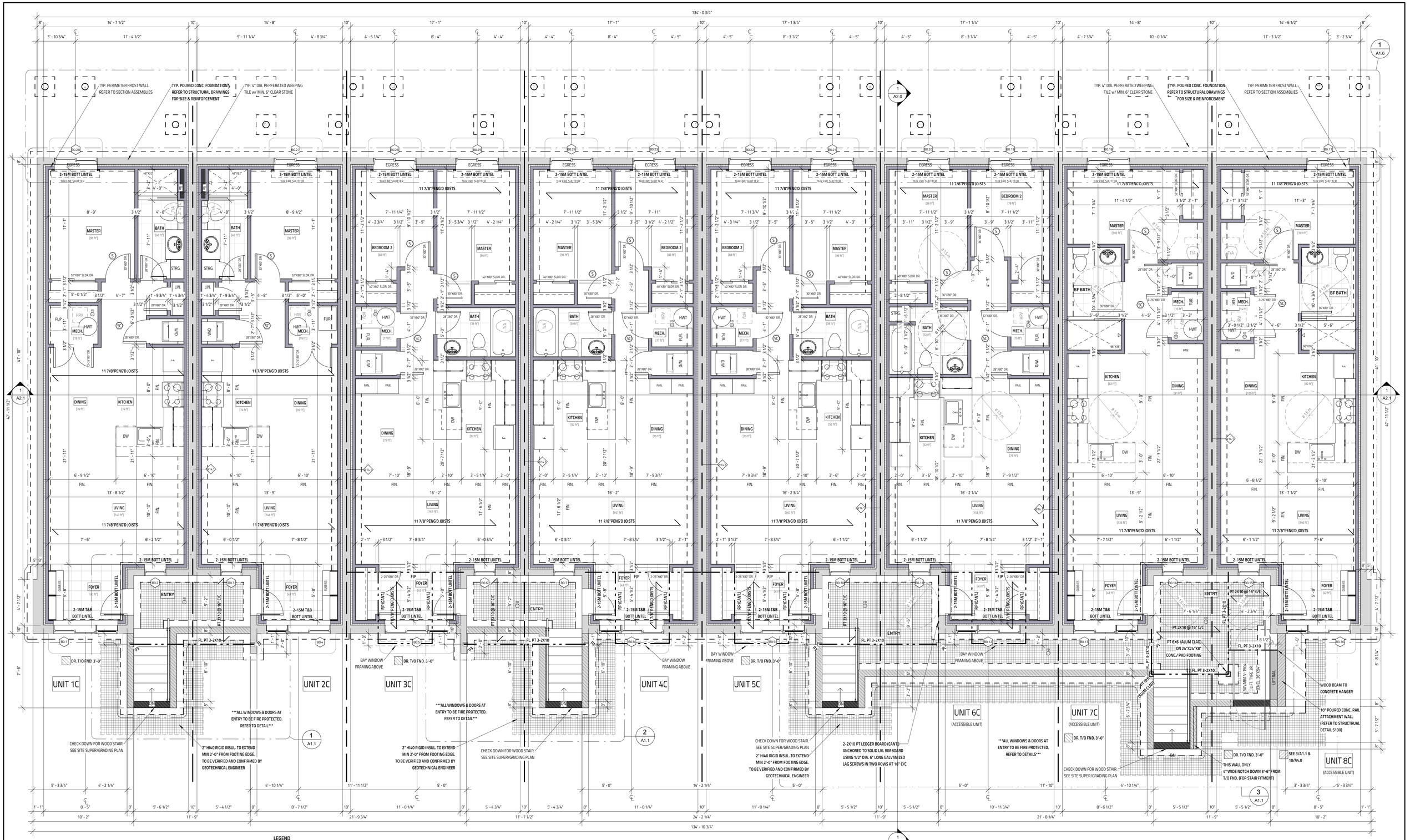
DRAWING TITLE: AREA PLAN

DATE DRAWN: MARCH 4, 2024	SCALE: As indicated
DRAWN BY: MJ	FILE NAME: R23-00506
CHECKED BY: JS	DWG. NO. A0.2



NOTE
CHECK w MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

MASONRY SUPPORT TABLE

OPENINGS UP TO	BRICK VENEER (OBC 9.20.5.2.A)	STONE VENEER (OBC 9.20.5.2.A)
3'-11"	L 3 1/2" x 3 1/2" x 1/4"	L 5" x 3 1/2" x 5/16"
4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND

F	EXHAUST FAN	E/P	ELECT. PANEL	▼	SHOWER HEAD	P2	2-2X4 or 2X6 POST SPF #1#2	HSS	4"X4"X1/4" HSS ON 72"X72"X12" CONCRETE PAD FOOTING W/ (8)15M E/W
DW	DISHWASHER	NET	NETWORK PANEL	H	HYDRO METER	P3	3-2X4 or 2X6 POST SPF #1#2	TP	3" DIA. ADJ. TELEPOST
RF	REFRIGERATOR	HB	HOSEBIB	G	GAS METER	P4	4-2X4 or 2X6 POST SPF #1#2		
T/A	TOILET ABOVE	GAS	GAS LINE	FJP	FLOOR JOIST PLAN	SP2	3-600S162-43 + 3-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)		
S	SMOKE ALARM W/STROBES	ST	STORM SERVICE	BP	BEAM POCKET	SP3	4-600S162-43 + 4-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)		
SC	SMOKE/CARBON ALARM W/STROBES	W	WATER SERVICE	FL.	FLUSH BEAM	P5	5-2X4 or 2X6 POST SPF #1#2		
		S	SEWAGE SERVICE	DR.	DROP BEAM				

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NO.	REVISION	DATE
8	CLIENT/CITY CHANGES APPLIED	MARCH 11, 2025
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5	ISSUED FOR PERMIT v2	SEPTEMBER 26, 2024
4	ISSUED FOR PERMIT	JUNE 26, 2024
3	ISSUED FOR STRUCTURAL REVIEW	JUNE 12, 2024

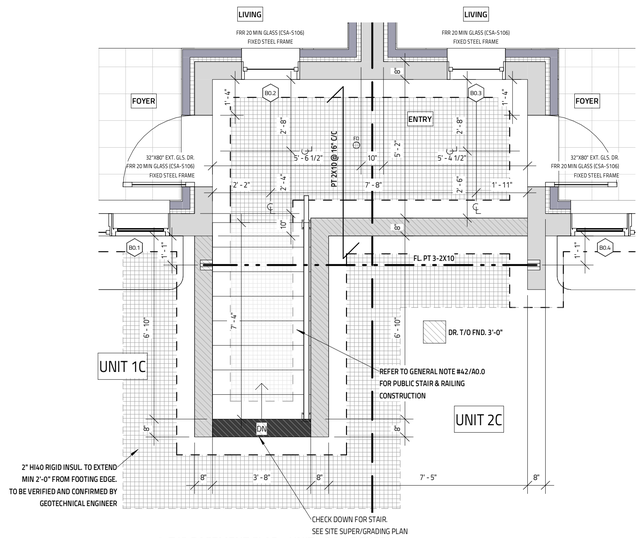
MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

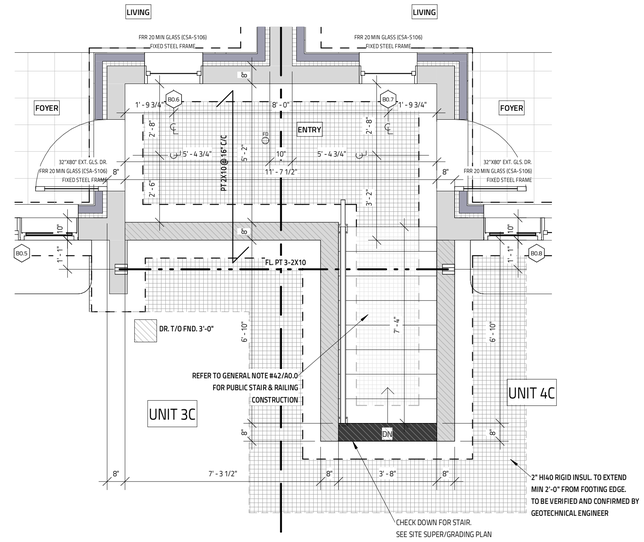
Evolution DESIGN & DRAFTING

DRAWING TITLE
FOUNDATION PLAN

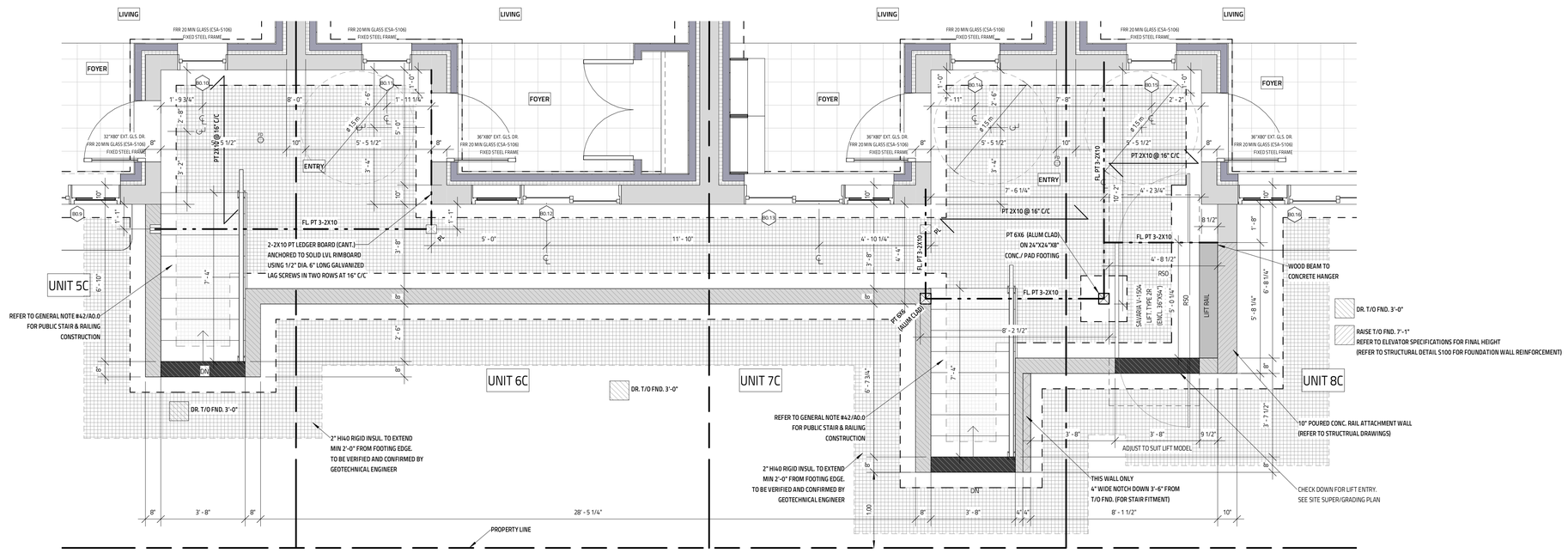
DATE DRAWN: MARCH 4, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MJ	FILE NAME: R23-00206
CHECKED BY: JS	DWG. NO. A1.0



1 0-T/O BASEMENT SLAB - UNIT 1C & 2C ENTRY
SCALE: 3/8" = 1'-0"



2 0-T/O BASEMENT SLAB - UNIT 3C & 4C ENTRY
SCALE: 3/8" = 1'-0"



3 0-T/O BASEMENT SLAB - UNIT 5C, 6C, 7C, 8C ENTRY
SCALE: 3/8" = 1'-0"

NOTE
CHECK w MANUFACTURER FOR EXACT ROUGH-OPENING
REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
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3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS
LAYOUT ON SITE AT TIME OF INSPECTION

MASONRY SUPPORT TABLE

OPENINGS UP TO	BRICK VENEER (OBC 9.20.5.2.A)	STONE VENEER (OBC 9.20.5.2.A)
3'-11"	L 3 1/2" x 3 1/2" x 1/4"	L 5" x 3 1/2" x 5/16"
4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND

F	EXHAUST FAN	E/P	ELECT. PANEL	▼	SHOWER HEAD	P2	2-2X4 or 2X6 POST SPF #1#2	HSS	4"X4"X1/4" HSS ON 72"X72"X12" CONCRETE PAD FOOTING W/ @15M E/W
DW	DISHWASHER	NET	NETWORK PANEL	H	HYDRO METER	P3	3-2X4 or 2X6 POST SPF #1#2	TP	3" DIA. ADJ. TELEPOST
RF	REFRIGERATOR	HB	HOSEBIB	G	GAS METER	P4	4-2X4 or 2X6 POST SPF #1#2		
T/A	TOILET ABOVE	GAS	GAS LINE	FJP	FLOOR JOIST PLAN	SP2	3-6005162-43 + 3-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)		
S	SMOKE ALARM W/STROBES	ST	STORM SERVICE	BP	BEAM POCKET	SP3	4-6005162-43 + 4-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)		
SA	SMOKE/CARBON ALARM W/STROBES	W	WATER SERVICE	FL.	FLUSH BEAM	P5	5-2X4 or 2X6 POST SPF #1#2		
		S	SEWAGE SERVICE	DR.	DROP BEAM				

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC SKOPEK
LICENCE
4206

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MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

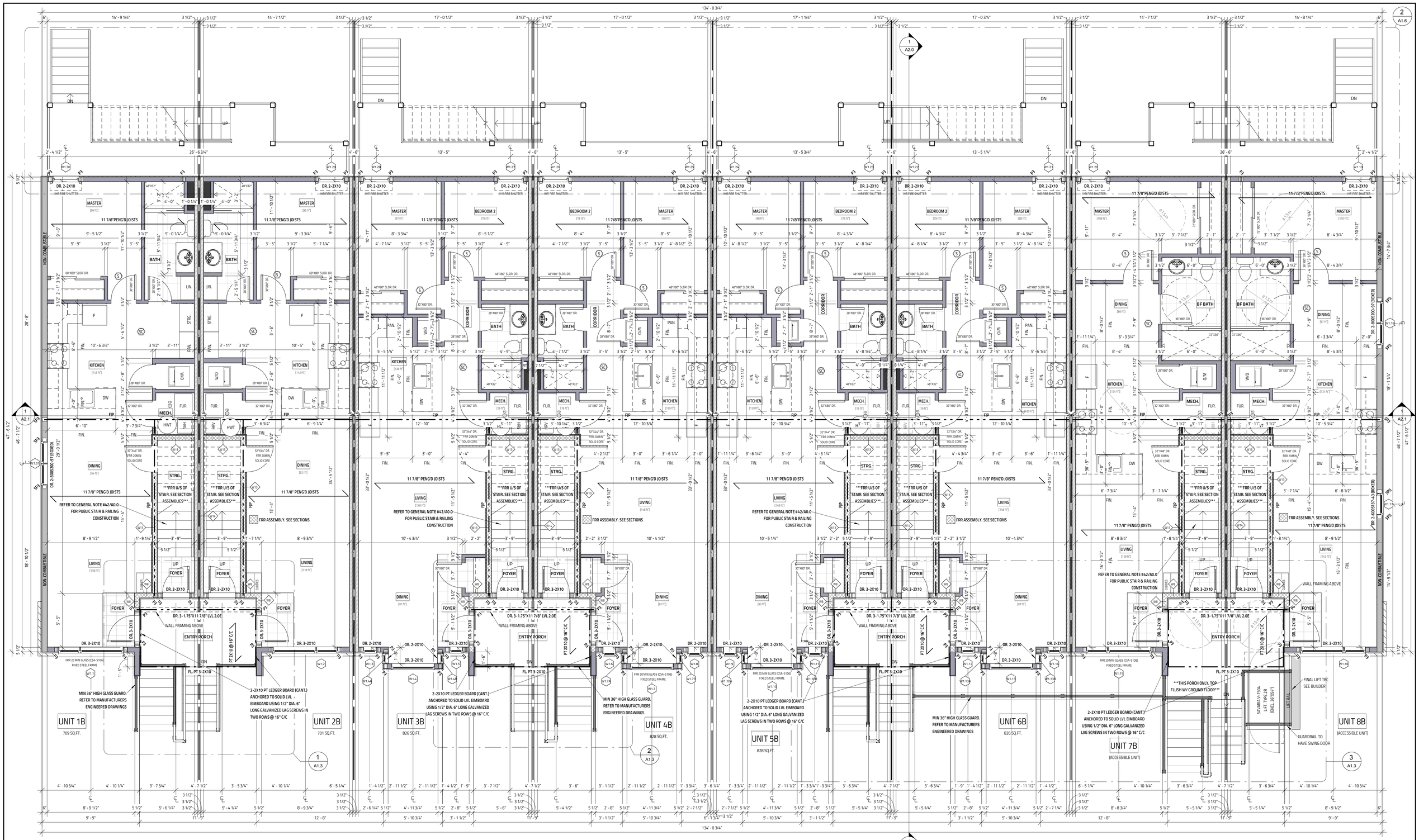
OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE
FOUNDATION PLAN (ENTRY EXPANDED)

DATE	DRAWN	SCALE
MARCH 4, 2024	MV	3/8" = 1'-0"
DRAWN BY: MV		FILE NAME: R23-00506
CHECKED BY: JS		DWG. NO. A1.1

STRUCTURAL REVIEW ONLY



NOTE
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MASONRY SUPPORT TABLE

OPENINGS UP TO	BRICK VENEER (OBC 9.20.5.2.A)	STONE VENEER (OBC 9.20.5.2.A)
3'-11"	L 3 1/2" x 3 1/2" x 1/4"	L 5" x 3 1/2" x 5/16"
4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND

F	EXHAUST FAN	E/P	ELECT. PANEL	▼	SHOWER HEAD	P2	2-2X4 or 2X6 POST SPF #1#2	HSS	4"X4"X1/4" HSS ON 72"X72"X12" CONCRETE PAD FOOTING W/ (8)15M E/W
DW	DISHWASHER	NET	NETWORK PANEL	H	HYDRO METER	P3	3-2X4 or 2X6 POST SPF #1#2	TP	3" DIA. ADJ. TELEPOST
RF	REFRIGERATOR	HB	HOSEBIB	G	GAS METER	P4	4-2X4 or 2X6 POST SPF #1#2		
T/A	TOILET ABOVE	GAS	GAS LINE	FJP	FLOOR JOIST PLAN	SP2	3-6005162-43 + 3-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)		
S	SMOKE ALARM W/STROBES	ST	STORM SERVICE	BP	BEAM POCKET	SP3	4-6005162-43 + 4-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)		
SC	SMOKE/CARBON ALARM W/STROBES	W	WATER SERVICE	FL.	FLUSH BEAM	P5	5-2X4 or 2X6 POST SPF #1#2		
		S	SEWAGE SERVICE	DR.	DROP BEAM				

STRUCTURAL REVIEW ONLY

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT SKOPEK LICENCE 4206

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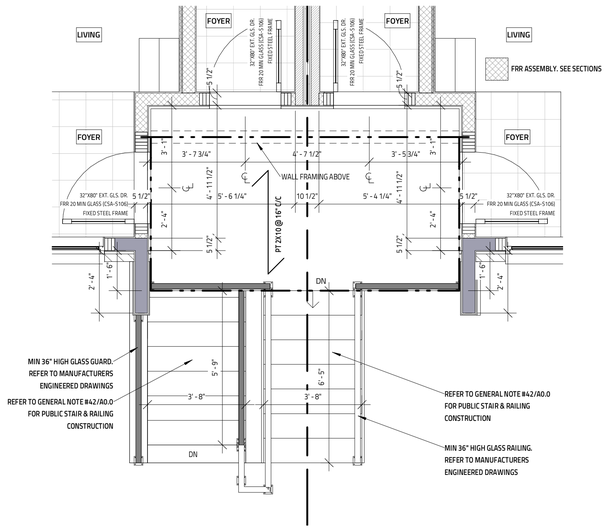
MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

Evolution DESIGN & DRAFTING

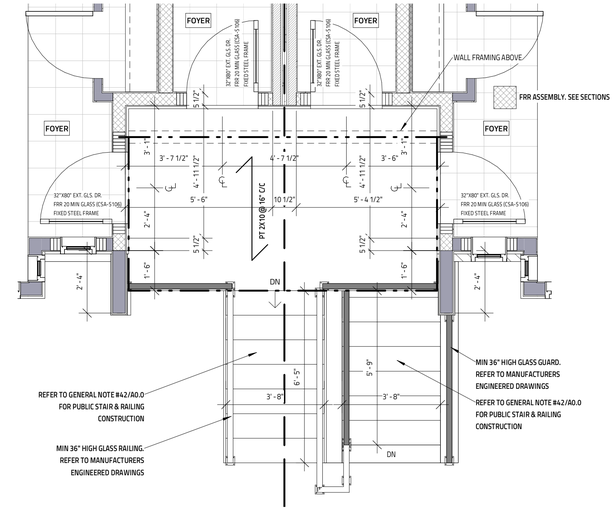
DRAWING TITLE
GROUND FLOOR

DATE DRAWN: MARCH 4, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MJ	FILE NAME: A23-00206
CHECKED BY: JS	DWG. NO. A1.2



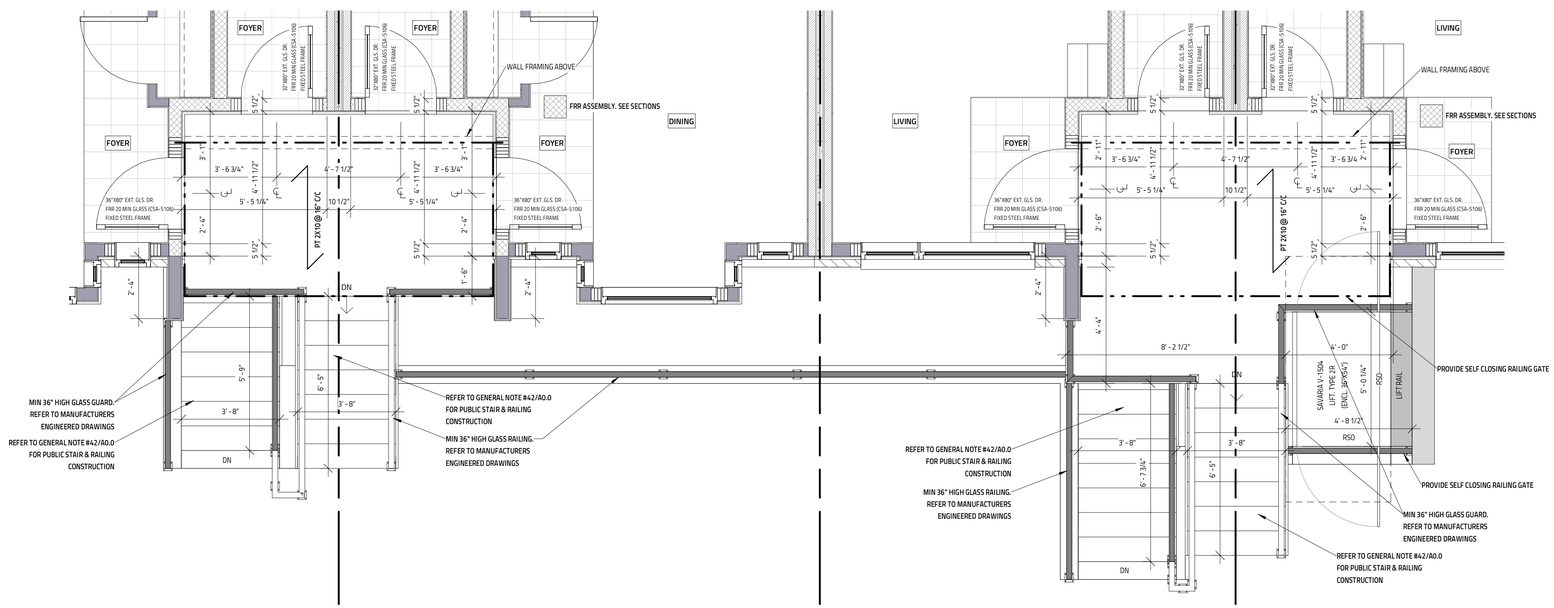
1 1-GROUND FLOOR - UNIT 1C & 2C ENTRY

SCALE: 3/8" = 1'-0"



2 1-GROUND FLOOR - UNIT 3C & 4C ENTRY

SCALE: 3/8" = 1'-0"



3 1-GROUND FLOOR - UNIT 5C, 6C, 7C, 8C ENTRY

SCALE: 3/8" = 1'-0"

STRUCTURAL REVIEW ONLY

ONTARIO ASSOCIATION OF ARCHITECTS
JAN SKOPEK
LICENCE
4206

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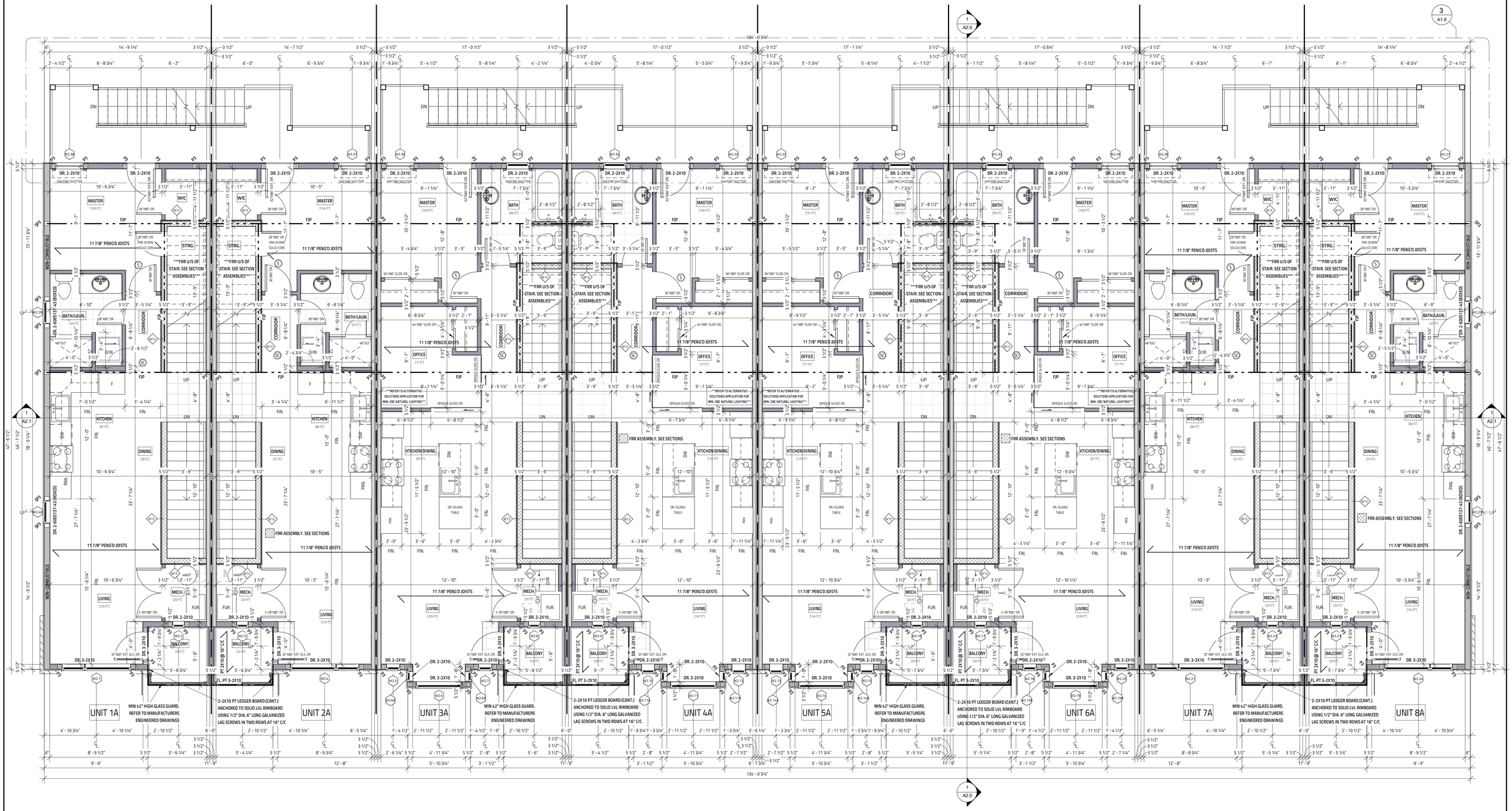
MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE
GROUND FLOOR (ENTRY EXPANDED)

DATE DRAWN: MARCH 4, 2024	SCALE: 3/8" = 1'-0"
DRAWN BY: MJ	FILE NAME: K23-00206
CHECKED BY: JS	DWG. NO. A1.3



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4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND

F	EXHAUST FAN	E/P	ELECT. PANEL	▽	SHOWER HEAD	P2	2-2X4 or 2X6 POST SPF #1#2
DW	DISHWASHER	NET	NETWORK PANEL	H	HYDRO METER	P3	3-2X4 or 2X6 POST SPF #1#2
RF	REFRIGERATOR	HB	HOSEBIB	G	GAS METER	P4	4-2X4 or 2X6 POST SPF #1#2
T/A	TOILET ABOVE	GAS	GAS LINE	FJP	FLOOR JOIST PLAN	SP2	3-6005162-43 + 3-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)
S	SMOKE ALARM W/STROBES	ST	STORM SERVICE	BP	BEAM POCKET	SP3	4-6005162-43 + 4-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)
SC	SMOKE/CARBON ALARM W/STROBES	W	WATER SERVICE	FL.	FLUSH BEAM	P5	5-2X4 or 2X6 POST SPF #1#2
		S	SEWAGE SERVICE	DR.	DROP BEAM		

HSS 4"X4"X1/4" HSS ON 72"X72"X12" CONCRETE PAD FOOTING W/ (8)15M E/W
TP 3" DIA. ADJ. TELEPOST

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT SKOPEK
LICENCE
4209

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MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

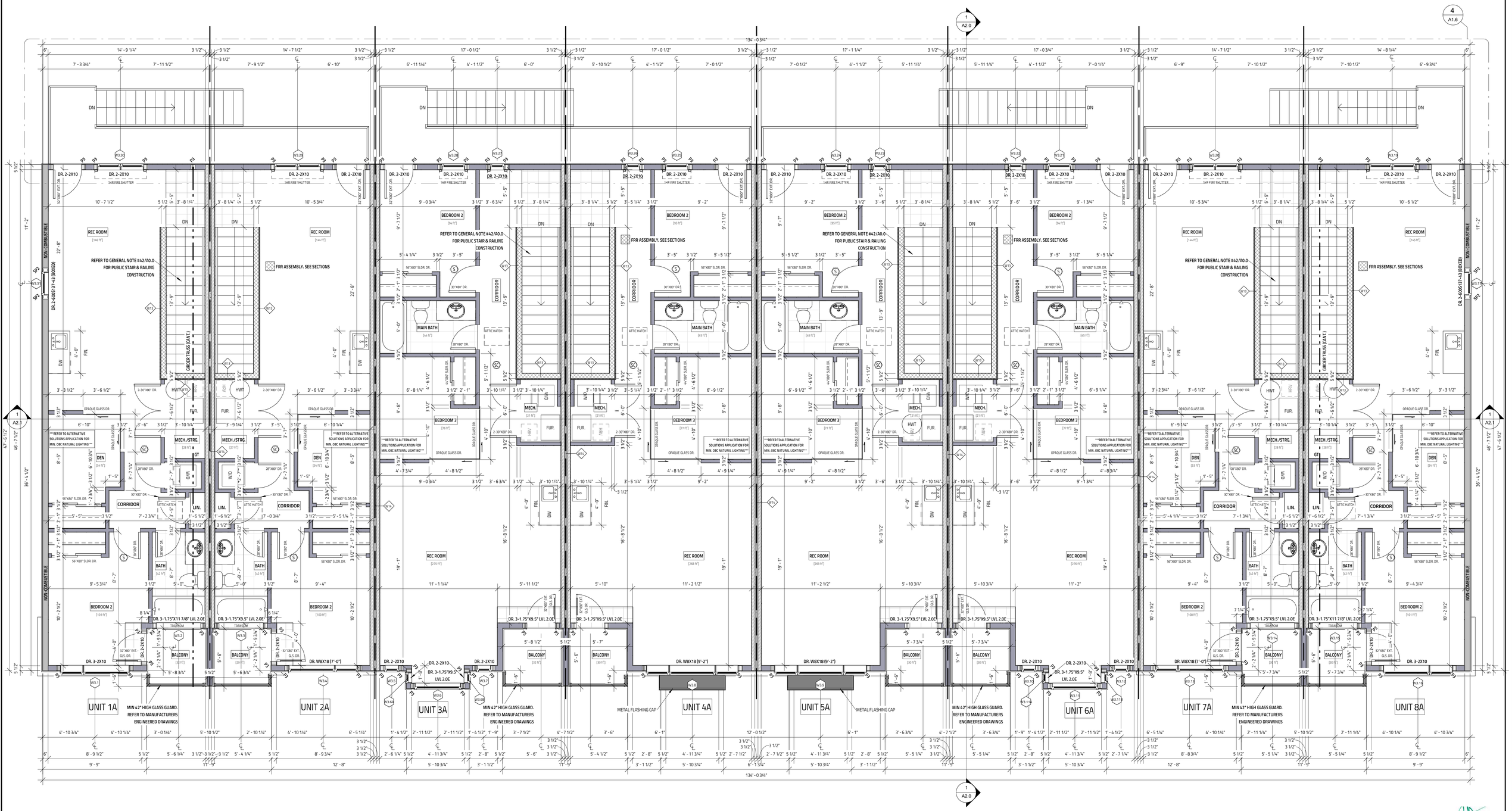
OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE
SECOND FLOOR

DATE DRAWN: MARCH 4, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: MV
FILE NAME: #23-00306
CHECKED BY: JS
DWG. NO. A1.4

STRUCTURAL REVIEW ONLY



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6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
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9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND

F	EXHAUST FAN
DW	DISHWASHER
RF	REFRIGERATOR
T/A	TOILET ABOVE
Ⓢ	SMOKE ALARM W/STROBES
SC	SMOKE/CARBON ALARM W/STROBES
E/P	ELECT. PANEL
NET	NETWORK PANEL
HB	HOSEBIB
GAS	GAS LINE
ST	STORM SERVICE
W	WATER SERVICE
S	SEWAGE SERVICE
▼	SHOWER HEAD
H	HYDRO METER
G	GAS METER
FJP	FLOOR JOIST PLAN
BP	BEAM POCKET
FL.	FLUSH BEAM
DR.	DROP BEAM
P2	2-2X4 or 2X6 POST SPF #1#2
P3	3-2X4 or 2X6 POST SPF #1#2
P4	4-2X4 or 2X6 POST SPF #1#2
SP2	3-600S162-43 + 3-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)
SP3	4-600S162-43 + 4-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)
P5	5-2X4 or 2X6 POST SPF #1#2
HSS	4"X4"X1/4" HSS ON 72"X72"X12" CONCRETE PAD FOOTING W/ (8)15M E/W
TP	3" DIA. ADJ. TELEPOST

JIRI SKOPEK
LICENCE
4206

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MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON

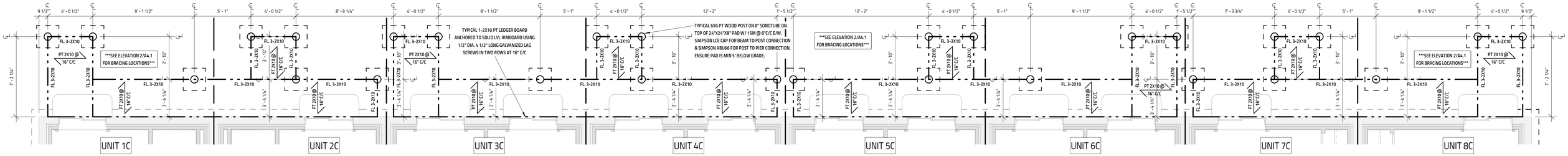
Evolution
DESIGN & DRAFTING

DRAWING TITLE
THIRD FLOOR

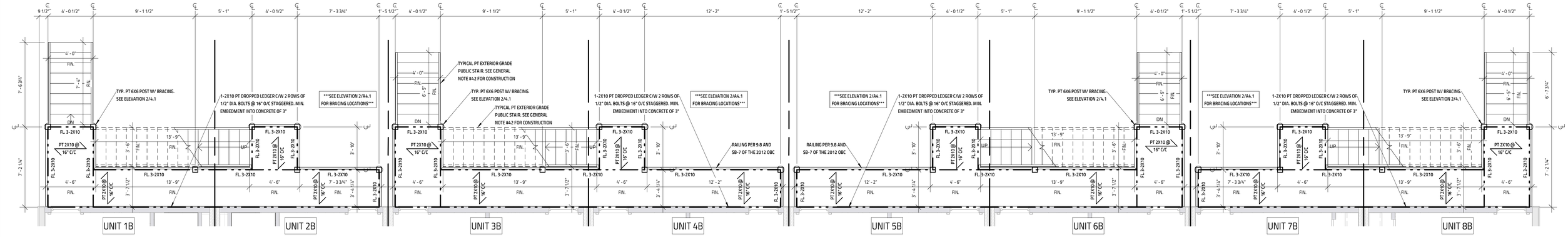
DATE DRAWN MARCH 4, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00306
CHECKED BY: JS	DWG. NO. A1.5

R.M. TREVISAN
100136551
14Mar2025

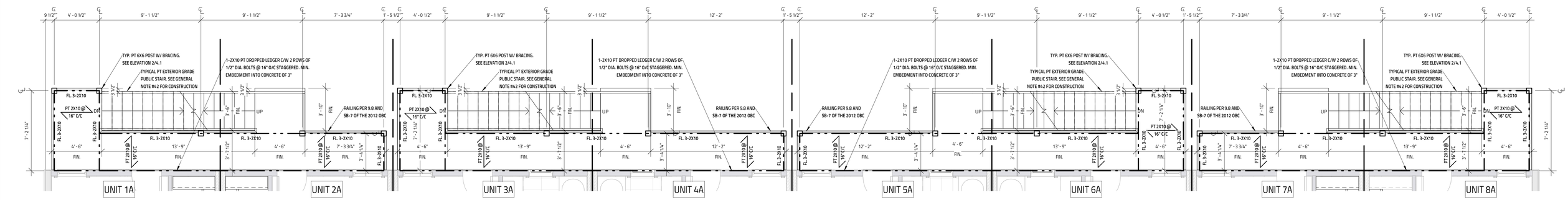
STRUCTURAL REVIEW ONLY



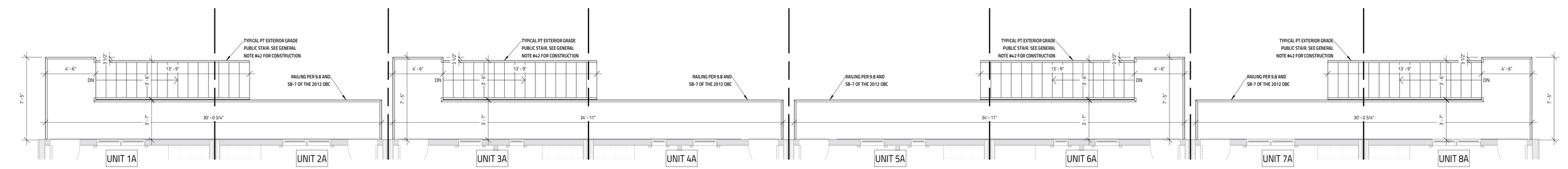
1 0-T/O BASEMENT SLAB - REAR EXIT STAIR
SCALE: 1/4" = 1'-0"



2 1-GROUND FLOOR - REAR EXIT STAIR
SCALE: 1/4" = 1'-0"



3 2-SECOND FLOOR - REAR EXIT STAIR
SCALE: 1/4" = 1'-0"



4 3-THIRD FLOOR - REAR EXIT STAIR
SCALE: 1/4" = 1'-0"

STRUCTURAL REVIEW ONLY

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NO.	REVISION	DATE
8	CLIENT/CITY CHANGES APPLIED	MARCH 11, 2025
7	CLIENT CHANGES APPLIED	DECEMBER 6, 2024
6	CITY COMMENTS APPLIED	NOVEMBER 19, 2024
5	ISSUED FOR PERMIT v2	SEPTEMBER 26, 2024
4	ISSUED FOR PERMIT	JUNE 26, 2024
3	ISSUED FOR STRUCTURAL REVIEW	JUNE 12, 2024

MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE: REAR EXIT STAIR

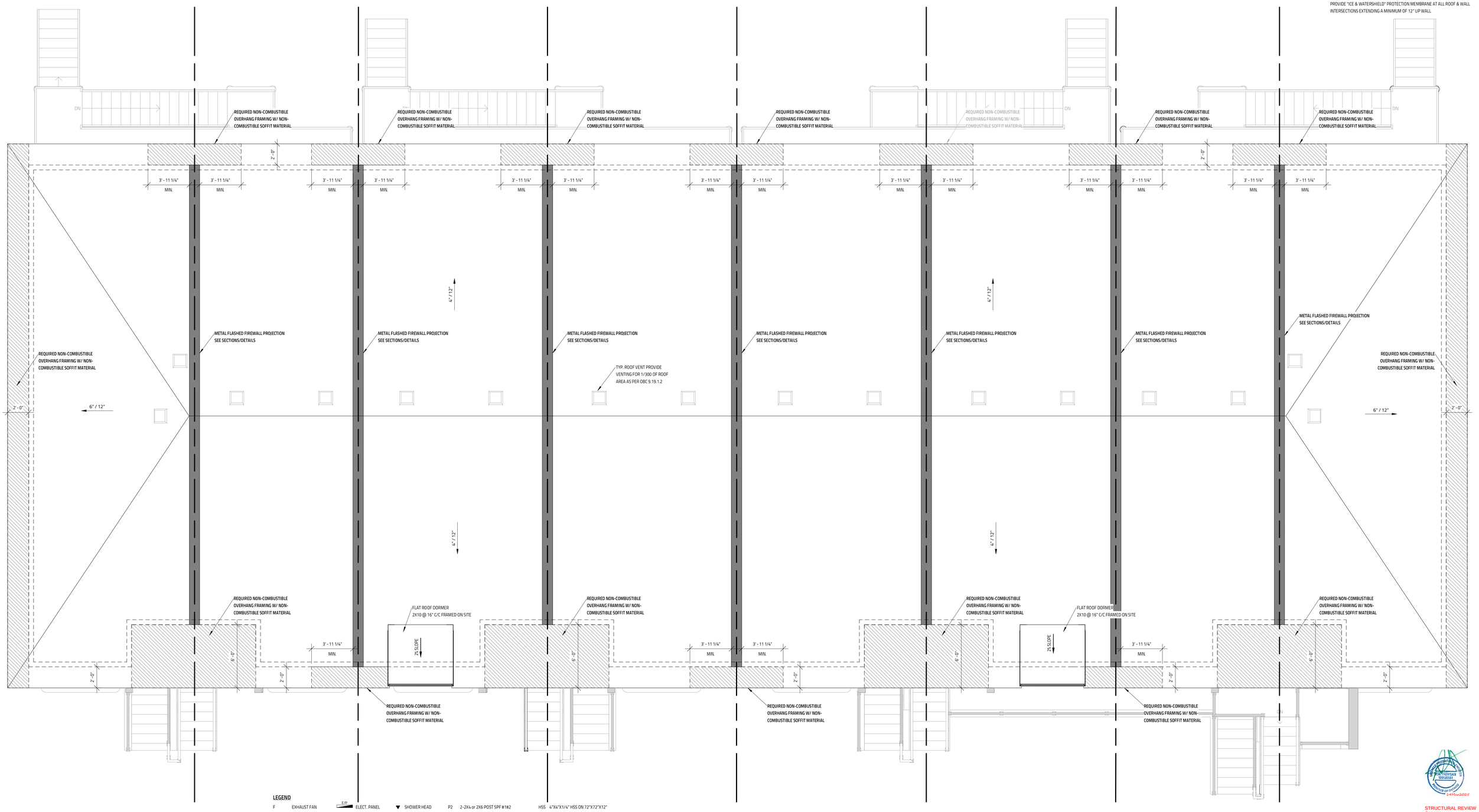
DATE DRAWN: MARCH 4, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00306
CHECKED BY: JS	DWG. NO. A1.6

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE ROOF LAYOUT PACKAGE FROM THE TRUSS SUPPLIER WITH THE DIMENSIONS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING TRUSSES INTO PRODUCTION

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE ALONG THE ENTIRE ROOF PERIMETER AT ALL SLOPED ROOFS EXTENDING 6'-0" BUT NO LESS THAN 12" PAST THE INSIDE FACE OF THE EXTERIOR STUD WALL

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL SLOPED ROOF VALLEYS 6'-0" WIDE CENTRED ON THE VALLEY (3-0" ON EACH SIDE)

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL ROOF & WALL INTERSECTIONS EXTENDING A MINIMUM OF 12" UP WALL



STRUCTURAL REVIEW ONLY

NOTE
CHECK w MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

MASONRY SUPPORT TABLE

OPENINGS UP TO	BRICK VENEER (OBC 9.20.5.2.A)	STONE VENEER (OBC 9.20.5.2.A)
3'-11"	L 3 1/2" x 3 1/2" x 1/4"	L 5" x 3 1/2" x 5/16"
4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND

F	EXHAUST FAN	E/P	ELECT. PANEL	▼	SHOWER HEAD	P2	2-2X4 or 2X6 POST SPF #1#2
DW	DISHWASHER	NET	NETWORK PANEL	H	HYDRO METER	P3	3-2X4 or 2X6 POST SPF #1#2
RF	REFRIGERATOR	HB	HOSEBIB	G	GAS METER	P4	4-2X4 or 2X6 POST SPF #1#2
T/A	TOILET ABOVE	GAS	GAS LINE	FJP	FLOOR JOIST PLAN	SP2	3-600S162-43 + 3-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)
S	SMOKE ALARM W/STROBES	ST	STORM SERVICE	BP	BEAM POCKET	SP3	4-600S162-43 + 4-600T125-43 @ 16" C/C (SEE STRUCTURAL DETAIL 15/S0.03)
SC	SMOKE/CARBON ALARM W/STROBES	W	WATER SERVICE	FL.	FLUSH BEAM	P5	5-2X4 or 2X6 POST SPF #1#2
		S	SEWAGE SERVICE	DR.	DROP BEAM		

HSS 4"X4"X1/4" HSS ON 72"X72"X12" CONCRETE PAD FOOTING W/ (8)15M E/W
TP 3" DIA. ADJ. TELEPOST

ONTARIO ASSOCIATION OF ARCHITECTS
PIOTR SKOPEK
LICENCE
4208

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OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE: **ROOF PLAN**

DATE DRAWN: MARCH 4, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MJ	FILE NAME: K23-00306
CHECKED BY: JS	DWG. NO. A1.7

CONSTRUCTION ASSEMBLIES

FLOOR ASSEMBLIES

F1 - BASEMENT FLOOR

3" POURED CONCRETE SLAB (2500 PSI)
6 MIL POLY VAPOUR BARRIER
8" COMPACTED GRANULAR STONE

F1.1 - BASEMENT FLOOR (RADIANT)

N/A

F1.2 - CRAWL SPACE FLOOR (HEATED)

N/A

F2 - GARAGE FLOOR

N/A

F3 - EXTERIOR BASEMENT CONC. SLAB

3" POURED CONCRETE SLAB C/W BROOM FINISH
1.8KG/M3 SYNTHETIC FIBRE MESH REINFORCEMENT
2" HI40 RIGID INSUL. (SEE FLOOR PLANS)
8" COMPACTED GRANULAR STONE

F3.5 - CONC. PORCH SLAB (REINFORCED)

N/A

F4 - TYPICAL FLOOR

N/A

F4.1 - TYPICAL FLOOR (FIRE RATED)

SB-3 F9g (FRR 1hr, STC 51, IIC 44) (1" PENG'D OR CONVENTIONAL LUMBER JOISTS)
SB-3 F28g (FRR 1hr, STC 51, IIC 44) (OPEN WEB PENG'D JOISTS)
MIN 3/4" HARDWOOD STRIP FLOORING (PARALLEL TO SEPERATING WALL PER 9.11.1.4 SOUND)
5/8" T&G OSB SUBFLOOR, GLUED & SCREWED (PER 9.11.1.4 SOUND)
5/8" T&G OSB SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D WOOD JOISTS 24" C/C MAX
(REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
ABSORBATIVE BATTS IN JOIST CAVITY
(AIR BARRIER @ RIM BOARD)
R22 BATT or SPRAY FOAM INSUL. @ HEADER SPACE
RESILIENT METAL CHANNELS @ 16" C/C
2-1/2" TYPE 'X' GYPSUM BOARD

HEADER/RIM JOIST AREA
-PROVIDE 5/8" TYPE "X" GYPSUM BRD. BETWEEN FLOOR JOISTS @ HEADER LOCATION or CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST.

F4.2 - TYPICAL FLOOR (FIRE RATED)(REDUCED SOUND)

N/A

F5 - TYPICAL FLOOR (RADIANT)

N/A

F6 - TYPICAL STAIR LANDING (NON-SELF SUPPORTING STAIR)

N/A

F7 - INSULATED FLOOR (BAY PROJECTIONS)

FLOOR FINISH
3/4" T&G OSB SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D FLOOR JOISTS (REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
SPRAY FOAM (R-31) AND VAPOUR BARRIER
SOFFIT FRAMING
1X3 STRAPPING @ 16" C/C W/
AIR BARRIER c/w TAPED JOINTS
2-1/2" DENSGLASS FIREGUARD (SB-2 TABLE 2.3.12)
PRE-FINISHED METAL SOFFIT or WOOD SOFFIT or CEMENT BOARD SOFFIT

F8 - INSULATED FLOOR ABOVE GARAGE

N/A

F9 - TYPICAL DECK

N/A

F9.1 - TYPICAL DECK (WATERPROOF ADHERED MEMBRANE)

WATERPROOF VINYL DECK MEMBRANE OR EQ.
1/2" PT PLYWOOD SHEATHING
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
PT DECK JOISTS (REFER TO FLOOR PLAN FOR SIZE & SPACING)
1X3 STRAPPING @ 16" O/C
2-1/2" TYPE 'X' DRYWALL (SB-2 TABLE 2.3.12)
PRE-FINISHED METAL SOFFIT

F9.2 - TYPICAL DECK (WATERPROOF - FLOATING)

N/A

WALL ASSEMBLIES

W1 - TYPICAL EXTERIOR FND. WALL

CONTINUOUS CONC. PERIMETER FOOTING c/w KEY U/N OTHERWISE
(SEE STRUCTURAL DRAWINGS FOR SIZE)

4" DIA. PERFORATED PLASTIC DRAIN PIPE c/w FILTER CLOTH COVERED W/
6" CLEAR STONE

CEMENT PARGING ABOVE GRADE ON EXT. SIDE
DAMPROOFING & DRAINAGE MEMBRANE
8" POURED CONCRETE FOUNDATION WALL UNLESS NOTED OTHERWISE c/w
REBAR REINFORCEMENT IF APPLICABLE (SEE STRUCTURAL DRAWINGS)

2X4 or 2X6 FOUNDATION SILL PLATE CAULKED TO FOUNDATION
1/2" ANCHOR BOLTS EMBEDDED MIN. 4" INTO FDN. @ 7'-10" C/C MAX

2" R10 SEMI RIGID CONTINUOUS INSULATION
2X4 STUDS @ 24" C/C TO UNDERSIDE OF FLOOR (BASE PLATE IN PT)
R12 BATT INSULATION (FULL HEIGHT)
POLY VAPOUR BARRIER SEALED TO BASE PLATE
1/2" GYPSUM BOARD (FINISHED AREAS ONLY)

W2 - TYPICAL FND. @ PORCH

CEMENT PARGING @ ABOVE GRADE EXT. FACE
DAMPROOFING & DRAINAGE MEMBRANE (GARAGE ONLY)
8" POURED CONCRETE FOUNDATION WALL U/N OTHERWISE C/W REBAR
REINFORCEMENT IF APPLICABLE (SEE STRUCTURAL DRAWINGS)

W2.1 - TYPICAL FND. @ LIFT RAIL SUPPORT

CEMENT PARGING @ ABOVE GRADE EXT. FACE
FOUNDATION DAMPROOFING (BELOW GRADE)
8" POURED CONCRETE FOUNDATION WALL U/N OTHERWISE C/W REBAR
REINFORCEMENT IF APPLICABLE (SEE STRUCTURAL DRAWINGS)

EXTERIOR FACING SIDE ONLY (ABOVE GRADE)(SEE ELEVATIONS/SECTIONS)
1/2" PT SHEATHING ATTACHED TO FOUNDATION WALL
HORIZ. 'FAUX' WOOD METAL SIDING

W2.2 - TYPICAL FND. @ CRAWL SPACE (HEATED)

N/A

W3 - EXTERIOR WALL (MASONRY)

MASONRY STONE c/w 1" AIR SPACE
TIES AS PER OBC 9.20.9.5
FLASHING AS PER OBC 9.20.13.6
WEEP HOLES @ 2'-7" C/C MAX
WEATHER BARRIER C/W TAPED JOINTS
DRIP BENEATH WINDOW SILLS AS PER OBC 9.20.13.12
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W3.1 - EXTERIOR WALL (MASONRY) FRR 1HR ASSEMBLY UL U423:

MASONRY STONE c/w 1" AIR SPACE (TIES AS PER OBC 9.20.9.5)
FLASHING AS PER OBC 9.20.13.6
WEEP HOLES @ 2'-7" C/C MAX
WEATHER BARRIER C/W TAPED JOINTS FASTENED TO SHEATHING W/
FASTENER DOWELS & TAPE OVER DOWEL
5/8" DENSGLASS GOLD FIREGUARD SHEATHING
6" METAL STUDS (6005162-54) @ 16" C/C (SEE STRUCTURAL DRAWINGS)
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
5/8" TYPE 'X' GYPSUM BOARD TAPED/ SANDED/ PAINTED

W4 - EXTERIOR WALL (VERTICAL METAL SIDING)

VERTICAL METAL SIDING
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W4.1 - EXTERIOR WALL (VERTICAL METAL SIDING) FRR 1HR ASSEMBLY UL U423:

VERTICAL METAL SIDING
WEATHER BARRIER C/W TAPED JOINTS
5/8" DENSGLASS GOLD FIREGUARD SHEATHING
6" METAL STUDS (6005162-43) @ 16" C/C (SEE STRUCTURAL DRAWINGS)
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
5/8" TYPE 'X' GYPSUM BOARD TAPED/ SANDED/ PAINTED

W5 - EXTERIOR WALL (HORIZ. 'FAUX' WOOD METAL SIDING)

HORIZ. 'FAUX' WOOD METAL SIDING
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W5.1 - EXTERIOR WALL (HORIZ. 'FAUX' WOOD METAL SIDING) FRR 1HR ASSEMBLY UL U423:

N/A

W6 - EXTERIOR WALL (CEMENT BOARD PANEL)

CEMENT BOARD PANEL
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W6.1 - EXTERIOR WALL (METAL PANEL) FRR 1HR ASSEMBLY UL U423:

N/A

W7 - EXTERIOR WALL (STUCCO FINISH)

STUCCO SPRAY FINISH
1/2" CEMENT BOARD PANELS
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING (1/2" DENSGLASS GOLD FIREGUARD SHEATHING @
FIREWALL END ONLY) SEE ELEVATIONS
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W8 - EXTERIOR EXPOSED WALL (45 MIN FRR)

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE or EXPOSED TO ONE ANOTHER (SHARED EXITS)
AS SPECIFIED WALL TYPE W3 to W7 IN THIS PACKAGE
-SUBSTITUTE INTERIOR 1/2" GYPSUM BRD. W/ 1/2" TYPE "X" GYPSUM BRD.
INSTALLED SO THAT ALL EDGES ARE SUPPORTED TAPED & FILLED. SPACE
BETWEN WOOD STUDS TO BE FILLED WITH BATT INSULATION

-THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND ALL
INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC.
(REFER TO SECTION 2.3.0F OBC SUPPLEMENTARY GUIDELINES)

HEADER/RIM JOIST AREA
PROVIDE 1/2" TYPE "X" GYPSUM BRD. BETWEEN FLOOR
JOISTS @ HEADER LOCATION or CONTINUOUSLY ALONG THE
RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST.
TO MAINTAIN A 45 MINUTE FIRE RATING

W9 - TYP. EXTERIOR MASONRY WALL OVERLAP @ PARTY WALL

N/A

W10 - TYP. EXTERIOR SIDING/SIDING PANEL OVERLAP @ PARTY WALL

N/A

W11 (INT) - TYP. INTERIOR WALL

1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
2X4 or 2X6 WOOD STUDS @ 16" o/c (AS PER PLAN)
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
** SUBSTITUTE GYPSUM BOARD w/ DENS-SHIELD TILE
BACKER @ ALL SHOWER & TUB ENCLOSURES w/
FIBERGLASS MESH TAPE & TILE MASTIC @ ALL JOINTS

W12 (INT) - INTERIOR GARAGE WALL

N/A

W13 (INT) - INTERIOR WALL (FIRE RATED)

SB-3 W4d (1HR FRR, 53 STC)
1/2" TYPE X DRY WALL
2X4 or 2X6 @ 24" C/C W/ ROCKSUL INSUL. (R22)
RESILIANT METAL CHANNELS @ 24" C/C
2-1/2" TYPE X DRYWALL

W13.1 (INT) - UNDERSIDE OF STAIRS

SB-3 W4d (1HR FRR, 53 STC)
1/2" TYPE X DRY WALL
2X4 @ 24" C/C W/ ROCKSUL INSUL. (R22)
RESILIANT METAL CHANNELS @ 24" C/C
2-1/2" TYPE X DRYWALL

W13.2 (INT) - INTERIOR WALL (FIRE RATED-REDUCED SOUND)

N/A

W14 (INT) - TYPICAL FIREWALL ASSEMBLY
2H FRR, STC 65+ (UL W314)

-5/8" TYPE 'X' DRYWALL (TAPED, SANDED, PAINTED)
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-3/4" AIR SPACE
-TWO-1" CGC SHEETROCK LINER PANEL(2HR FRR, UL W314) W/ LINER 'H'
CLIPS & ATTACHMENT ANGLE CLIPS (SEE DETAILS)
-3/4" AIR SPACE
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-5/8" TYPE 'X' DRYWALL (TAPED, SANDED, PAINTED)

TYP. PARTY WALL @ FLOOR ASSEMBLY
-BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE
(PROVIDE 6" ROXUL INSUL. OVER SPRAY FOAM) ONLY IF EXPOSED
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-3/4" AIR SPACE
-TWO-1" CGC SHEETROCK LINER PANEL(2HR FRR, UL W314) W/ LINER 'H' CLIPS &
ATTACHMENT ANGLE CLIPS (SEE DETAILS)-3/4" AIR SPACE
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE
(PROVIDE 6" ROXUL INSUL. OVER SPRAY FOAM) ONLY IF EXPOSED

TYP. PARTY WALL @ ATTIC
-5/8" DRYWALL (TAPED, SANDED, PAINTED)
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-3/4" AIR SPACE
-TWO-1" CGC SHEETROCK LINER PANEL(2HR FRR, UL W314) W/
LINER 'H' CLIPS & ATTACHMENT ANGLE CLIPS (SEE DETAILS).
EXTEND MIN 6" ABOVE ROOF SHEATHING TO FORM PARAPET (SEE
DETAILS)
-3/4" AIR SPACE
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-5/8" DRYWALL (TAPED, SANDED, PAINTED)

** THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND
ALL INTERSECTING PARTITIONS, MECHANICAL CHASES,
BATHTUBS, SHOWERS, ETC. (REFER TO SECTION 2.3 OF
SUPPLEMENTARY GUIDELINES.
** 2X4 WOOD STUDS IN PARTY WALL TO BE STAGGERED

W14.1 (INT) - TYPICAL FIREWALL @ FOUNDATION
FRR 2H+, SB-2 TABLE 2.1.1

-1/2" DRYWALL (TAPED & SANDED)
-2x4 STUDS @ 16" O.C.
-3 1/2" BATT INSULATION (ROXUL)
2" CONT. SEMI-RIGID INSULATION (R10)
12" POURED CONC. WALL (FRR 2H+, SB-2 TABLE 2.1.1)
2" CONT. SEMI-RIGID INSULATION (R10)
-3 1/2" BATT INSULATION (ROXUL)
-2x4 STUDS @ 16" O.C.
-1/2" DRYWALL (TAPED & SANDED)

ROOF ASSEMBLIES

R1 - TYPICAL ROOF

ASPHALT SHINGLES
"ICE & WATERSHIELD" EAVE PROTECTION @ ALL ROOF INTERSECTIONS & @ VALLEYS & ROOF EDGES
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING W/ H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 24" O/C (REFER TO TRUSS LAYOUT)
STYROFOAM INSULATION DEPRESSORS @ EVERY TRUSS SPACE
R-60 BLOWN-IN FIBERGLASS INSULATION
1X3 STRAPPING @ 16" O/C
6 MIL POLY VAPOUR BARRIER (CAULKED JOINTS)
1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

** GARAGE ROOF TO BE INSULATED IF GARAGE WALLS INSULATED (OPTIONAL PER BUILDER)
** FOR ROOF SLOPES 4/12 OR LESS, INSTALL ICE & WATER SHIELD OVER THE ENTIRE SURFACE 9.26.1.2
** WALL SHEATHING TO BE EXTENDED AT ALL HIGH HEEL TRUSSES IN THE ATTIC SPACE

R1.1 - TYPICAL ROOF (CATHEDRAL)

N/A

R2 - SHINGLED PORCH ROOF

N/A

R3 - TYPICAL FLAT ROOF (INSULATED - SLOPED WOOD FURRING STRIPS)

2-PLY MODIFIED BITUMEN MEMBRANE
7/16" OSB SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING

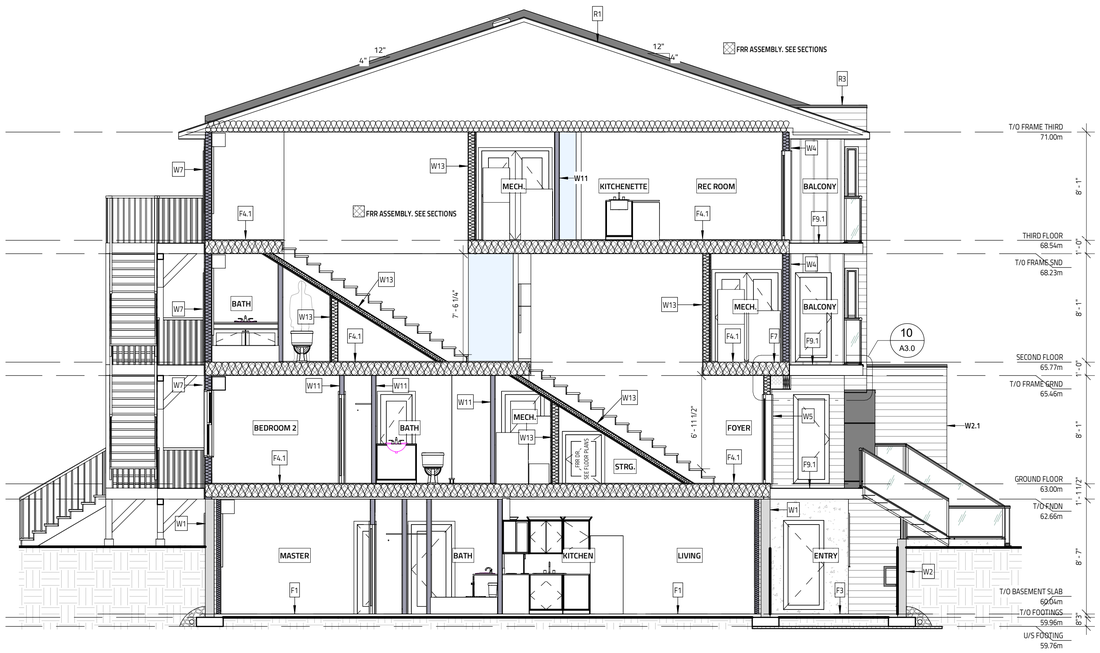
R4 - TYPICAL FLAT ROOF (INSULATED - SLOPED RIGID INSUL.)

N/A

R5 - FLAT ROOF CANOPY - SLOPED WOOD FURRING STRIPS

N/A

GENERAL NOTE:
** EXTERIOR WALL SHEATHING PROJECTS PAST FND. WALL
@ SIDING LOCATIONS. EXTERIOR FACE OF FND. WALL FLUSH
WITH EXTERIOR FACE OF FRAMING STUD



1 A-A (TYP. FRONT-BACK SECTION)
SCALE: 3/16" = 1'-0"

STRUCTURAL REVIEW ONLY

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3. PROVISIONS IN PART 9 OF O.B.C. 2012

ONTARIO ASSOCIATION OF ARCHITECTS
ERIK SKOPEK
LICENCE
4206

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7	CLIENT CHANGES APPLIED	DECEMBER 6, 2024
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5	ISSUED FOR PERMIT v2	SEPTEMBER 26, 2024
4	ISSUED FOR PERMIT	JUNE 26, 2024
3	ISSUED FOR STRUCTURAL REVIEW	JUNE 12, 2024

MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE
SECTIONS 1

DATE DRAWN: MARCH 4, 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00306
CHECKED BY: JS	DWG. NO. A2.0

CONSTRUCTION ASSEMBLIES

FLOOR ASSEMBLIES

F1 - BASEMENT FLOOR

3" POURED CONCRETE SLAB (2500 PSI)
6 MIL POLY VAPOUR BARRIER
8" COMPACTED GRANULAR STONE

F1.1 - BASEMENT FLOOR (RADIANT)

N/A

F1.2 - CRAWL SPACE FLOOR (HEATED)

N/A

F2 - GARAGE FLOOR

N/A

F3 - EXTERIOR BASEMENT CONC. SLAB

3" POURED CONCRETE SLAB C/W BROOM FINISH
1.8KG/M3 SYNTHETIC FIBRE MESH REINFORCEMENT
2" HI40 RIGID INSUL. (SEE FLOOR PLANS)
8" COMPACTED GRANULAR STONE

F3.5 - CONC. PORCH SLAB (REINFORCED)

N/A

F4 - TYPICAL FLOOR

N/A

F4.1 - TYPICAL FLOOR (FIRE RATED)

SB-3 F9g (FRR 1hr, STC 51, IIC 44) (1" PENG'D OR CONVENTIONAL LUMBER JOISTS)
SB-3 F28g (FRR 1hr, STC 51, IIC 44) (OPEN WEB PENG'D JOISTS)
MIN 3/4" HARDWOOD STRIP FLOORING (PARALLEL TO SEPERATING WALL PER 9.11.1.4 SOUND)
5/8" T&G OSB SUBFLOOR, GLUED & SCREWED (PER 9.11.1.4 SOUND)
5/8" T&G OSB SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D WOOD JOISTS 24" C/C MAX
(REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
ABSORBATIVE BATTS IN JOIST CAVITY
(AIR BARRIER @ RIM BOARD)
R22 BATT or SPRAY FOAM INSUL. @ HEADER SPACE
RESILIENT METAL CHANNELS @ 16" C/C
2-1/2" TYPE 'X' GYPSUM BOARD

HEADER/RIM JOIST AREA

-PROVIDE 5/8" TYPE "X" GYPSUM BRD. BETWEEN FLOOR JOISTS @ HEADER LOCATION or CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST.

F4.2 - TYPICAL FLOOR (FIRE RATED)(REDUCED SOUND)

N/A

F5 - TYPICAL FLOOR (RADIANT)

N/A

F6 - TYPICAL STAIR LANDING (NON-SELF SUPPORTING STAIR)

N/A

F7 - INSULATED FLOOR (BAY PROJECTIONS)

FLOOR FINISH
3/4" T&G OSB SUBFLOOR, GLUED & SCREWED ON
PRE-ENG'D FLOOR JOISTS (REFER TO FLOOR JOIST LAYOUT FOR SIZE & SPACING)
SPRAY FOAM (R-31) AND VAPOUR BARRIER
SOFFIT FRAMING
1X3 STRAPPING @ 16" C/C W/
AIR BARRIER c/w TAPED JOINTS
2-1/2" DENSGLASS FIREGUARD (SB-2 TABLE 2.3.12)
PRE-FINISHED METAL SOFFIT or WOOD SOFFIT or CEMENT BOARD SOFFIT

F8 - INSULATED FLOOR ABOVE GARAGE

N/A

F9 - TYPICAL DECK

N/A

F9.1 - TYPICAL DECK (WATERPROOF ADHERED MEMBRANE)

WATERPROOF VINYL DECK MEMBRANE OR EQ.
1/2" PT PLYWOOD SHEATHING
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
PT DECK JOISTS (REFER TO FLOOR PLAN FOR SIZE & SPACING)
1X3 STRAPPING @ 16" O/C
2-1/2" TYPE 'X' DRYWALL (SB-2 TABLE 2.3.12)
PRE-FINISHED METAL SOFFIT

F9.2 - TYPICAL DECK (WATERPROOF - FLOATING)

N/A

WALL ASSEMBLIES

W1 - TYPICAL EXTERIOR FND. WALL

CONTINUOUS CONC. PERIMETER FOOTING c/w KEY U/N OTHERWISE
(SEE STRUCTURAL DRAWINGS FOR SIZE)

4" DIA. PERFORATED PLASTIC DRAIN PIPE c/w FILTER CLOTH COVERED W/
6" CLEAR STONE

CEMENT PARGING ABOVE GRADE ON EXT. SIDE
DAMPROOFING & DRAINAGE MEMBRANE
8" POURED CONCRETE FOUNDATION WALL UNLESS NOTED OTHERWISE c/w
REBAR REINFORCEMENT IF APPLICABLE (SEE STRUCTURAL DRAWINGS)

2X4 or 2X6 FOUNDATION SILL PLATE CAULKED TO FOUNDATION
1/2" ANCHOR BOLTS EMBEDDED MIN. 4" INTO FDN. @ 7'-10" C/C MAX

2" R10 SEMI RIGID CONTINUOUS INSULATION
2X4 STUDS @ 24" C/C TO UNDERSIDE OF FLOOR (BASE PLATE IN PT)
R12 BATT INSULATION (FULL HEIGHT)
POLY VAPOUR BARRIER SEALED TO BASE PLATE
1/2" GYPSUM BOARD (FINISHED AREAS ONLY)

W2 - TYPICAL FND. @ PORCH

CEMENT PARGING @ ABOVE GRADE EXT. FACE
DAMPROOFING & DRAINAGE MEMBRANE (GARAGE ONLY)
8" POURED CONCRETE FOUNDATION WALL U/N OTHERWISE C/W REBAR
REINFORCEMENT IF APPLICABLE (SEE STRUCTURAL DRAWINGS)

W2.1 - TYPICAL FND. @ LIFT RAIL SUPPORT

CEMENT PARGING @ ABOVE GRADE EXT. FACE
FOUNDATION DAMPROOFING (BELOW GRADE)
8" POURED CONCRETE FOUNDATION WALL U/N OTHERWISE C/W REBAR
REINFORCEMENT IF APPLICABLE (SEE STRUCTURAL DRAWINGS)

EXTERIOR FACING SIDE ONLY (ABOVE GRADE)(SEE ELEVATIONS/SECTIONS)
1/2" PT SHEATHING ATTACHED TO FOUNDATION WALL
HORIZ. 'FAUX' WOOD METAL SIDING

W2.2 - TYPICAL FND. @ CRAWL SPACE (HEATED)

N/A

W3 - EXTERIOR WALL (MASONRY)

MASONRY STONE c/w 1" AIR SPACE
TIES AS PER OBC 9.20.9.5
FLASHING AS PER OBC 9.20.13.6
WEEP HOLES @ 2'-7" C/C MAX
WEATHER BARRIER C/W TAPED JOINTS
DRIP BENEATH WINDOW SILLS AS PER OBC 9.20.13.12
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W3.1 - EXTERIOR WALL (MASONRY) FRR 1HR ASSEMBLY UL U423:

MASONRY STONE c/w 1" AIR SPACE (TIES AS PER OBC 9.20.9.5)
FLASHING AS PER OBC 9.20.13.6
WEEP HOLES @ 2'-7" C/C MAX
WEATHER BARRIER C/W TAPED JOINTS FASTENED TO SHEATHING W/
FASTENER DOWELS & TAPE OVER DOWEL
5/8" DENSGLASS GOLD FIREGUARD SHEATHING
6" METAL STUDS (6005162-54) @ 16" C/C (SEE STRUCTURAL DRAWINGS)
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
5/8" TYPE 'X' GYPSUM BOARD TAPED/ SANDED/ PAINTED

W4 - EXTERIOR WALL (VERTICAL METAL SIDING)

VERTICAL METAL SIDING
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W4.1 - EXTERIOR WALL (VERTICAL METAL SIDING) FRR 1HR ASSEMBLY UL U423:

VERTICAL METAL SIDING
WEATHER BARRIER C/W TAPED JOINTS
5/8" DENSGLASS GOLD FIREGUARD SHEATHING
6" METAL STUDS (6005162-43) @ 16" C/C (SEE STRUCTURAL DRAWINGS)
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
5/8" TYPE 'X' GYPSUM BOARD TAPED/ SANDED/ PAINTED

W5 - EXTERIOR WALL (HORIZ. 'FAUX' WOOD METAL SIDING)

HORIZ. 'FAUX' WOOD METAL SIDING
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W5.1 - EXTERIOR WALL (HORIZ. 'FAUX' WOOD METAL SIDING) FRR 1HR ASSEMBLY UL U423:

N/A

W6 - EXTERIOR WALL (CEMENT BOARD PANEL)

CEMENT BOARD PANEL
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W6.1 - EXTERIOR WALL (METAL PANEL) FRR 1HR ASSEMBLY UL U423:

N/A

W7 - EXTERIOR WALL (STUCCO FINISH)

STUCCO SPRAY FINISH
1/2" CEMENT BOARD PANELS
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING (1/2" DENSGLASS GOLD FIREGUARD SHEATHING @
FIREWALL END ONLY) SEE ELEVATIONS
2X6 WOOD STUDS @ 16" C/C
R22 BATT INSULATION IN STUD SPACE
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

W8 - EXTERIOR EXPOSED WALL (45 MIN FRR)

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE or EXPOSED TO ONE ANOTHER (SHARED EXITS)
AS SPECIFIED WALL TYPE W3 to W7 IN THIS PACKAGE
-SUBSTITUTE INTERIOR 1/2" GYPSUM BRD. W/ 1/2" TYPE "X" GYPSUM BRD.
INSTALLED SO THAT ALL EDGES ARE SUPPORTED TAPED & FILLED. SPACE
BETWEN WOOD STUDS TO BE FILLED WITH BATT INSULATION

-THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND ALL
INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC.
(REFER TO SECTION 2.3 OF OBC SUPPLEMENTARY GUIDELINES)

HEADER/RIM JOIST AREA
PROVIDE 1/2" TYPE "X" GYPSUM BRD. BETWEEN FLOOR
JOISTS @ HEADER LOCATION or CONTINUOUSLY ALONG THE
RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST.
TO MAINTAIN A 45 MINUTE FIRE RATING

W9 - TYP. EXTERIOR MASONRY WALL OVERLAP @ PARTY WALL

N/A

W10 - TYP. EXTERIOR SIDING/SIDING PANEL OVERLAP @ PARTY WALL

N/A

W11 (INT) - TYP. INTERIOR WALL

1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
2X4 or 2X6 WOOD STUDS @ 16" o/c (AS PER PLAN)
1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED
** SUBSTITUTE GYPSUM BOARD w/ DENS-SHIELD TILE
BACKER @ ALL SHOWER & TUB ENCLOSURES w/
FIBERGLASS MESH TAPE & TILE MASTIC @ ALL JOINTS

W12 (INT) - INTERIOR GARAGE WALL

N/A

W13 (INT) - INTERIOR WALL (FIRE RATED)

SB-3 W4d (1HR FRR, 53 STC)
1/2" TYPE X DRY WALL
2X4 or 2X6 @ 24" C/C W/ ROCKSUL INSUL. (R22)
RESILIANT METAL CHANNELS @ 24" C/C
2-1/2" TYPE X DRYWALL

W13.1 (INT) - UNDERSIDE OF STAIRS

SB-3 W4d (1HR FRR, 53 STC)
1/2" TYPE X DRY WALL
2X4 @ 24" C/C W/ ROCKSUL INSUL. (R22)
RESILIANT METAL CHANNELS @ 24" C/C
2-1/2" TYPE X DRYWALL

W13.2 (INT) - INTERIOR WALL (FIRE RATED-REDUCED SOUND)

N/A

W14 (INT) - TYPICAL FIREWALL ASSEMBLY

2H FRR, STC 65+ (UL W314)

-5/8" TYPE 'X' DRYWALL (TAPED, SANDED, PAINTED)
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-3/4" AIR SPACE
-TWO-1" CGC SHEETROCK LINER PANEL(2HR FRR, UL W314) W/ LINER 'H'
CLIPS & ATTACHMENT ANGLE CLIPS (SEE DETAILS)
-3/4" AIR SPACE
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-5/8" TYPE 'X' DRYWALL (TAPED, SANDED, PAINTED)

TYP. PARTY WALL @ FLOOR ASSEMBLY
-BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE
(PROVIDE 6" ROXUL INSUL. OVER SPRAY FOAM) ONLY IF EXPOSED
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-3/4" AIR SPACE
-TWO-1" CGC SHEETROCK LINER PANEL(2HR FRR, UL W314) W/ LINER 'H' CLIPS &
ATTACHMENT ANGLE CLIPS (SEE DETAILS)-3/4" AIR SPACE
-RIM JOIST (REFER TO SUPPLIERS FLOOR LAYOUTS)
-BATT INSULATION AND/OR SPRAY FOAM INSULATION @ HEADER SPACE
(PROVIDE 6" ROXUL INSUL. OVER SPRAY FOAM) ONLY IF EXPOSED

TYP. PARTY WALL @ ATTIC
-5/8" DRYWALL (TAPED, SANDED, PAINTED)
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-3/4" AIR SPACE
-TWO-1" CGC SHEETROCK LINER PANEL(2HR FRR, UL W314) W/
LINER 'H' CLIPS & ATTACHMENT ANGLE CLIPS (SEE DETAILS).
EXTEND MIN 6" ABOVE ROOF SHEATHING TO FORM PARAPET (SEE
DETAILS)
-3/4" AIR SPACE
-2x4 STUDS @ MAX. 24" O.C. W/BATT INSULATION
-5/8" DRYWALL (TAPED, SANDED, PAINTED)

** THE TYPE "X" & INSULATION MUST RUN CONTINUOUSLY BEHIND
ALL INTERSECTING PARTITIONS, MECHANICAL CHASES,
BATHTUBS, SHOWERS, ETC. (REFER TO SECTION 2.3 OF
SUPPLEMENTARY GUIDELINES.
** 2X4 WOOD STUDS IN PARTY WALL TO BE STAGGERED

W14.1 (INT) - TYPICAL FIREWALL @ FOUNDATION

FRR 2H+, SB-2 TABLE 2.1.1

-1/2" DRYWALL (TAPED & SANDED)
-2x4 STUDS @ 16" O.C.
-3 1/2" BATT INSULATION (ROXUL)
2" CONT. SEMI-RIGID INSULATION (R10)
12" POURED CONC. WALL (FRR 2H+, SB-2 TABLE 2.1.1)
2" CONT. SEMI-RIGID INSULATION (R10)
-3 1/2" BATT INSULATION (ROXUL)
-2x4 STUDS @ 16" O.C.
-1/2" DRYWALL (TAPED & SANDED)

ROOF ASSEMBLIES

R1 - TYPICAL ROOF

ASPHALT SHINGLES
"ICE & WATERSHIELD" EAVE PROTECTION @ ALL ROOF INTERSECTIONS & @ VALLEYS & ROOF EDGES
WEATHER BARRIER C/W TAPED JOINTS
7/16" OSB SHEATHING W/ H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 24" O/C (REFER TO TRUSS LAYOUT)
STYROFOAM INSULATION DEPRESSORS @ EVERY TRUSS SPACE
R-60 BLOWN-IN FIBERGLASS INSULATION
1X3 STRAPPING @ 16" O/C
6 MIL POLY VAPOUR BARRIER (CAULKED JOINTS)
1/2" GYPSUM BOARD 1/2" GYPSUM BOARD TAPED/ SANDED/ PAINTED

** GARAGE ROOF TO BE INSULATED IF GARAGE WALLS INSULATED (OPTIONAL PER BUILDER)
** FOR ROOF SLOPES 4/12 OR LESS, INSTALL ICE & WATER SHIELD OVER THE ENTIRE SURFACE 9.26.1.2
** WALL SHEATHING TO BE EXTENDED AT ALL HIGH HEEL TRUSSES IN THE ATTIC SPACE

R1.1 - TYPICAL ROOF (CATHEDRAL)

N/A

R2 - SHINGLED PORCH ROOF

N/A

R3 - TYPICAL FLAT ROOF (INSULATED - SLOPED WOOD FURRING STRIPS)

2-PLY MODIFIED BITUMEN MEMBRANE
7/16" OSB SHEATHING ON
WOOD FURRING STRIPS SLOPED MINIMUM 2% AWAY FROM BUILDING
REFER TO FLOOR PLAN OR TRUSS LAYOUT FOR FRAMING SIZE & SPACING

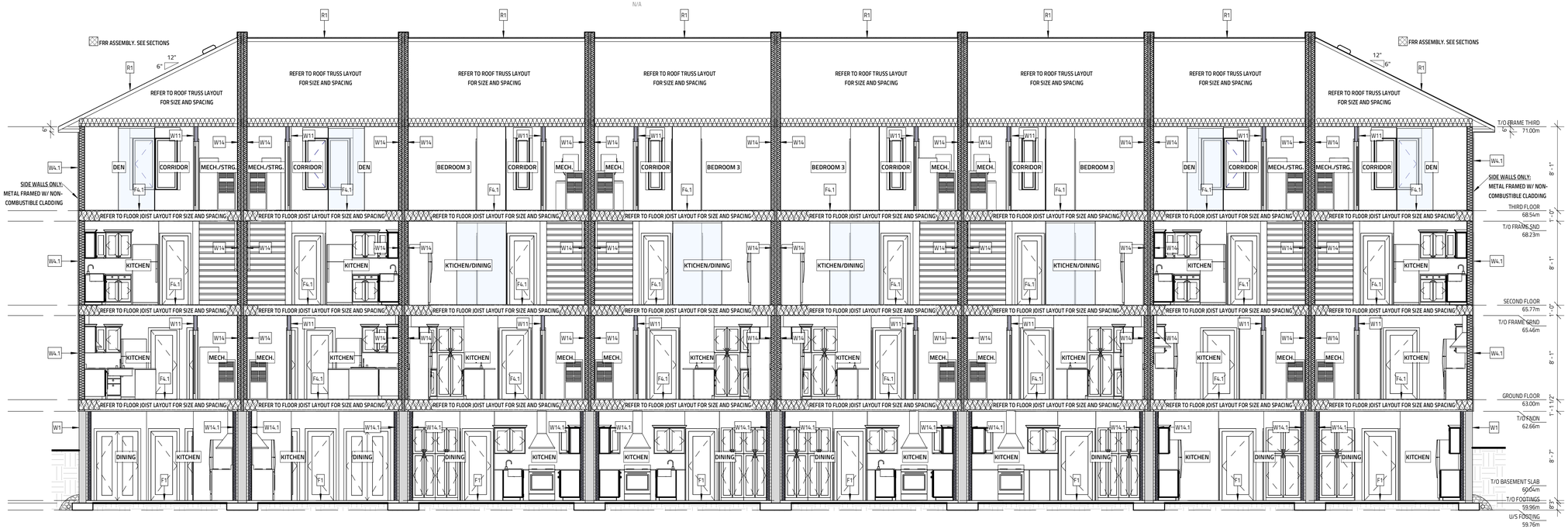
R4 - TYPICAL FLAT ROOF (INSULATED - SLOPED RIGID INSUL.)

N/A

R5 - FLAT ROOF CANOPY - SLOPED WOOD FURRING STRIPS

N/A

GENERAL NOTE:
** EXTERIOR WALL SHEATHING PROJECTS PAST FND. WALL
@ SIDING LOCATIONS. EXTERIOR FACE OF FND. WALL FLUSH
WITH EXTERIOR FACE OF FRAMING STUD



1 B-B (TYP. LEFT-RIGHT SECTION)
SCALE: 3/16" = 1'-0"

STRUCTURAL REVIEW ONLY

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

ONTARIO ASSOCIATION OF ARCHITECTS
ERIC SKOPEK
LICENCE 4208

GENERAL NOTES:
- E. & O.E.
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- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
8	CLIENT/CITY CHANGES APPLIED	MARCH 11, 2025
7	CLIENT CHANGES APPLIED	DECEMBER 6, 2024
6	CITY COMMENTS APPLIED	NOVEMBER 19, 2024
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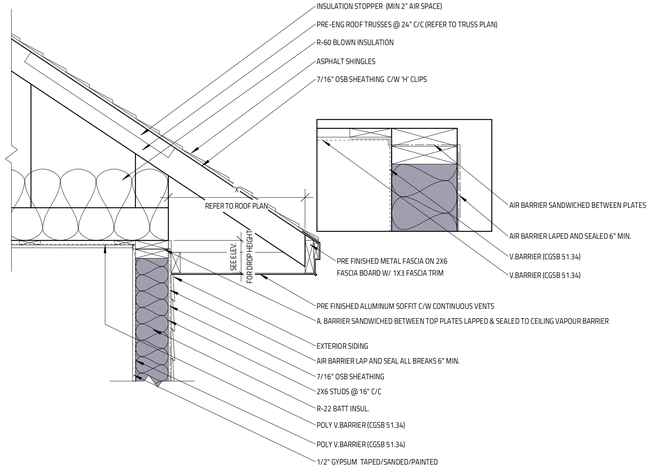
MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

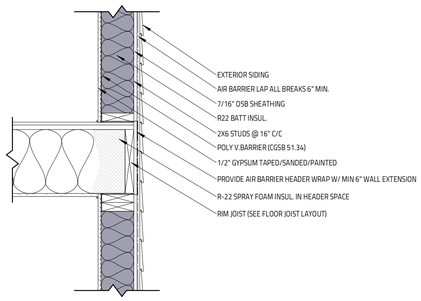
Evolution DESIGN & DRAFTING

DRAWING TITLE: SECTIONS 2

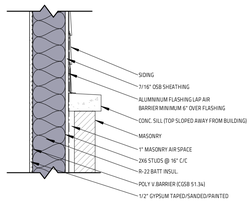
DATE DRAWN: MARCH 4, 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00506
CHECKED BY: JS	DWG. NO. A2.1



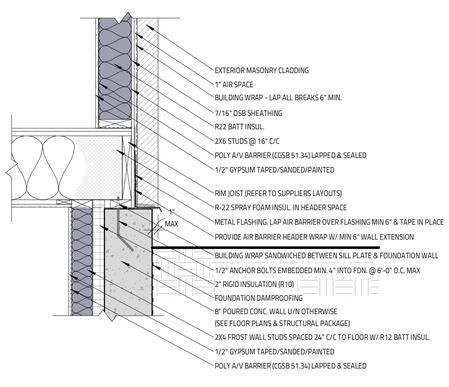
1 DETAIL @ ROOF SOFFIT (EXTENDED TOP CHORD)
SCALE: 1" = 1'-0"



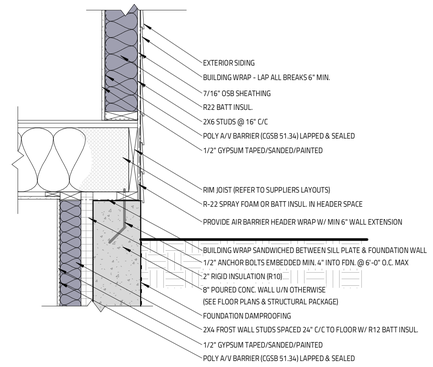
2 TYPICAL SECOND FLOOR CONNECTION
SCALE: 1" = 1'-0"



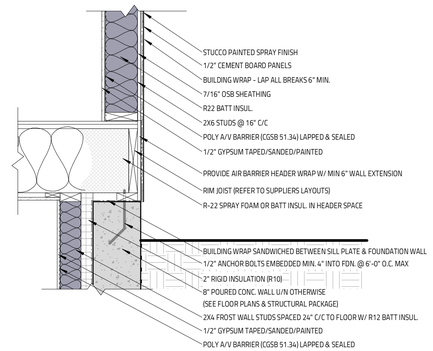
3 INTERSECTION - SIDING/MASONRY INTERSECTION
SCALE: 1" = 1'-0"



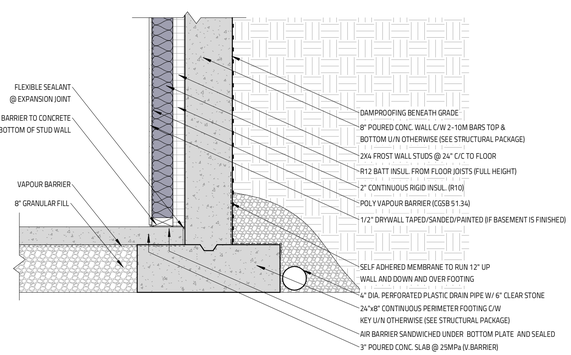
4 T/O FOUNDATION (MASONRY)
SCALE: 1" = 1'-0"



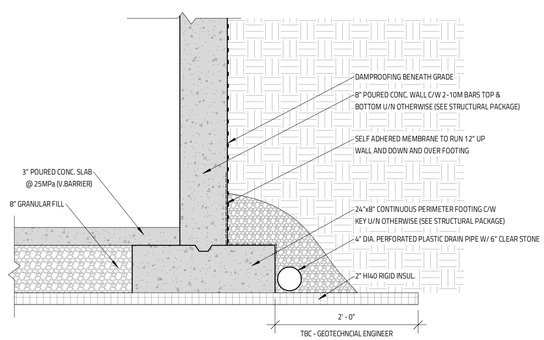
5 T/O FOUNDATION (SIDING)
SCALE: 1" = 1'-0"



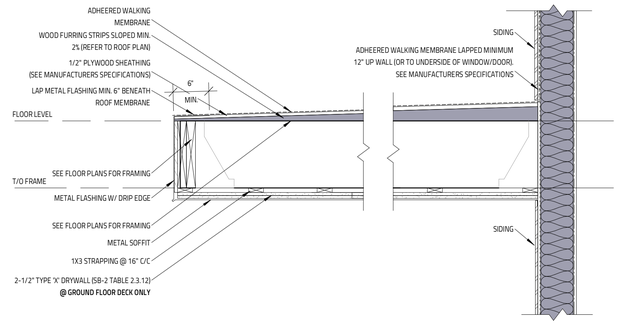
6 T/O FOUNDATION (STUCCO SPRAY)
SCALE: 1" = 1'-0"



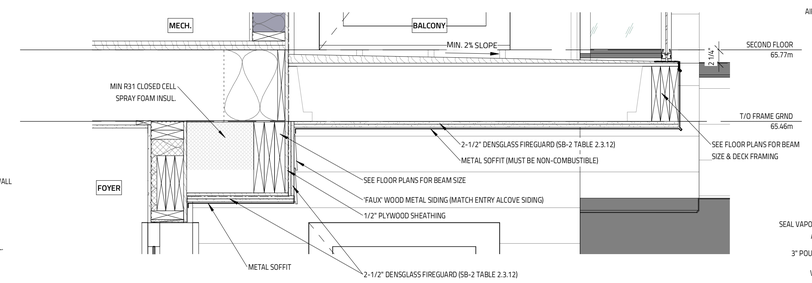
7 FOOTING - FROST WALL & SLAB
SCALE: 1" = 1'-0"



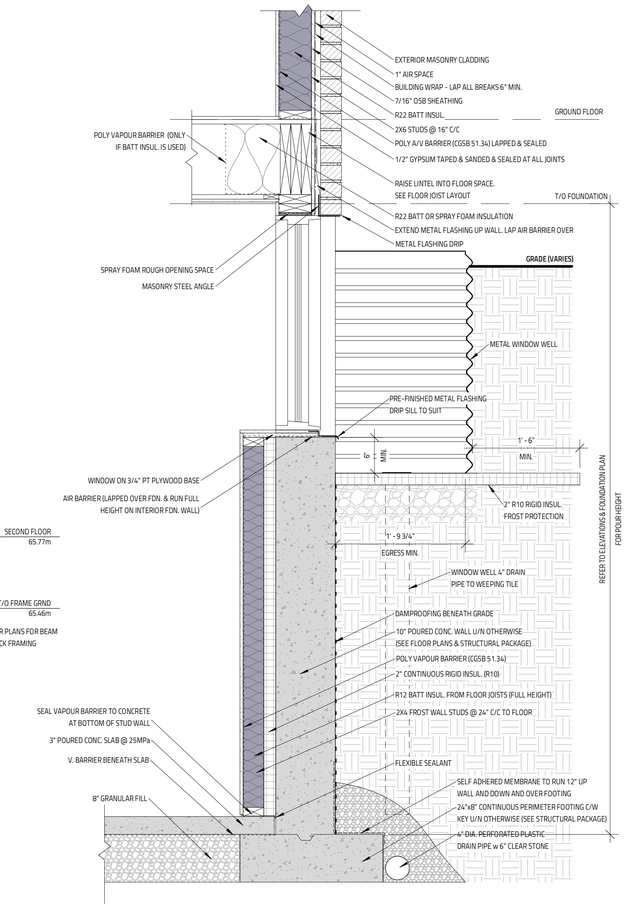
8 FOOTING - BASEMENT PORCH (INSULATED)
SCALE: 1" = 1'-0"



9 WOOD DECK (ADHEERED WALKING MEMBRANE)
SCALE: 1" = 1'-0"



10 TYP. BAY PROJECTION @ EXT. DECK
SCALE: 1" = 1'-0"



11 WINDOW BELOW GRADE @ FOUNDATION WALL
SCALE: 1" = 1'-0"

STRUCTURAL REVIEW ONLY

ONTARIO ASSOCIATION OF ARCHITECTS
PETR SKOPEK
LICENCE
4206

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NO.	REVISION	DATE
8	CLIENT/CITY CHANGES APPLIED	MARCH 11, 2025
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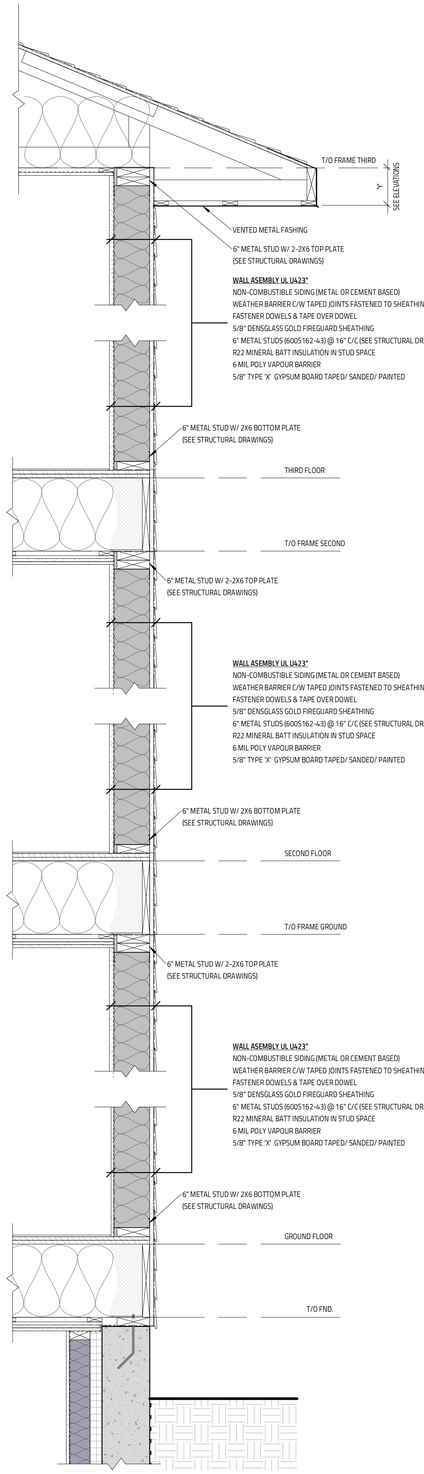
6	CITY COMMENTS APPLIED	NOVEMBER 19, 2024
5	ISSUED FOR PERMIT v2	SEPTEMBER 26, 2024
4	ISSUED FOR PERMIT	JUNE 26, 2024
3	ISSUED FOR STRUCTURAL REVIEW	JUNE 12, 2024

PROJECT:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON

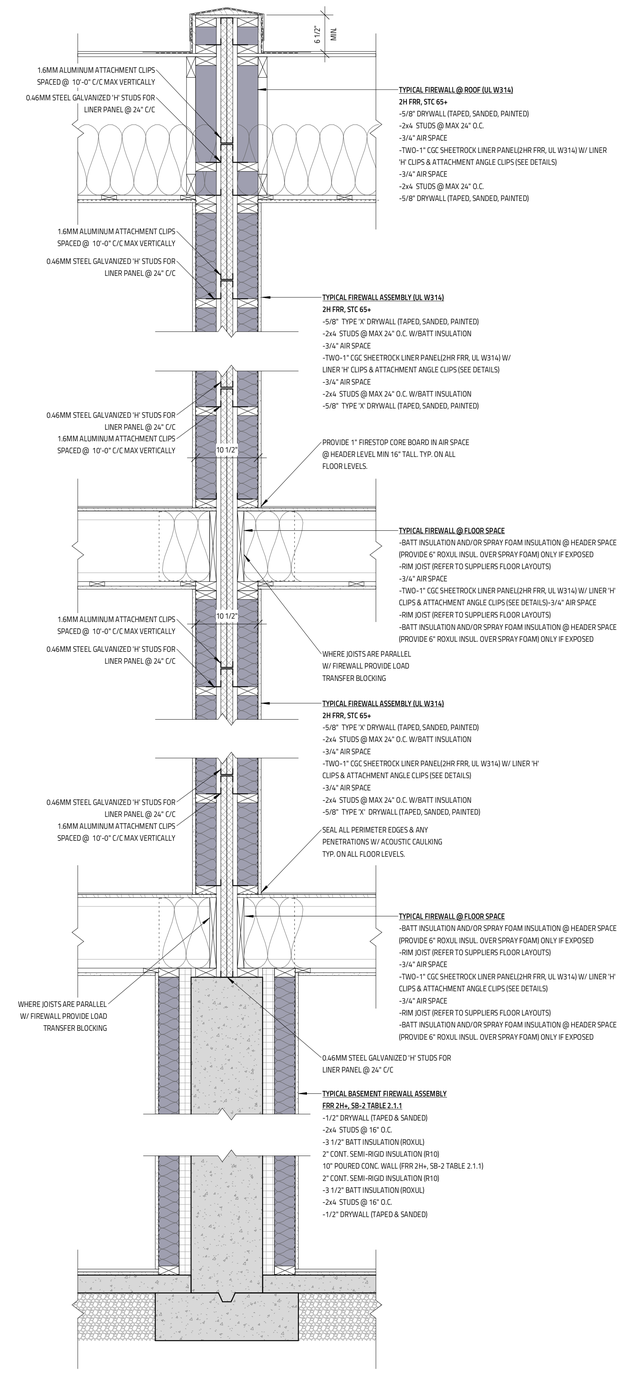
Evolution DESIGN & DRAFTING

DRAWING TITLE: **DETAILS 1**

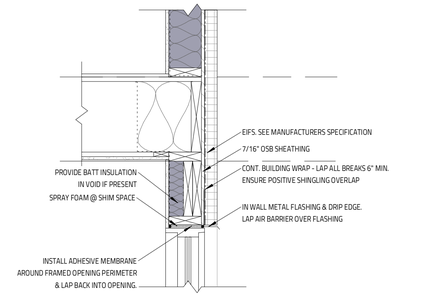
DATE DRAWN: MARCH 4, 2024	SCALE: 1" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00306
CHECKED BY: JS	DWG. NO. A3.0



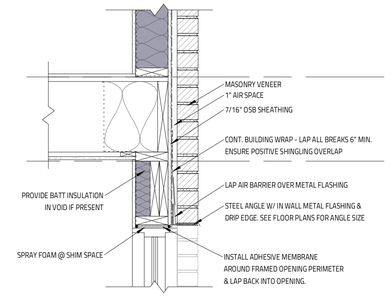
1 NON-COMBUSTIBLE EXT. WALL SECTION (SIDING)
SCALE: 1" = 1'-0"



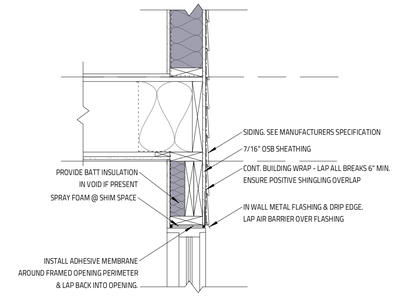
2 TYPICAL FIREWALL - 2HR FRR (UL W314)
SCALE: 1" = 1'-0"



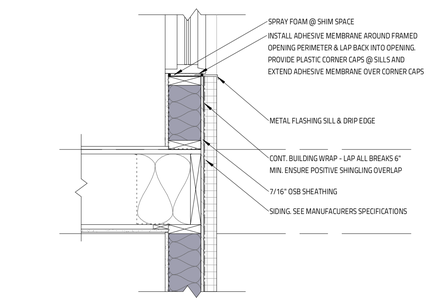
4 TYPICAL WINDOW HEAD @ EIFS
SCALE: 1" = 1'-0"



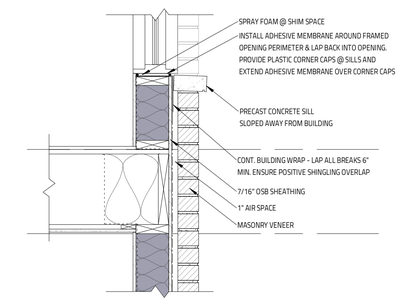
6 TYPICAL WINDOW HEAD @ MASONRY
SCALE: 1" = 1'-0"



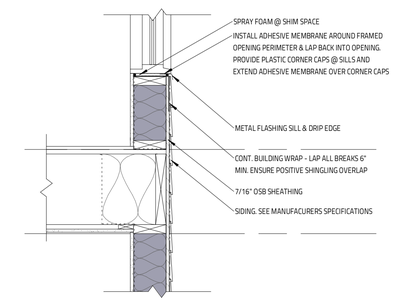
8 TYPICAL WINDOW HEAD @ SIDING
SCALE: 1" = 1'-0"



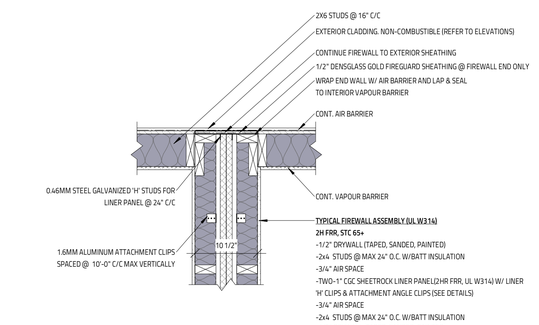
5 TYPICAL WINDOW SILL @ EIFS
SCALE: 1" = 1'-0"



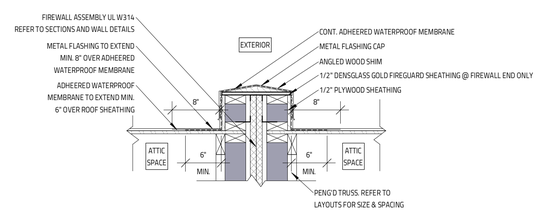
7 TYPICAL WINDOW SILL @ MASONRY
SCALE: 1" = 1'-0"



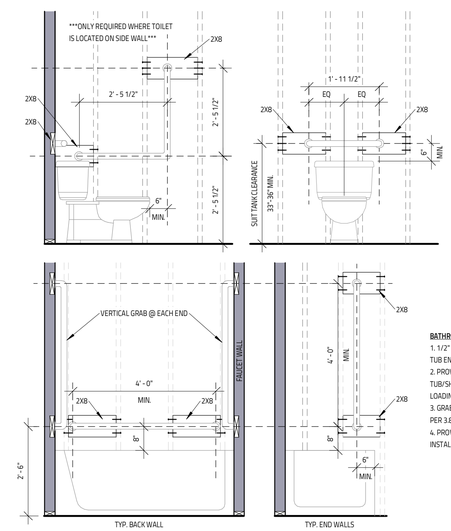
9 TYPICAL WINDOW SILL @ SIDING
SCALE: 1" = 1'-0"



3 TYPICAL FIREWALL @ COMBUSTIBLE EXTERIOR WALL - 2HR FRR (UL 314)
SCALE: 1" = 1'-0"



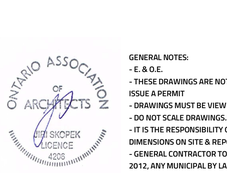
11 TYPICAL FIREWALL @ PARAPET (UL W314)
SCALE: 1" = 1'-0"



BATHROOMS
1. 1/2" DENSEBOARD TILE BACKERBOARD FOR SHOWER & TUB ENCLOSURE WALLS
2. PROVIDE WATERPROOF WALL FINISH AROUND TUB/SHOWERS AS PER 9.29.2.1
LOADING OF GRAB BARS PER 9.31.2.3
3. GRAB BAR LOCATIONS FOR WATER CLOSETS & SHOWERS PER 3.8.3.8(3)(a) & 3.8.3.8(3)(c) & 3.8.3.13 (4)(e)
4. PROVIDE STUD WALL REINFORCEMENT FOR FUTURE INSTALLATION OF GRABS BARS PER 9.5.2.3.

10 BATHROOM GRAB BAR WALL REINFORCEMENT
SCALE: 1/2" = 1'-0"

STRUCTURAL REVIEW ONLY



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MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

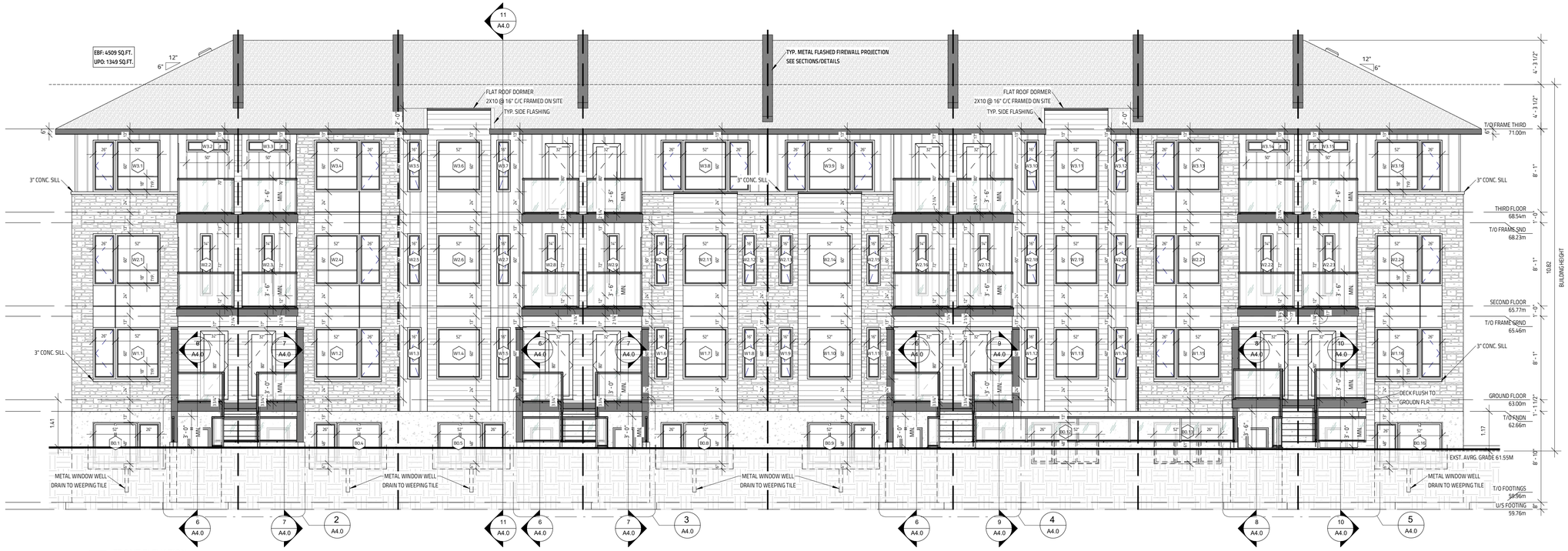
Evolution DESIGN & DRAFTING

DRAWING TITLE
DETAILS 2

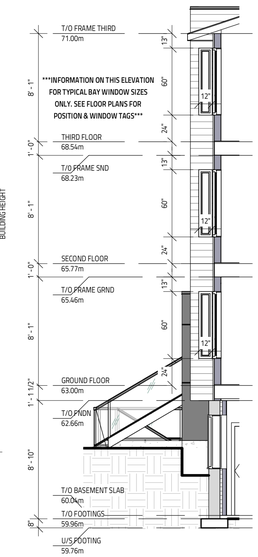
DATE DRAWN: MARCH 4, 2024	SCALE: As indicated
DRAWN BY: MV	FILE NAME: #23-00306
CHECKED BY: JS	DWG. NO. A3.1

MASONRY STONE
'FAUX' WOOD HORIZ. METAL SIDING
STANDING SEAM VERTICAL METAL SIDING
STUCCO PAINT FINISH OVER CEMENT BOARD
CEMENT BOARD PANELS
CEMENT PARGING
METAL FASCIA/FLASHING
ASPHALT SHINGLES

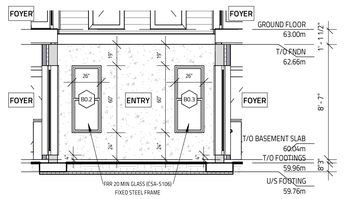
ELEVATION MATERIAL LEGEND
SCALE: 3/16" = 1'-0"



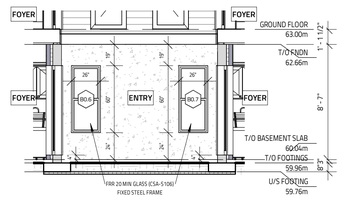
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



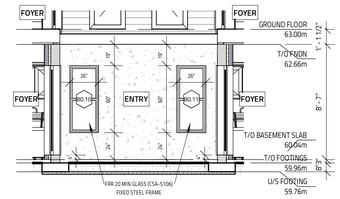
11 TYP. SIDE BAY WINDOWS
SCALE: 3/16" = 1'-0"



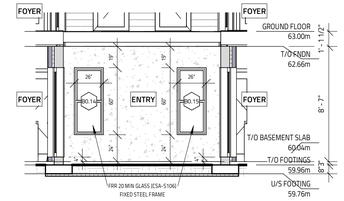
2 FRONT ELEVATION - UNIT 1C & 2C ENTRY
SCALE: 3/16" = 1'-0"



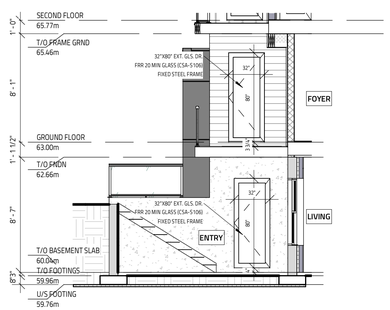
3 FRONT ELEVATION - UNIT 3C & 4C ENTRY
SCALE: 3/16" = 1'-0"



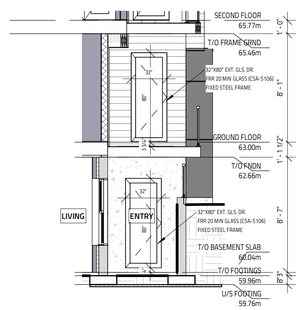
4 FRONT ELEVATION - UNIT 5C & 6C ENTRY
SCALE: 3/16" = 1'-0"



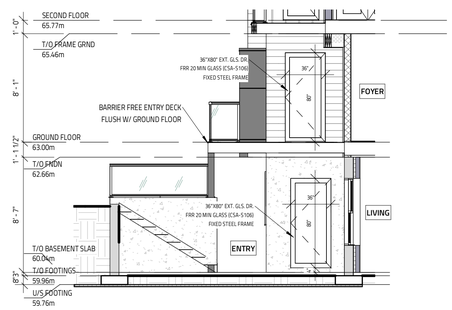
5 FRONT ELEVATION - UNIT 7C & 8C ENTRY
SCALE: 3/16" = 1'-0"



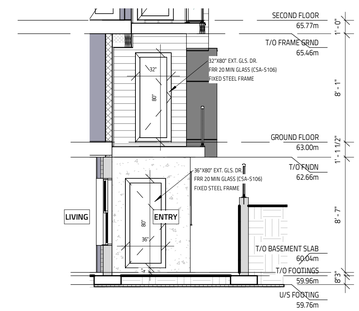
6 FRONT ELEVATION - BASEMENT INNER LEFT
SCALE: 3/16" = 1'-0"



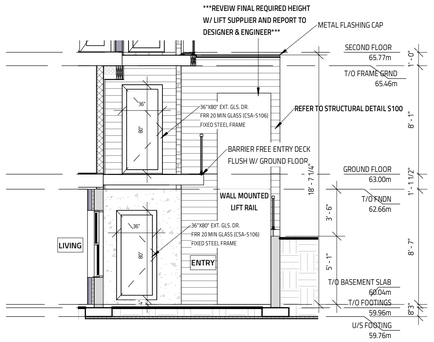
7 FRONT ELEVATION - BASEMENT INNER RIGHT
SCALE: 3/16" = 1'-0"



8 FRONT ELEVATION - BASEMENT INNER LEFT (BARRIER FREE)
SCALE: 3/16" = 1'-0"



9 FRONT ELEVATION - BASEMENT INNER RIGHT (BARRIER FREE)
SCALE: 3/16" = 1'-0"



10 FRONT ELEVATION - BASEMENT INNER RIGHT (@ LIFT)
SCALE: 3/16" = 1'-0"

STRUCTURAL REVIEW ONLY

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2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

ONTARIO ASSOCIATION OF ARCHITECTS
ERIK SKOPEK LICENCE 8206

GENERAL NOTES:
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4	ISSUED FOR PERMIT	JUNE 26, 2024
3	ISSUED FOR STRUCTURAL REVIEW	JUNE 12, 2024

MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE: ELEVATIONS 1

DATE DRAWN: MARCH 4, 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00306
CHECKED BY: IS	DWG. NO. A4.0

MASONRY STONE

'FAUX' WOOD HORIZ. METAL SIDING

STANDING SEAM VERTICAL METAL SIDING

STUCCO PAINT FINISH OVER CEMENT BOARD

CEMENT BOARD PANELS

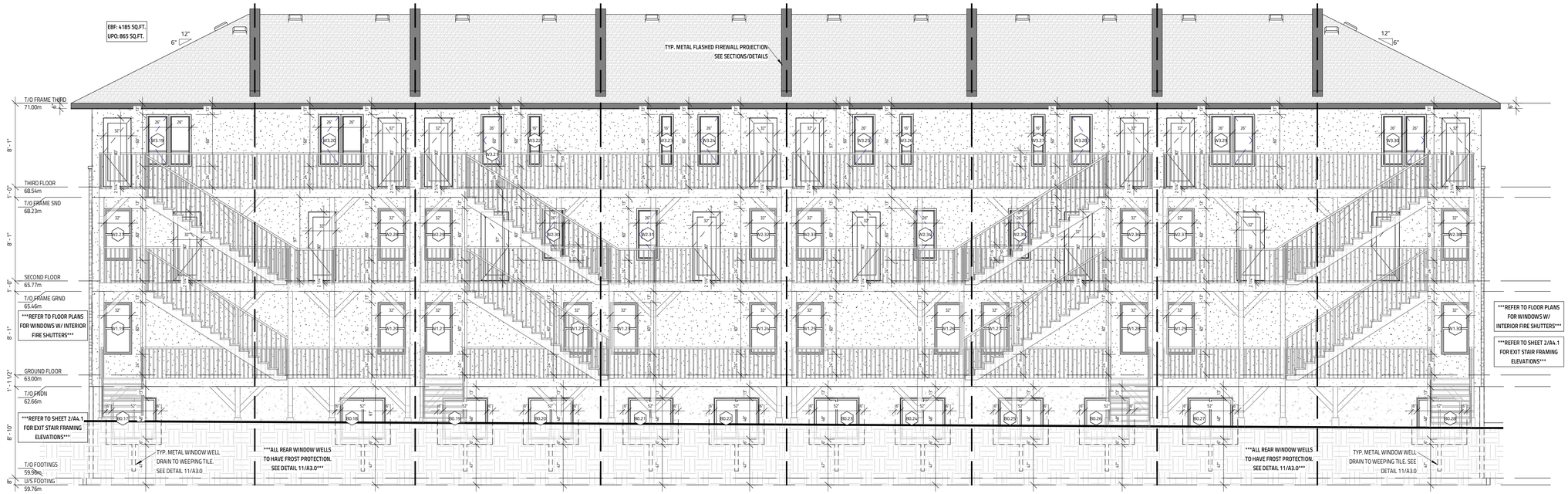
CEMENT PARGING

METAL FASCIA/FLASHING

ASPHALT SHINGLES

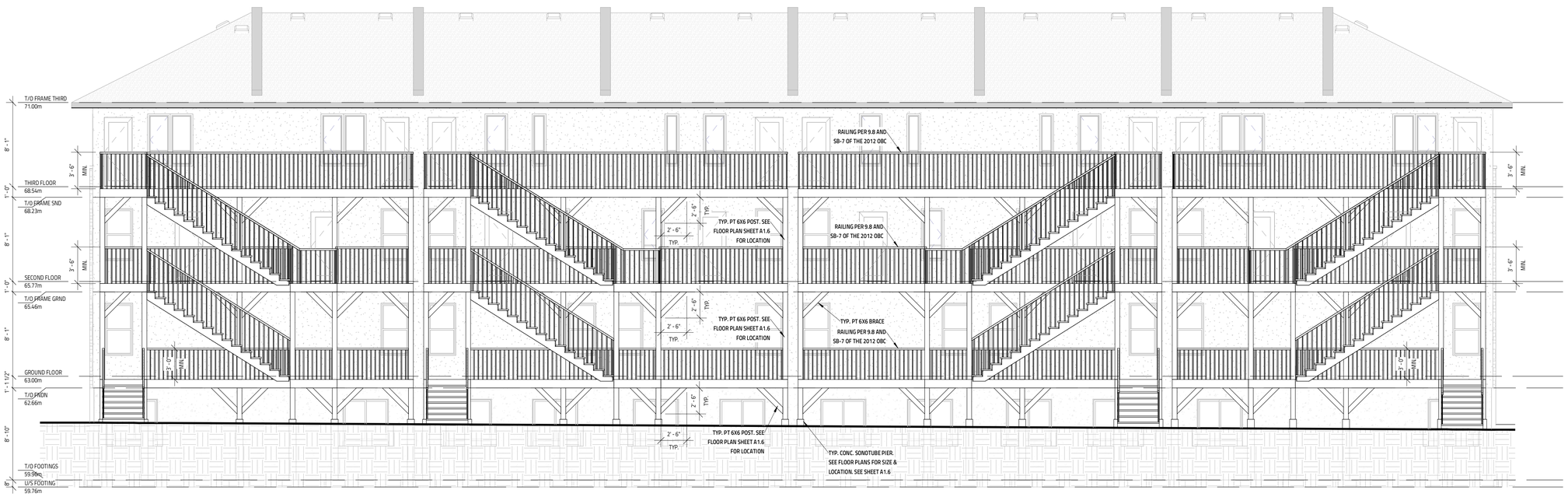
ELEVATION MATERIAL LEGEND

SCALE: 3/16" = 1'-0"



1 REAR ELEVATION

SCALE: 3/16" = 1'-0"



2 REAR ELEVATION - EXIT STAIR

SCALE: 3/16" = 1'-0"

STRUCTURAL REVIEW ONLY

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ONTARIO ASSOCIATION OF ARCHITECTS
ERIK SKOPEK
LICENCE
4202

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3	ISSUED FOR STRUCTURAL REVIEW	JUNE 12, 2024

MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE
ELEVATIONS 2

DATE DRAWN: MARCH 6, 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: MJ	FILE NAME: #23-00306
CHECKED BY: JS	DWG. NO. A4.1

MASONRY STONE

'FAUX' WOOD HORIZ. METAL SIDING

STANDING SEAM VERTICAL METAL SIDING

STUCCO PAINT FINISH OVER CEMENT BOARD

CEMENT BOARD PANELS

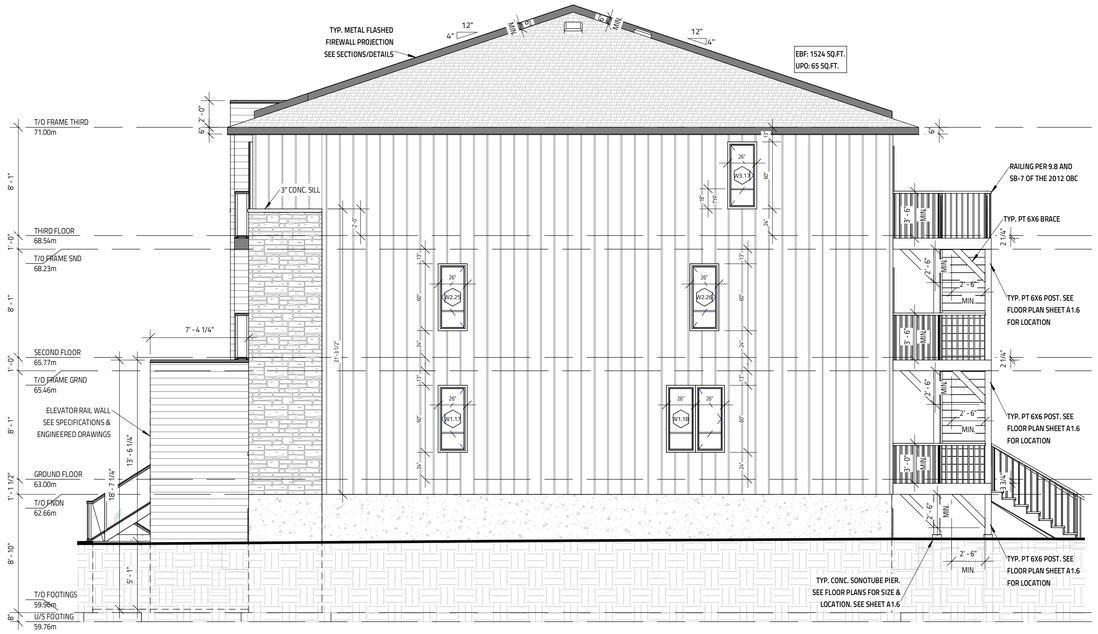
CEMENT PARGING

METAL FASCIA/FLASHING

ASPHALT SHINGLES

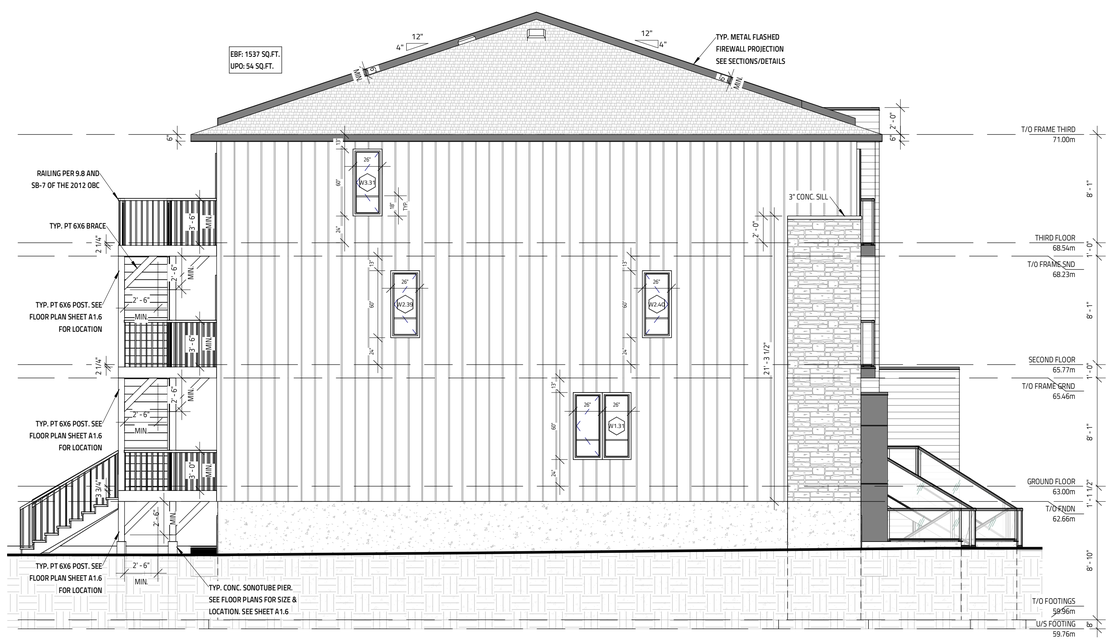
ELEVATION MATERIAL LEGEND

SCALE: 3/16" = 1'-0"



1 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION

SCALE: 3/16" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
ERIK SKOPEK
LICENCE
4206

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MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW

OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE: **ELEVATIONS 3**

DATE DRAWN: MARCH 4, 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00306
CHECKED BY: SG	DWG. NO. A4.2