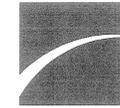


# ISSUED FOR NEW ADDITION BUILDING PERMIT

MARCH 8, 2018



ARC  
associates inc.  
50 CAMELOT DRIVE SUITE 200 K2G 6G8 OTTAWA, ONTARIO  
TEL (613) 274-3330 FAX (613) 274-3710

## DRAWINGS

- A001 COVER SHEET
- A002 SCHEDULES
- A003 WINDOW SCHEDULE / DOOR SCHEDULES
- A004 FULL SITE PLAN
- A005 PART SITE PLAN
  
- A101 BASEMENT FLOOR PLAN
- A102 GROUND FLOOR PLAN
- A103 SECOND FLOOR PLAN
- A104 THIRD FLOOR PLAN
  
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
  
- A301 BUILDING SECTION
- A302 BUILDING SECTION
- A303 WALL SECTIONS

## CONSULTANTS

### ARCHITECTURAL:

ARC ASSOCIATES INC.  
50 CAMELOT DR. OTTAWA, ON K2G 6X8  
TEL (613) 274-3330 FAX (613) 224-1255

### CIVIL:

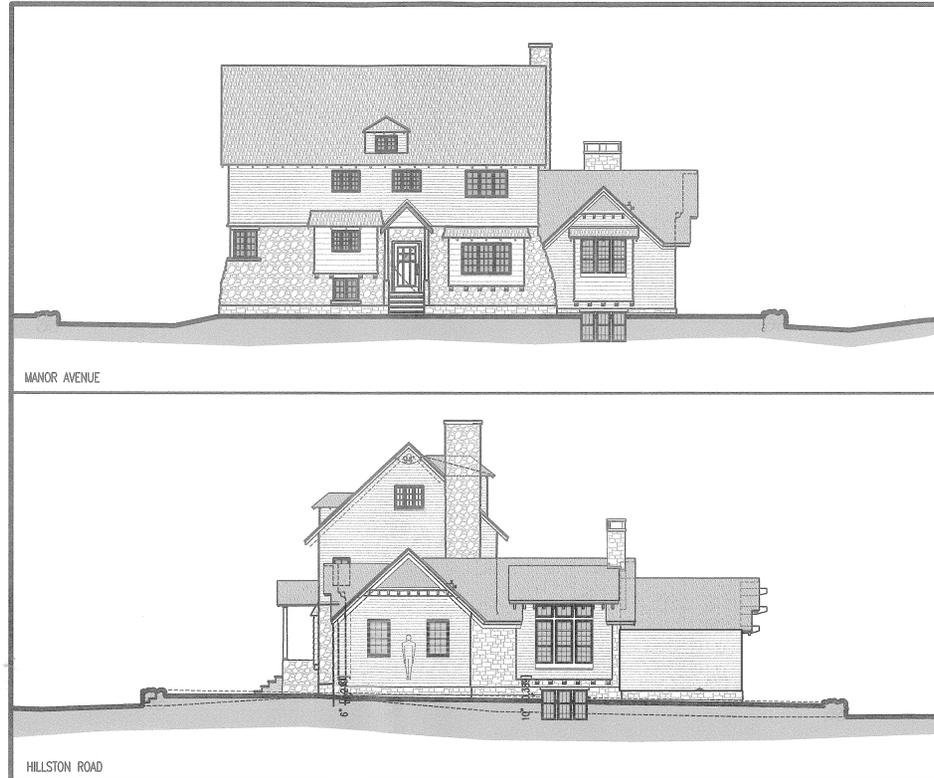
TL MAX ENGINEERING  
218-1455 YOUVILLE DR. OTTAWA, ON K1C 6Z7  
TEL (613) 837-5516 FAX (613) 837-5001

### STRUCTURAL:

VRIEND ENGINEERING  
2086 STAGECOACH RD. GREELEY, ON  
613-282-8369

### MECHANICAL:

DESIGN HVAC EXPERTS INC.  
820 PINECREST ROAD, OTTAWA, ON K2B 6A9  
TEL (613) 828-4440

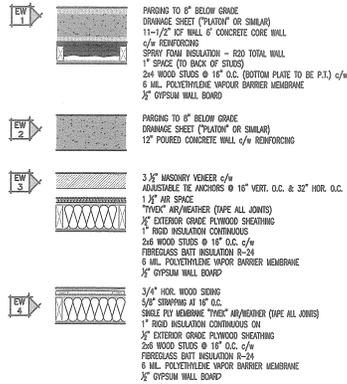


514 MANOR AVENUE  
ROOF RENOVATION  
OTTAWA, ONTARIO

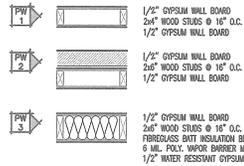
ISSUED FOR  
BUILDING PERMIT  
MARCH 8, 2018

ARC PROJECT 1620

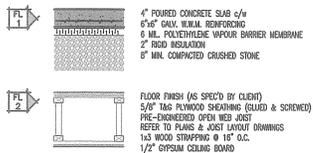
**EXTERIOR WALL ASSEMBLIES**



**PARTITION WALL TYPES**



**FLOOR ASSEMBLIES**



**ROOF ASSEMBLIES**



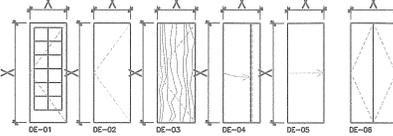
**1 WALL TYPES SCHEDULE**  
 A.002 SCALE: NTS

**DOOR SCHEDULE:**

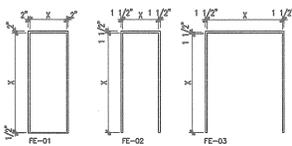
| NO.                    | SIZE         | DOOR ELEV. | DOOR MATL. | FRAME ELEV. | FRAME MATL. | JAMB DETL. | HARDWARE     | REMARKS:   |
|------------------------|--------------|------------|------------|-------------|-------------|------------|--------------|--|
| <b>EXISTING HOUSE:</b> |              |            |            |             |             |            |              |  |
| <b>BASEMENT:</b>       |              |            |            |             |             |            |              |  |
| 301                    | 15'0" x 8'0" | DE-02      | SHD/PT     | FE-03       | WD/PT       | JD-03      | PASSAGE SET  | LEVER STYLE - ALL HARDWARE TO BE SUPPLIED BY OWNER   |
| 302                    | 3'0" x 8'0"  | DE-02      | SHD/PT     | FE-02       | WD/PT       | JD-03      | BATHROOM SET | LEVER STYLE - ALL HARDWARE TO BE SUPPLIED BY OWNER   |
| 303                    | 3'4" x 8'0"  | DE-02      | SHD/PT     | FE-02       | WD/PT       | JD-03      | PASSAGE SET  | LEVER STYLE - ALL HARDWARE TO BE SUPPLIED BY OWNER   |
| <b>GROUND FLOOR:</b>   |              |            |            |             |             |            |              |  |
| 101                    | 30" x 80"    | EXISTING   | SHD/PT     | EXISTING    | WD/PT       | EXISTING   | LOCK SET     | EXISTING HERITAGE DOOR TO BE REFINISHED C/W NEW HARDWARE - WEATHER STRIPPING - THUMB TURN INSIDE |
| 102                    | 18" x 84"    | DE-06      | SHD/PT     | FE-02       | WD/PT       | JD-03      | LATCH SET    | DOUBLE DOORS   |
| 103                    | 30" x 84"    | DE-02      | SHD/PT     | FE-02       | WD/PT       | JD-03      | BATHROOM SET |  |
| 104                    | 28" x 84"    | DE-02      | SHD/PT     | FE-02       | WD/PT       | JD-03      | BATHROOM SET |  |
| 105                    | 18" x 84"    | DE-06      | SHD/PT     | FE-02       | WD/PT       | JD-03      | LATCH SET    | DOUBLE DOORS   |
| 106                    | 18" x 84"    | DE-06      | SHD/PT     | FE-02       | WD/PT       | JD-03      | LATCH SET    | DOUBLE DOORS   |
| 107                    | 34" x 80"    | EXISTING   | SHD/PT     | EXISTING    | WD/PT       | EXISTING   | LOCK SET     | EXISTING HERITAGE DOOR TO BE REFINISHED C/W NEW HARDWARE - WEATHER STRIPPING - THUMB TURN INSIDE |
| <b>SECOND FLOOR:</b>   |              |            |            |             |             |            |              |  |
| 201                    | 32" x 84"    | DE-03      | SHD/PT     | FE-02       | WD/PT       | JD-03      | PRIVACY SET  |  |
| 202                    | 28" x 84"    | DE-03      | SHD/PT     | FE-02       | WD/PT       | JD-03      | LATCH SET    |  |
| 203                    | 28" x 84"    | DE-03      | SHD/PT     | FE-02       | WD/PT       | JD-03      | BATHROOM SET |  |
| 204                    | 32" x 84"    | DE-03      | SHD/PT     | FE-02       | WD/PT       | JD-03      | LATCH SET    |  |
| 205                    | 32" x 84"    | DE-03      | SHD/PT     | FE-02       | WD/PT       | JD-03      | PRIVACY SET  |  |
| 206                    | 32" x 84"    | DE-03      | SHD/PT     | FE-02       | WD/PT       | JD-03      | BATHROOM SET |  |
| <b>THIRD FLOOR:</b>    |              |            |            |             |             |            |              |  |
| 301                    | 15'0" x 8'0" | DE-02      | SHD/PT     | FE-02       | WD/PT       | JD-03      | PRIVACY SET  |  |
| 302                    | 3'0" x 8'0"  | DE-02      | SHD/PT     | FE-02       | WD/PT       | JD-03      | LOCK SET     | LEVER STYLE - GLAZED WOOD DOOR W/ WEATHER STRIPPING - THUMB TURN INSIDE                          |
| 303                    | 3'2" x 8'0"  | DE-02      | SHD/PT     | FE-02       | WD/PT       | JD-03      | PRIVACY SET  |  |
| <b>NEW ADDITION:</b>   |              |            |            |             |             |            |              |  |
| W101                   | 54" x 96"    | DE-01      | SHD/PT     | FE-03       | WD/ST       | JD-03      | LOCK SET     | LEVER STYLE - GLAZED WOOD DOOR W/ WEATHER STRIPPING - THUMB TURN INSIDE                          |
| W102                   | 30" x 80"    | DE-01      | SHD/PT     | FE-03       | WD/ST       | JD-03      | LOCK SET     | LEVER STYLE - GLAZED WOOD DOOR W/ WEATHER STRIPPING - THUMB TURN INSIDE                          |
| W103                   | 36" x 80"    | DE-02      | HDWD/PT    | FE-02       | WD/PT       | JD-01      | PASSAGE SET  | INSULATED WOOD DOOR W/ WEATHER STRIPPING   |
| W104                   | 36" x 84"    | DE-02      | HDWD/PT    | FE-02       | WD/PT       | JD-01.5m   | PASSAGE SET  |  |

WD WOOD  
 HM HOLLOW METAL  
 PT. PANEL  
 SHD SOLID WOOD DOORS  
 HDWD HOLLOW CORE WOOD DOORS

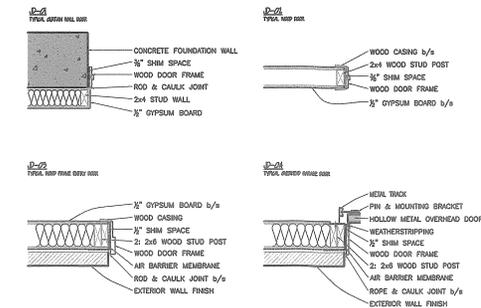
**DOOR ELEVATION:**



**FRAME ELEVATION:**



**JAMB DETAILS:**



**1 DOOR SCHEDULES**  
 A.002 SCALE: NTS

| NO. | DESCRIPTION                   | DATE     |
|-----|-------------------------------|----------|
| 1   | ISSUED FOR BUILDING PERMIT    | 6 MAR-16 |
| 2   | NEW ADDITION                  |          |
| 3   | ISSUED FOR PRELIMINARY DESIGN |          |
| 4   | REVIEW                        |          |

**REVISIONS**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
 DO NOT SCALE DRAWINGS

|  |          |
|--|----------|
| THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT |          |
| DATE   |          |
| DRAWN  | DK       |
| DATE   | APR 2017 |
| CHECKED  | PW       |
| ISSUED   |          |

CONSULTANT



PROJECT  
 514 MANOR AVENUE  
 OTTAWA, ONTARIO

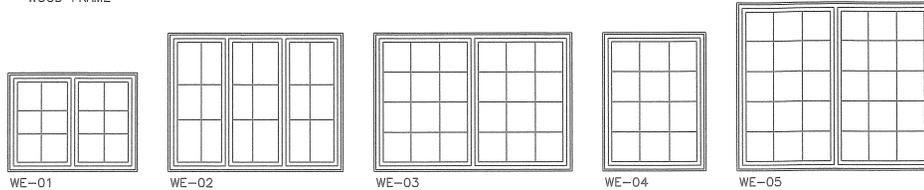
DRAWING  
 WALL / DOOR SCHEDULES

|           |      |       |       |
|-----------|------|-------|-------|
| SCALE     | NTS  | SHEET | A-002 |
| PROJ. NO. | 1620 | REV.  |       |

EXISTING HOUSE:

| No.  | DESCRIPTION | COUNT | SIZE    | ROUGH   | DEPTH  | MAT'L | FINISH | ELEV  | NOTES |
|------|-------------|-------|---------|---------|--------|-------|--------|-------|-------|
| W.01 | CASEMENT    | 1     | 36 X 26 | 38 X 28 | 7 1/2" | WF    | -      | WE-01 | -     |
| W.02 | CASEMENT    | 2     | 48 X 36 | 50 X 38 | 7 1/2" | WF    | -      | WE-02 | -     |
| W.03 | CASEMENT    | 2     | 54 X 45 | 56 X 47 | 7 1/2" | WF    | -      | WE-02 | -     |
| W.04 | CASEMENT    | 3     | 28 X 44 | 30 X 46 | 7 1/2" | WF    | -      | WE-04 | -     |
| W.05 | CASEMENT    | 2     | 54 X 54 | 56 X 56 | 7 1/2" | WF    | -      | WE-05 | -     |

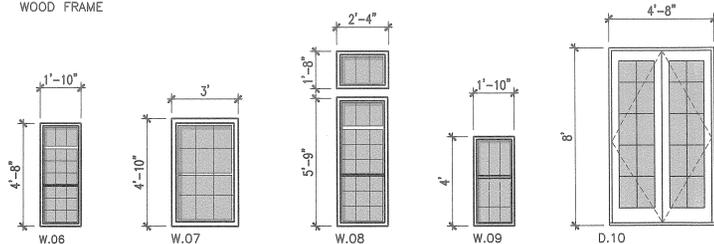
WF WOOD FRAME



NEW 1 STOREY ADDITION:

| NO.  | DESCRIPTION | COUNT | SIZE    | DEPTH  | MAT'L | FINISH | ELEV | NOTES |
|------|-------------|-------|---------|--------|-------|--------|------|-------|
| W.06 | SINGLE HUNG | 1     | 22 X 56 | 7 1/2" | WOOD  | STAIN  | W.06 | -     |
| W.07 | SINGLE HUNG | 2     | 36 X 58 | 7 1/2" | WOOD  | STAIN  | W.07 | -     |
| W.08 | SINGLE HUNG | 6     | 28 X 69 | 7 1/2" | WOOD  | STAIN  | W.08 | -     |
| W.08 | FIXED       | 6     | 28 X 20 | 7 1/2" | WOOD  | STAIN  | W.08 | -     |
| W.09 | SINGLE HUNG | 6     | 22 X 48 | 7 1/2" | WOOD  | STAIN  | W.09 | -     |

WF WOOD FRAME



GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ANY DISCREPANCIES TO DESIGNER &/OR OWNER IMMEDIATELY.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH LATEST EDITION OF CANADIAN BUILDING CODES AND REGULATIONS, WHERE A DISCREPANCY OCCURS THE HIGHER STANDARD IS APPLICABLE.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND SERVICES & MAKE NECESSARY BEFORE CONSTRUCTION BEGINS.
- LOCATE ALL PLUMBING STACKS & VENTS ON REAR ROOF.
- ALL CLOSETS TO RECEIVE 1 RUD & 1 SHELF UNLESS OTHERWISE NOTED.
- SUPPLY & INSTALL SMOKE/CARBON MONOXIDE DETECTORS AS PER RECENT EDITION O.B.C. REQUIREMENTS.
- ALL WINDOWS & DOORS TO BE FINISH IN PLACE WITH WEATHERSTRIP PLUMBING INSULATION.

STRUCTURAL NOTES

- ALL PAIRED CONCRETE WALLS TO HAVE 2 CONTINUOUS 10# REINFORCING BARS AT TOP OF FOOT, 6# 10# CORNER BARS (UP/DOWN) & 4# LAPS, UNLESS OTHERWISE NOTED.
- ALL GUARDS & RAILS TO MEET REQUIREMENTS OF O.B.C. CURRENT EDITION.
- TRUSS & FLOOR SYSTEM MANUFACTURERS TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- WHERE STUD WALLS ARE TALLER THAN 3'-0" INSTALL 2x4# HORIZONTAL BRACING @ THIRD POINTS.
- ALL STEEL REINFORCING IN EXTERIOR CONCRETE LOCATIONS TO BE EPOXY COATED.
- MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 75 KPA, CONFIRMED BY GEOTECHNICAL ENGINEER AT TIME OF EXCAVATION.

ELECTRICAL & LIGHTING LEGEND:

- § LIGHT SWITCH INSTALLED 48" AFF.
- 3W THREE WAY LIGHT SWITCH INSTALLED 48" AFF.
- ⊕ ELECTRICAL OUTLET INSTALL IF AFF. UNLESS NOTED OTHERWISE.
- ⊖ ELECTRICAL OUTLET INSTALL IF AFF.
- ⊗ TELEPHONE OUTLET
- ⊙ FENEST LIGHT
- ⊕ POT LIGHT - SURFACE MOUNTED RECESSED FIXTURES
- ⊗ WALL MOUNTED LIGHT
- ⊖ TUBE FLUORESCENT LIGHT
- ⊕ 4 x 8 TUBE FLUORESCENT LIGHT
- ⊙ CEILING FAN & LIGHT
- ⊗ WARMROOM EXHAUST FAN
- ⊕ EXHAUST VENT TO EXTERIOR
- ⊖ EMERGENCY LIGHTING - BATTERY POWERED
- ⊙ MOTION SENSOR LIGHTING
- ⊕ SMOKE DETECTOR
- ⊖ EXIT SIGN
- ⊙ FLOOR DRAIN

| NO. | DESCRIPTION                          | DATE     |
|-----|--------------------------------------|----------|
| 1   | ISSUED FOR BUILDING PERMIT REVIEW    | 8 MAR.18 |
| 2   | ISSUED FOR PRELIMINARY DESIGN REVIEW |          |

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY CHANGES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT

DATE

DRAWN DK

DATE APR 2017

CHECKED PW

ISSUED

CONSULTANT

A R C associates inc.

80 CAMELOT DRIVE SUITE 200 1200 5th OTTAWA, ONTARIO  
TEL 613 274-3330 FAX 613 274-3710

PROJECT

514 MANOR AVENUE  
OTTAWA, ONTARIO

DRAWING WINDOW SCHEDULES

| SCALE     | NTS  | SHEET | A-003 |
|-----------|------|-------|-------|
| PROJ. NO. | 1620 | REV.  |       |

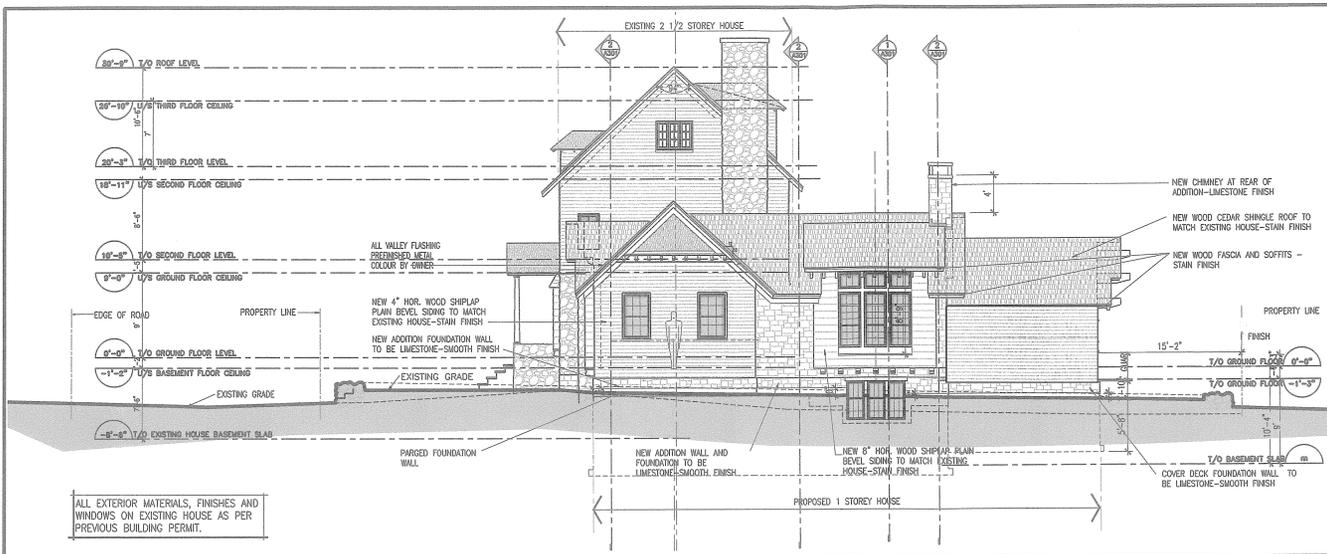




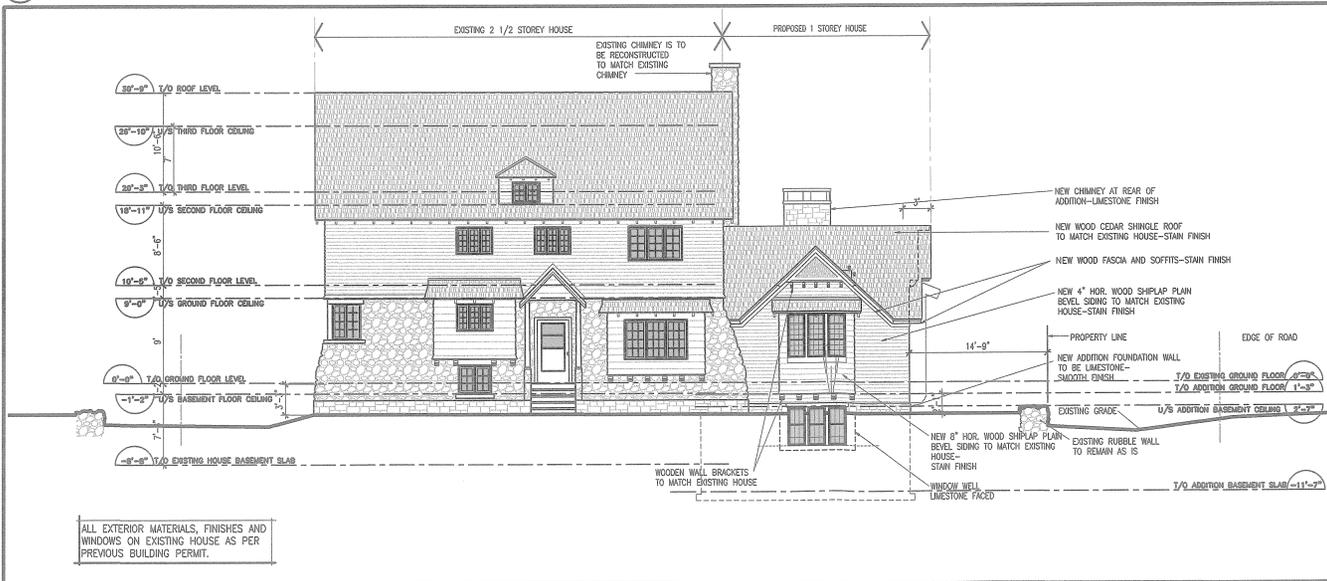








2 SIDE SOUTH ELEVATION  
A201 SCALE: 1/8"=1'-0"



1 FRONT WEST ELEVATION  
A201 SCALE: 1/8"=1'-0"

| NO. | DESCRIPTION                          | DATE     |
|-----|--------------------------------------|----------|
| 1   | ISSUED FOR BUILDING PERMIT           | 8 MAR-18 |
| 2   | NEW ADDITION                         |          |
| 3   | ISSUED FOR PRELIMINARY DESIGN REVIEW |          |
| 4   |                                      |          |
| 5   |                                      |          |
| 6   |                                      |          |
| 7   |                                      |          |
| 8   |                                      |          |
| 9   |                                      |          |
| 10  |                                      |          |
| 11  |                                      |          |
| 12  |                                      |          |
| 13  |                                      |          |
| 14  |                                      |          |
| 15  |                                      |          |
| 16  |                                      |          |
| 17  |                                      |          |
| 18  |                                      |          |
| 19  |                                      |          |
| 20  |                                      |          |

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY QUESTIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT

DATE

DRAWN: D.KANE  
DATE: APR 2017  
CHECKED: PW  
ISSUED

CONSULTANT



ARCC  
associates inc.  
50 CAMELOT DRIVE SUITE 200 K2G 0A8 OTTAWA, ONTARIO  
TEL 613 274-3530 FAX 613 274-3710

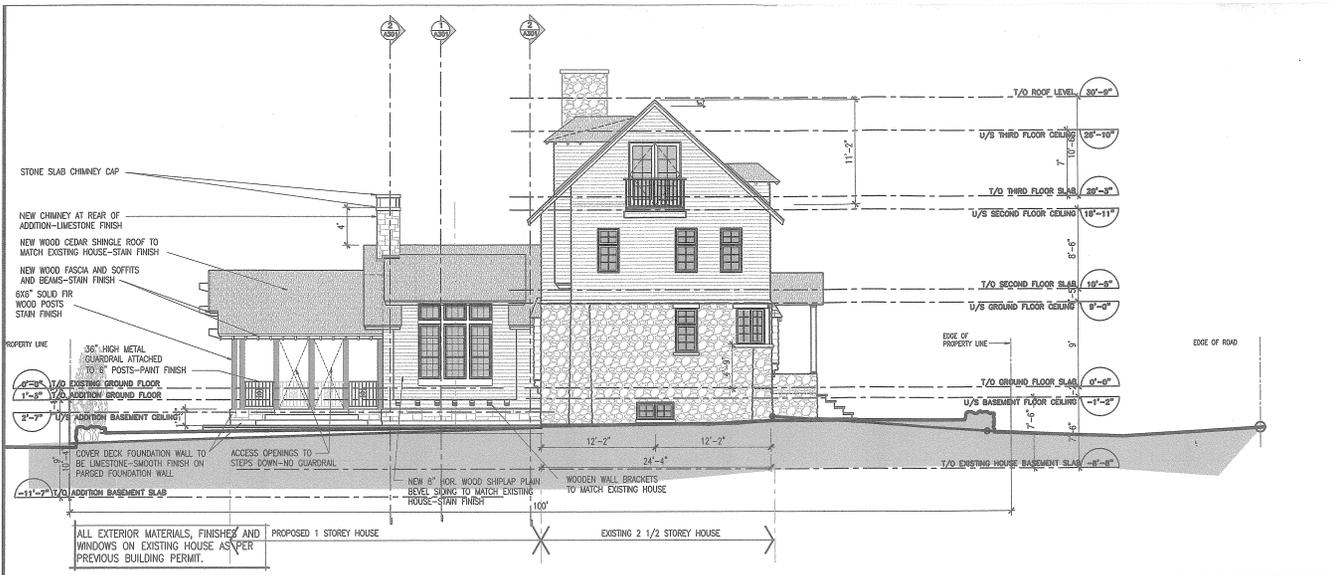
PROJECT

514 MANOR AVENUE  
OTTAWA, ONTARIO

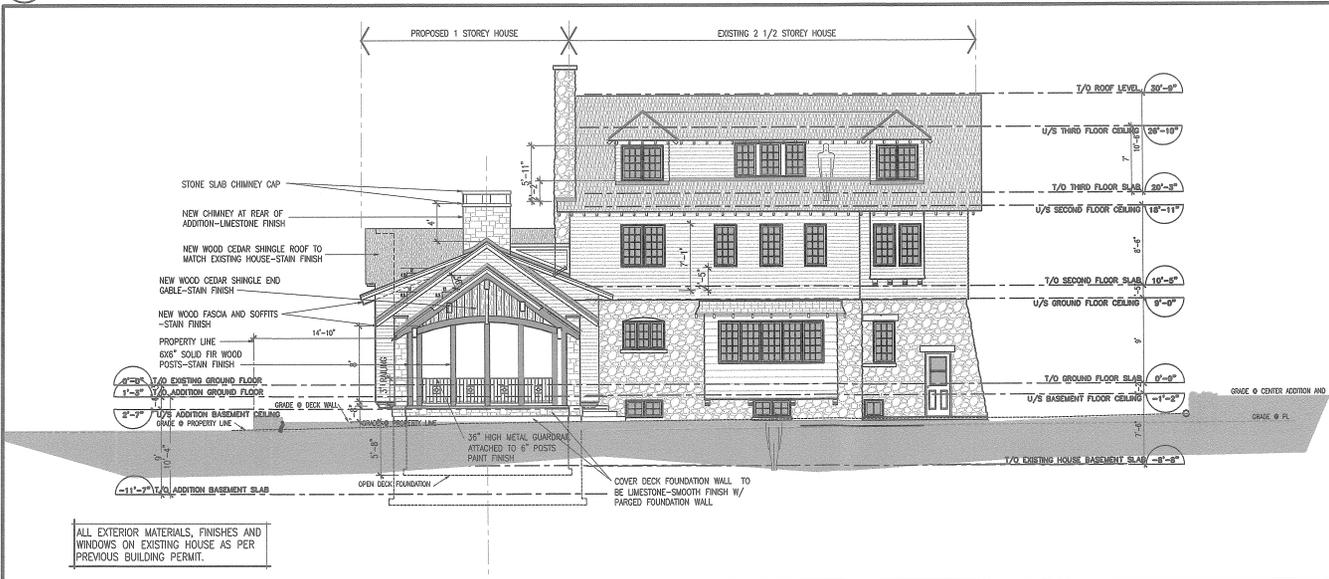
DRAWING

FRONT WEST ELEVATION  
SIDE SOUTH ELEVATION

|           |            |       |       |
|-----------|------------|-------|-------|
| SCALE     | 1/8"=1'-0" | SHEET | A-201 |
| PROJ. NO. | 1620       | REV.  |       |



**2 NORTH ELEVATION**  
A.202 SCALE: 1/8"=1'-0"



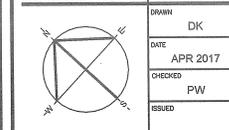
**1 REAR EAST ELEVATION**  
A.202 SCALE: 1/8"=1'-0"

|                                      |          |
|--------------------------------------|----------|
| ISSUED FOR BUILDING PERMIT           | 8 MAR-16 |
| NEW ADDITION                         |          |
| ISSUED FOR PRELIMINARY DESIGN REVIEW |          |
| NO. 1 DESCRIPTION                    |          |

**REVISIONS**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWINGS

|         |          |
|---------|----------|
| DATE    |          |
| DRAWN   | DK       |
| DATE    | APR 2017 |
| CHECKED | PW       |
| ISSUED  |          |



CONSULTANT

50 CANELOT DRIVE SUITE 200 K2G 5A8 OTTAWA, ONTARIO  
TEL: 613 274-3550 FAX: 613 274-2710

PROJECT

514 MANOR AVENUE  
OTTAWA, ONTARIO

DRAWING

EAST ELEVATION  
NORTH ELEVATION

SCALE 1/8"=1'-0" SHEET A-202

PROJ. NO. 1620 REV.











1 1 - RENDERING FROM MANOR AVENUE

DWG NO:

**A5.0**

DRAWING: RENDERING FROM MANOR AVE.

SCALE:

DATE: 01/18/23

DESIGNED/DRAWN: PV

ISSUED/REVISED:

PROJECT NAME:  
POOLHOUSE & GARAGE  
ADDITION  
514 Manor Ave.  
Rockcliffe Park, ON K1M  
0J1



**DesignValley**

Homes where living happens.

email: info@designvalley.ca

phone: 613-864-3116



1 5 - RENDERING FROM MANOR AVENUE

DWG NO:

**A5.4**

DRAWING: RENDERING FROM MANOR AVE.

SCALE:

DATE: 01/18/23

DESIGNED/DRAWN: PV

ISSUED/REVISED:

PROJECT NAME:  
POOLHOUSE & GARAGE  
ADDITION  
514 Manor Ave.  
Rockcliffe Park, ON K1M  
0J1



**DesignValley**

Homes where living happens.

email: info@designvalley.ca

phone: 613-864-3116