



City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	
Description of Location	
Land Use Classification	
Development Size (units)	
Development Size (m ²)	
Number of Accesses and Locations	
Phase of Development	
Buildout Year	

If available, please attach a sketch of the development or site plan to this form.

2. Trip Generation Trigger

Considering the Development's Land Use type and Size (as filled out in the previous section), please refer to the Trip Generation Trigger checks below.

Land Use Type	Minimum Development Size
Single-family homes	40 units
Townhomes or apartments	90 units
Office	3,500 m ²
Industrial	5,000 m ²
Fast-food restaurant or coffee shop	100 m ²
Destination retail	1,000 m ²
Gas station or convenience market	75 m ²

** If the development has a land use type other than what is presented in the table above, estimates of person-trip generation may be made based on average trip generation characteristics represented in the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.*

If the proposed development size is greater than the sizes identified above, the Trip Generation Trigger is satisfied.

20 low-rise residential units (ITE 221)
 Estimated <20 peak hour person trips



3. Location Triggers

	Yes	No
Does the development propose a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit or Spine Bicycle Networks?		
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?*		

*DPA and TOD are identified in the City of Ottawa Official Plan (DPA in Section 2.5.1 and Schedules A and B; TOD in Annex 6). See Chapter 4 for a list of City of Ottawa Planning and Engineering documents that support the completion of TIA).

If any of the above questions were answered with 'Yes,' the Location Trigger is satisfied.

4. Safety Triggers

	Yes	No
Are posted speed limits on a boundary street are 80 km/hr or greater?		
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within 300 m of intersection in rural conditions, or within 150 m of intersection in urban/ suburban conditions)?		
Is the proposed driveway within auxiliary lanes of an intersection?		
Does the proposed driveway make use of an existing median break that serves an existing site?		
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?		
Does the development include a drive-thru facility?		

If any of the above questions were answered with 'Yes,' the Safety Trigger is satisfied.

5. Summary

	Yes	No
Does the development satisfy the Trip Generation Trigger?		
Does the development satisfy the Location Trigger?		
Does the development satisfy the Safety Trigger?		

If none of the triggers are satisfied, the TIA Study is complete. If one or more of the triggers is satisfied, the TIA Study must continue into the next stage (Screening and Scoping).

817 Roseview
Aug 10-2021
S. McDonald, WSP



Certification Form for TIA Study PM

TIA Plan Reports

On 14 June 2017, the Council of the City of Ottawa adopted new Transportation Impact Assessment (TIA) Guidelines. In adopting the guidelines, Council established a requirement for those preparing and delivering transportation impact assessments and reports to sign a letter of certification.

Individuals submitting TIA reports will be responsible for all aspects of development-related transportation assessment and reporting, and undertaking such work, in accordance and compliance with the City of Ottawa's Official Plan, the Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines.

By submitting the attached TIA report (and any associated documents) and signing this document, the individual acknowledges that s/he meets the four criteria listed below.

CERTIFICATION

- I have reviewed and have a sound understanding of the objectives, needs and requirements of the City of Ottawa's Official Plan, Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines;
- I have a sound knowledge of industry standard practice with respect to the preparation of transportation impact assessment reports, including multi modal level of service review;
- I have substantial experience (more than 5 years) in undertaking and delivering transportation impact studies (analysis, reporting and geometric design) with strong background knowledge in transportation planning, engineering or traffic operations; and
- I am either a licensed¹ or registered² professional in good standing, whose field of expertise is either transportation engineering or transportation planning .

^{1,2} License of registration body that oversees the profession is required to have a code of conduct and ethics guidelines that will ensure appropriate conduct and representation for transportation planning and/or transportation engineering works.

817 Foreview
Aug 10, 2021
S. McDonald, WSP

Dated at Ottawa this 10 day of August, 2021.
(City)

Name: Sarah McDonald

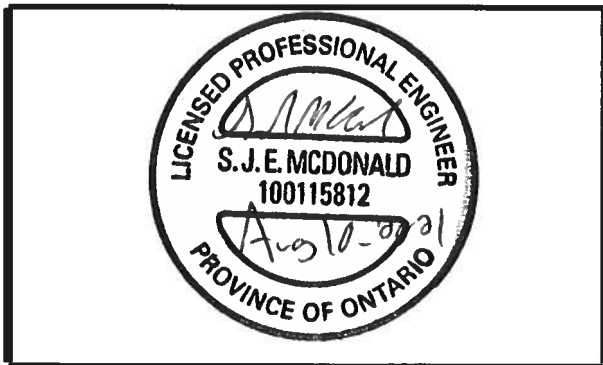
Professional title: Project Manager, Transportation Planning

SJ McDonald

Signature of individual certifier that s/he meets the above criteria

Office Contact Information (Please Print)	
Address:	<u>2611 Queensview, Suite 300</u>
City / Postal Code:	<u>Ottawa K2B 8K2</u>
Telephone / Extension:	<u>613-690-1178</u>
E-Mail Address:	<u>sarah.mcdonald2@wsp.com</u>

Stamp



SITE PLAN OF SURVEY PLAN, PART 1 PLAN OF PART OF LOT 1 REGISTERED PLAN 523, CITY OF OTTAWA

ZONING: AM21811H(1)
ARTERIAL MAIN STREET ZONE (SECTIONS 185 AND 186) CITY OF OTTAWA

PROPOSED BUILDING TYPE: 4 STOREY LOW RISE RENTALS
 20 RENTAL UNITS

LOT DEPTH: 55.67m (182.64')

ADJACENT ZONING:
 NORTH: AM10
 SOUTH: R1GG
 WEST SIDE: AM10
 EAST SIDE: L1

SCHEDULE 1 AREA: AREA 'C'
SCHEDULE 1A AREA: AREA 'C'

LOT INFO

U.S. STANDARD	817 ROSEVIEW REQUIRED	817 ROSEVIEW PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH	20.12m	20.12m	20.12m	
LOT AREA	n/a	1100m ²	1100m ²	Minor ZBLA
HEIGHT	11.0m	14.2m	~40.0m	
FRONT YARD	3.0m	3.05m	3.7m	
CORNER YARD	n/a	n/a	n/a	
REAR YARD	7.5m	13.5m	37.3m	
INTERIOR YARD	0.0m com. zones	1.22m	4.0m	
AMENITY AREA	120m ²	212.6m ²	n/a	ALL PUBLIC
PARKING SPACES	24	15	1	Minor ZBLA
BIKE SPACES	10	14	0	
M.L.C.:	NO MAX.			

BUILDING AREAS

BASEMENT FL. GFA	188.6m ²	-
FIRST FL. GFA	217.7m ²	-
SECOND FL. GFA	366.3m ²	-
THIRD FL. GFA	366.3m ²	-
FOURTH FL. GFA	291m ²	-
STORAGE	85.3m ²	-
GARAGE/PORT	125	-
EXITS CORR. (ALL FLOORS)	296.5m ²	-
TOTAL GFA	1430.0m ²	-
TOTAL ALL AREAS:	1811.8m ²	- NOT INCL. CARPORTS

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA:	1430.0m ²	-
EX. GROSS FLOOR AREA:	0.0m ²	-
NUMBER OF UNITS:	14	EX. DEMO'D
PROPOSED STOREYS:	4	1

BUILDING COVERAGE: 40.7%
SOFT LANDSCAPING COV.: 13.1%
HARD LANDSCAPING COV.: 1.3%
DECKSPORCH/STEPS: 0.0%
ASPHALT COV.: 42.2%
OTHER: 2.4%

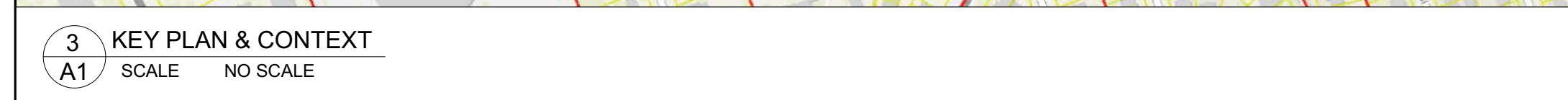
SURVEY INFO.
 SURVEY INFO TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF PART OF LOT 1, REGISTERED PLAN 523, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD MAY 20, 2021

SITE LEGEND

- EX. TREE TO BE REMOVED
- NEW CONIFEROUS TREE
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED HONEYCOMB HARD LANDSCAPING
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECKS/BALCONIES
- CAR PARKING SPACE (ASPHALT)
- BYCYCLE PARKING (ASPHALT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- PF - TEMPORARY PROTECTION FENCE
- EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE

WASTE COLLECTION LEGEND

- GB 3YD + 2YD GARBAGE CONTAINERS
- BB 2YD FIBRE CONTAINER
- B 2YD GML CONTAINER
- G 240L ORGANICS
- PRIVATE COLLECTION



3 KEY PLAN & CONTEXT
A1 SCALE NO SCALE

SITE PREPARATIONS:

- EXAMINE SITE AND ENSURE THAT EACH SECTION PERFORMING WORK RELATED TO SITE CONDITIONS HAS EXAMINED IT, SO THAT ALL ARE FULLY INFORMED ON ALL PARTICULARS WHICH AFFECT THE PROJECT WORK IN ORDER THAT CONSTRUCTION PROCEEDS COMPETENTLY AND EXPEDITIOUSLY.
- WHERE DIMENSIONS ARE REQUIRED FOR PROPER FABRICATION, VERIFY DIMENSIONS OF COMPLETED WORK IN PLACE BEFORE FABRICATION AND INSTALLATION. VERIFY THAT PREVIOUSLY EXECUTED WORK AND SURFACES ARE SATISFACTORY FOR INSTALLATION OR APPLICATION, OR BOTH, AND THAT PERFORMANCE OF SUBSEQUENT WORK WILL NOT BE ADVERSELY AFFECTED.
- PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY FROM DAMAGE AND, IF DAMAGED, MAKE GOOD IMMEDIATELY. MAKE GOOD PRIVATE PROPERTY TO MATCH IN ALL DETAILS ITS ORIGINAL CONDITION IN MATERIAL AND FINISHES AS APPROVED, AND PUBLIC PROPERTY IN ACCORDANCE WITH REQUIREMENTS SPECIFIED AND/OR INSTRUCTED BY ITS OWNER OR AS DIRECTED BY THE CONSULTANTS.
- PREVENT SPREAD OF DUST BEYOND THE CONSTRUCTION SITE BY WETTING, OR BY OTHER APPROVED MEANS, AS REQUIRED OR AS DIRECTED BY THE CONTRACTOR AND AUTHORITIES HAVING JURISDICTION.
- VERIFY LOCATION OF AND LIMITATIONS IMPOSED BY EXISTING MECHANICAL, ELECTRICAL, TELEPHONE AND SIMILAR SERVICES, AND PROTECT THEM FROM DAMAGE. IF NECESSARY, RELocate REACTIVE SERVICES TO ENSURE THAT THEY FUNCTION CONTINUOUSLY WHEREVER POSSIBLE.
- CAP OFF AND REMOVE UNUSED UTILITY SERVICES ENCOUNTERED DURING WORK AFTER APPROVAL IS GIVEN BY THE UTILITIES CONCERNED OR JURISDICTIONAL AUTHORITIES, WHICH EVER MAY APPLY. RELOCATION, REMOVAL AND INSTALLATION OF EXISTING UTILITY SERVICES SHALL BE PERFORMED ONLY BY THE APPLICABLE UTILITY, AND OF OTHER SERVICES BY LICENSED PROFESSIONALS.
- ENSURE THAT PRECAUTIONS ARE TAKEN TO PREVENT LEAKAGE AND SPILLAGE FROM PLUMBING AND MECHANICAL WORK THAT MAY DAMAGE ADJACENT FINISHES.

SITE NOTES

- NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES
- EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY
- ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL
- ALL MEASUREMENTS ARE IMPERIAL AND (METRIC)
- EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				

NEW PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

TREE CONSERVATION NOTES

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES;
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
- DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
- ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
 * TREE PROTECTION FENCE (PF) TO BE ERRECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

1 SITE PLAN
A1 SCALE 3/32" = 1'-0"

GENERAL CONSTRUCTION NOTES
 ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 REQUIREMENTS.

INTERIOR SPACES DESIGN & MATERIALS

- ALL CLOSETS TO RECEIVE 1 ROD AND 2 SHELVES, UNLESS OTHERWISE NOTED.
- INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS.

WINDOWS AND DOORS

- DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAN (600MM) 24" ABOVE GROUND OR A LANDING SHALL HAVE A RESTRICTED OPENING TO BE PROVIDED WITH GUARDS (9.8.1.1).
- PROVISIONS FOR RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED IN CONFORMANCE TO 9.7.5.2 AND 9.7.5.3 OF THE O.B.C.
- EXISTING WINDOWS ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDED 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 USE OF TOOLS AND SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNRESTRICTED PORTION HAVING A MINIMUM AREA OF 0.53 M² WITH NO DIMENSION LESS THAN (300MM) 12" AND BE ABLE TO MAINTAIN THE REED OPENING WITH ADDITIONAL SUPPORT (9.8.1.5).

STAIRS, RAMP, HANDRAILS & GUARDS

INTERIOR PRIVATE STAIR: RISER: 7" MAX. - 4" MIN. RUN: 11" MIN. - 14" MAX. TREAD: 11" MIN. - 14" MAX. NOSING: 1/2" MIN. HEADROOM CLEARANCE OF (1.90M) 6'0" STAIRS.

INTERIOR PUBLIC STAIR: RISER: 7" MAX. - 4" MIN. RUN: 11" MIN. - 14" MAX. TREAD: 11" MIN. - 14" MAX. NOSING: 1/2" MIN. HEADROOM CLEARANCE TO BE 6" ABOVE NOSING.

HANDRAILS: AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS (9.8.7.3). HANDRAILS TO BE (80MM) TO (90MM) 3" TO 3" ABOVE NOSING. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF (900MM) 2'11" IF THE WALKING SURFACE IS LESS THAN (900MM) 3'11" ABOVE THE ADJACENT GRADE, OTHERWISE THE HEIGHT MUST BE A MINIMUM OF (1.070M) 4'. ALL REQUIRED GUARDS WITH DWELLING UNITS MUST BE A MINIMUM OF (900MM) 3'11".

GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (900MM) 22 5/8" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. OR BE CONSTRUCTED AS SET OUT IN THE O.B.C. SUPPLEMENTARY GUIDELINES PART 7.0.8.8.8 FOR METAL GUARDS. SUPPLIER SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. PART 4 and 9.8.8.2.

5. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS (9.8.8.2.3).

INTERIOR STAIR: ALL STAIR GUARDS TO BE 3" ABOVE NOSING. ALL LANDING GUARDS TO BE 2" ABOVE FINISHED FLOOR. MAXIMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4".

EXTERIOR STAIR: TO COMPLY TO O.B.C. 9.8.8 FOR RESISTANCE TO LOADING AND LEVEL ANCHORAGE. ALL STAIR GUARDS TO BE 3" ABOVE NOSING. ALL LANDING AND BALCONY GUARDS TO BE 6" ABOVE FINISHED SURFACE. NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3'0" ABOVE FLOOR FINISH. HANDRAILS TO COMPLY TO O.B.C. 9.8.7.

FIRE PROTECTION

- SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 9.12.2 REQUIREMENTS. CONFIRM FINAL LOCATIONS WITH DESIGNER ON SITE @ 9.19.3 & 9.33.4.
- SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC, NOT BATTERY) (9.19.3).
- CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.33.4.1, 9.33.4.2 & 9.33.4.3 OR AS PER 9.19.3, 9.391).
- THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING, WEATHERSTRIPPED, AND HAVE A SELF-CLOSING DEVICE (9.19.10).
- PROVIDE FIRE BLOCKS AS PER O.B.C. 9.19.10.

MECHANICAL

- ALL WORK TO BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS (9.23.1.1).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ELECTRICAL SAFTY CODE.
- SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT OVERTURNING.
- 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 (7.4.6.4).

PLUMBING

- THE CONSTRUCTION OF THE PLUMBING SYSTEM SHALL CONFORM TO PART 7 OF THE O.B.C. (9.23.1.1).
- SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT OVERTURNING.
- 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 (7.4.6.4).

TRIM

AS PER CLASSIC HARDWOODS OR EQUAL TYPICAL MITRE ALL CORNERS AND RETURNS. CANALS AND MOULDINGS TO BE MATCHED TO THE FINISH. BASEBOARD: 3/4" X 4 1/2" POPLAR. SHOE AND DOOR HEAD CASINGS: 3/4" X 3 1/2" POPLAR. WINDOW AND JAMB CASINGS: 3/4" X 3 1/2" POPLAR. WINDOW SILL EXTENDED STOOL MITRE ALL RETURNS. WINDOW SILL CASINGS: 3/4" X 3 1/2" POPLAR. MITRE END RETURNS.

KITCHEN

- PROVIDE WATER PROOF WALL FINISH AS PER 9.26.2 OF 2012 O.B.C.
- PROVIDE WATER RESISTANT FLOORING AS PER 9.26.1 OF 2012 O.B.C.
- PROVIDE FIRE PROTECTION AROUND COOKTOPS AS PER 9.26.10.4 (1).

BATH ROOM

- WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.26.2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.26.10.4 (1).
- MIN. 15" ABOVE FLOOR OF TUBS OR A SHOWER.
- MIN. 3" ABOVE FLOOR OF TUBS OR A SHOWER.
- TEMP. CONTROL VALVE REQUIRED TO PREVENT WATER TO EXCEED 45°C.
- TEMP. CONTROL VALVE REQUIRED TO PREVENT WATER TO EXCEED 45°C.
- REPLACE 1/2" OVPBUB BUB. WITH WATER RESISTANT OVPBUB BUB. AT BATHUB & SURROUNDS.
- REPLACE 1/2" OVPBUB BUB. WITH WATER RESISTANT OVPBUB BUB. AT BATHUB & SURROUNDS.
- PROVIDE BATHROOMS WITH EXHAUST FAN WITH DUCT TERMINATING OUTSIDE OF BUILDING.

WOOD FRAME CONSTRUCTION

- MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE (9.23.2.1).
- SUPPORT OF WALLS WITH ADDITIONAL BLOCKING OR JOISTS.
- WHERE THE TOP OF THE FOUNDATION WALL IS LEVEL, THE JUNCTION BETWEEN THE SILL PLATE AND THE FOUNDATION IS TO BE CALLED OUT OR THE SILL PLATE IS TO BE FLANGED ON LAYERS OF MINERAL WOOL, NOT LESS THAN (20MM) 3/8" (9.23.2.2).

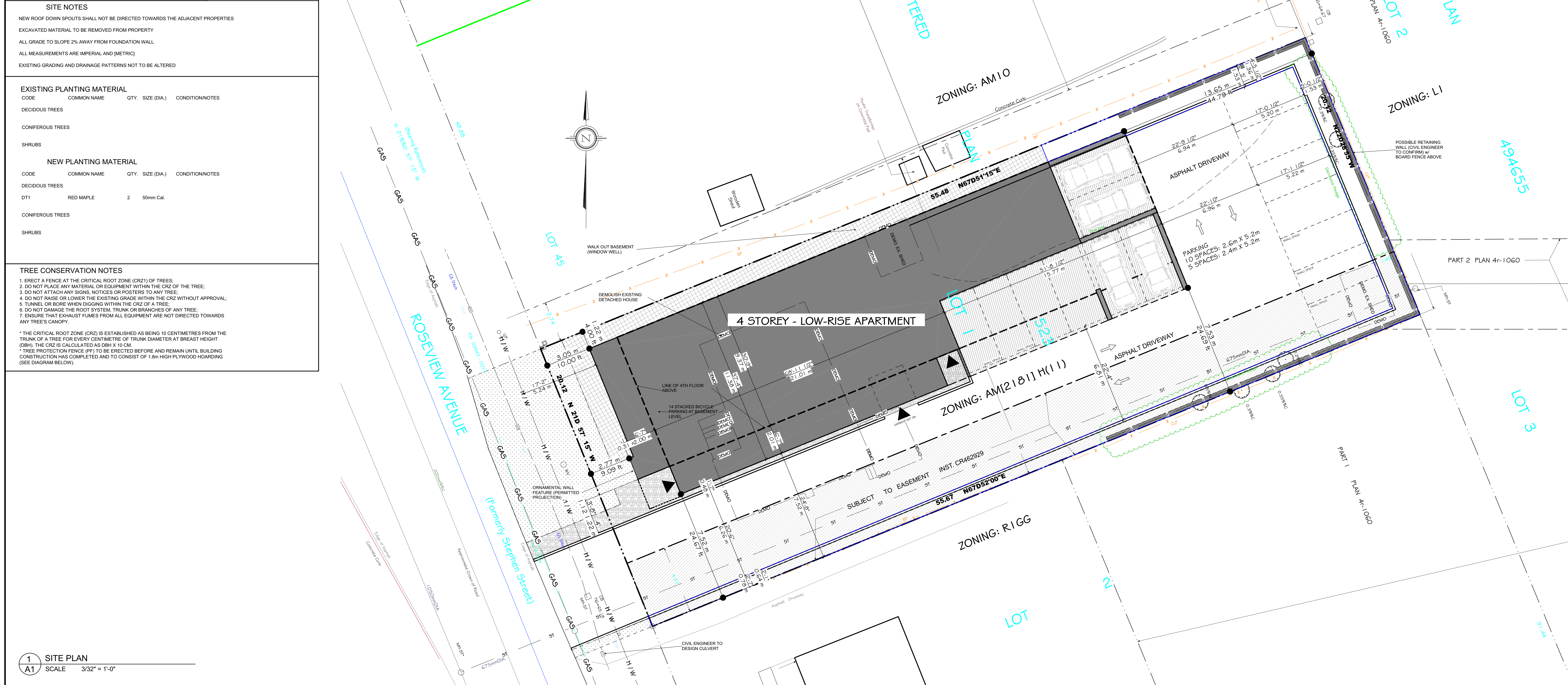
ROOF FRAMING & COMPONENTS

- TRUSS AND FLOOR SYSTEM SUPPLIER TO INSPECT SHOP DWGS DRAWN BY PROFESSIONAL ENGINEER FOR APPROVAL BY DESIGNER PRIOR TO FABRICATION.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO INSPECTOR BEFORE ERECTION OF TRUSSES.
- TRUSS ROOF/GIRDER TRUSS LAYOUT BY SUPPLIER MAY REQUIRE MODIFICATIONS TO FRAMING INDICATED.
- ADD INSULATION DEPENDENT ON EACH TRUSS SPACE WHERE NECESSARY TO MAINTAIN MINIMUM 1 1/2" AIR SPACE ABOVE INSULATION.
- LOCATE ALL PLUMBING STACKS AND VENTS ON REAR ROOF.
- ROOF VENTS ARE TO BE INSTALLED ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 20% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM. (9.18.1.2) ROOF VENT AREA MUST BE A MINIMUM OF 1360 OF THE INSULATED CEILING AREA. IF ROOF SLOPE IS LESS THAN 1:1, THE AREA IS 110% OF THE INSULATED CEILING AREA.
- EXAM PROTECTION REQUIRED ON SINGLE, SHAVE, OR THE ROOF'S EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF (900MM) 27" UP OF THE ROOF SLOPE TO A LINE NOT LESS THAN (300MM) 11 3/4" INSIDE THE INNER FACE OF THE EXTERIOR WALL (9.28.5).

CLADDING COMPONENTS

- RUN FLASHING UP WALL IF CONTINUOUS AT BACKSIDE OF AIR BARRIER. MAKE JOIN.
- AIR BARRIERS ARE TO BE CONTINUOUS (9.23.3).

ALL APPLIANCES TO BE U.L.C LISTED, AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.



azul designs

AZUL DESIGNS - BCIN: 15400
 2277 PROSPECT AVE.
 OTTAWA, ON K1H 1G2

FERNANDO MATOS - BCIN: 23431
 613-884-4425

QUALIFICATION INFO
 SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2008
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

COPYRIGHT RESERVED
 GENERAL NOTES:

CONSULTANTS:
 STRUCTURAL - MDV
 MECHANICAL - MDV
 ELECTRICAL - MDV

4		
3	REVISED SITE PLAN	07/2021
1	PRELIMINARIES	02/2021
NO.	REVISION/ISSUE	DATE

PROJECT: 817 ROSEVIEW AVENUE
 817 ROSEVIEW AVENUE
 OTTAWA, ON K2B 1J1
 613-000-0000

DRAWING NAME: SITE PLAN

DRAWN BY: F.M. **SHEET:** A1
DATE: FEB. 10, 2021
SCALE: AS NOTED

FILE NUMBER: 000-00-00-000

817 ROSEVIEW AVENUE
 SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 20 UNITS