



CLIMATIC & DESIGN LOAD DATA	
Ottawa (City Hall), Ontario	
ROOF LOADING	KPA (psf)
GROUND SNOW LOAD S _s	2.4 (50.13 psf)
RAIN LOAD S _r	0.4 (8.35 psf)
SNOW LOAD FACTOR C _b	0.55
ROOF DESIGN SNOW LOAD	1.72 (35.92 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.41 (8.56 psf)
1/10 WIND PRESSURE	0.32 (6.68 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4440
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1566 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	N/A
ELEVATION	70

THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.



Page Numbering Legend

- L = Landscape 100 series: plans
- A = Architectural 200 series: elevations
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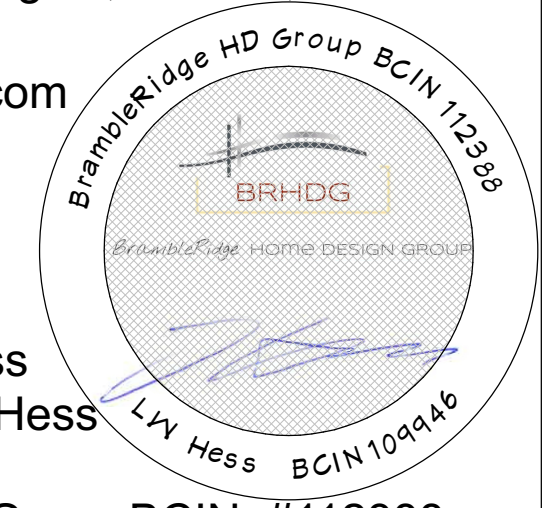
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:



BrambleRidge HOME DESIGN GROUP

11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com



Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

Engineered Slab and Small Building

PROJECT ADDRESS:

3400/3468 Old Montreal Road,
Ottawa, Ontario

SHEET TITLE:

Overview

NOTES:

- The copyright for this drawing is held by BrambleRidge Home Design Group
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6	DETAILS		
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8	ELECTRICAL		

FILE NUMBER: BRHDG-21.049

DATE: December 3, 2021

SCALE:

Drawing Sheet Size: ARCH D (24" x 36")

A101

Zoning Requirements	o1 [836r]/RR1
Front yard offset	7.5m 15m
Interior side yard offset	7.5m 3m
Exterior Side Yard	7.5m 15m
Rear yard offset	7.5m 15m
Max. Building Height	11m 11m
Maximum Lot Coverage	20% No Max.
Lot Area Min	N/A 8000m ²
Road Frontage	N/A 45m

AREA CALCULATIONS (SQUARE FEET)			
EXISTING (PRIOR TO CONSTRUCTION)	PROPOSED:		
Main Cottage	781.0	Main House A	781.0
Garage	350.0	Muskoke Room	350.0
TOTAL*	1131.0	TOTAL*	1131.0
TOTAL PROPOSED COVERAGE	1131.0		
TOTAL PROPOSED COVERAGE W/ 20% HIGH WATER	1131.0		
TOTAL LOT AREA	13503.0		
LOT AREA W/ 20% HIGH WATER	13503.0		
ALLOWABLE COVERAGE (10%)	1350.3		
PROPOSED LOT COVERAGE	8%		

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Engineered Slab and Small Building

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3400/3468 Old Montreal Road, Ottawa, Ontario

SHEET TITLE:

Site Plan

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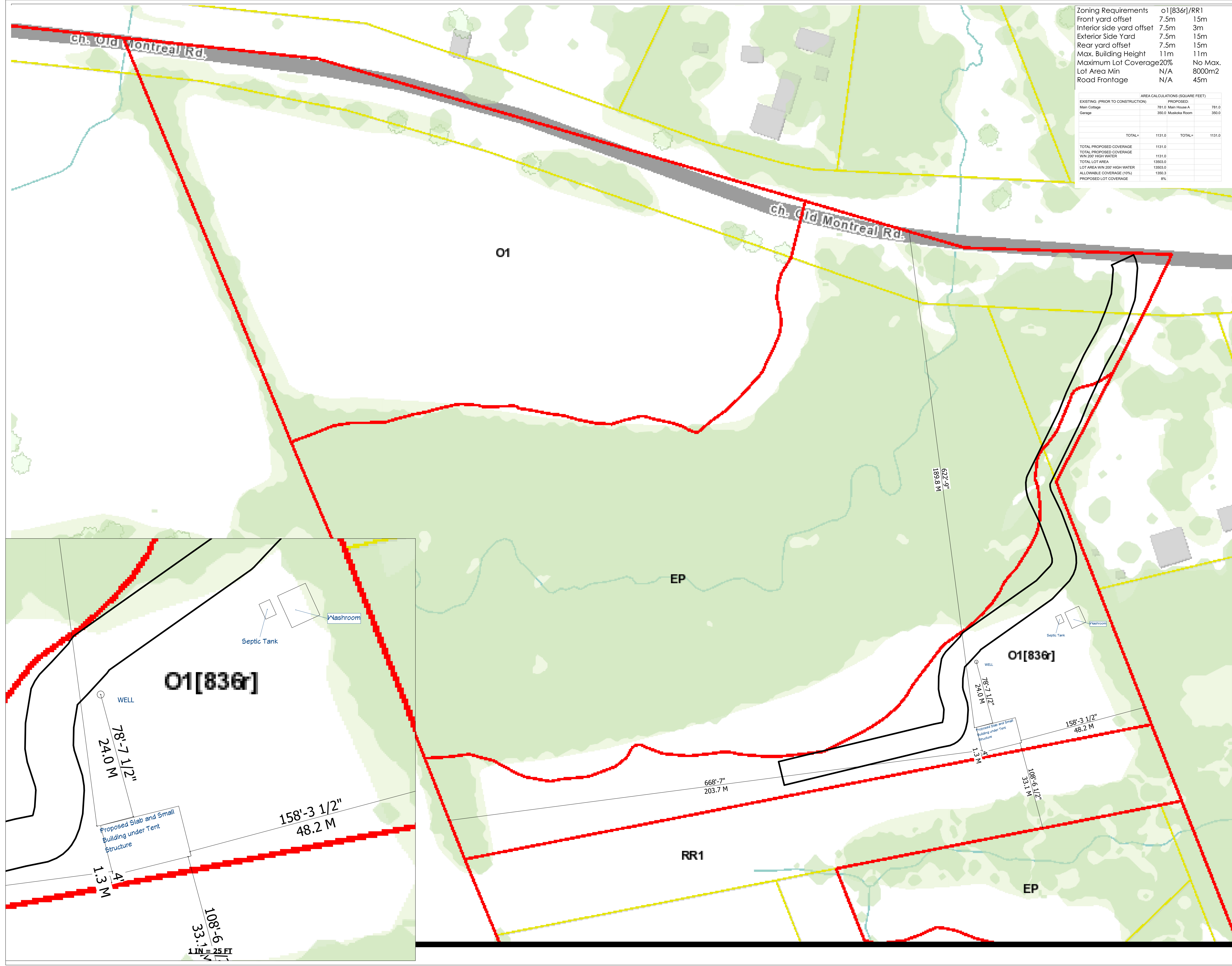
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SCALE: **1 IN = 50 FT**

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A102



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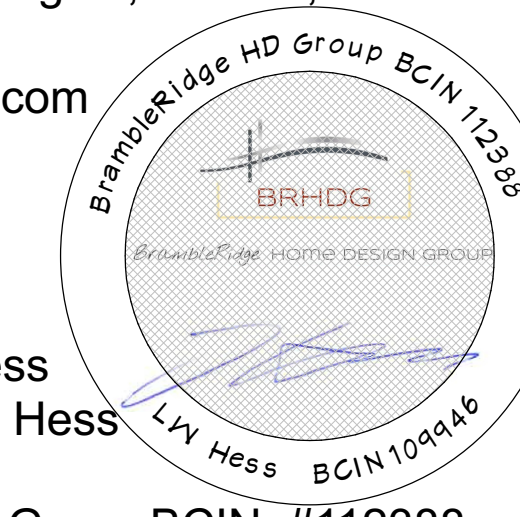
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SHEET TITLE:

All Floor Plans

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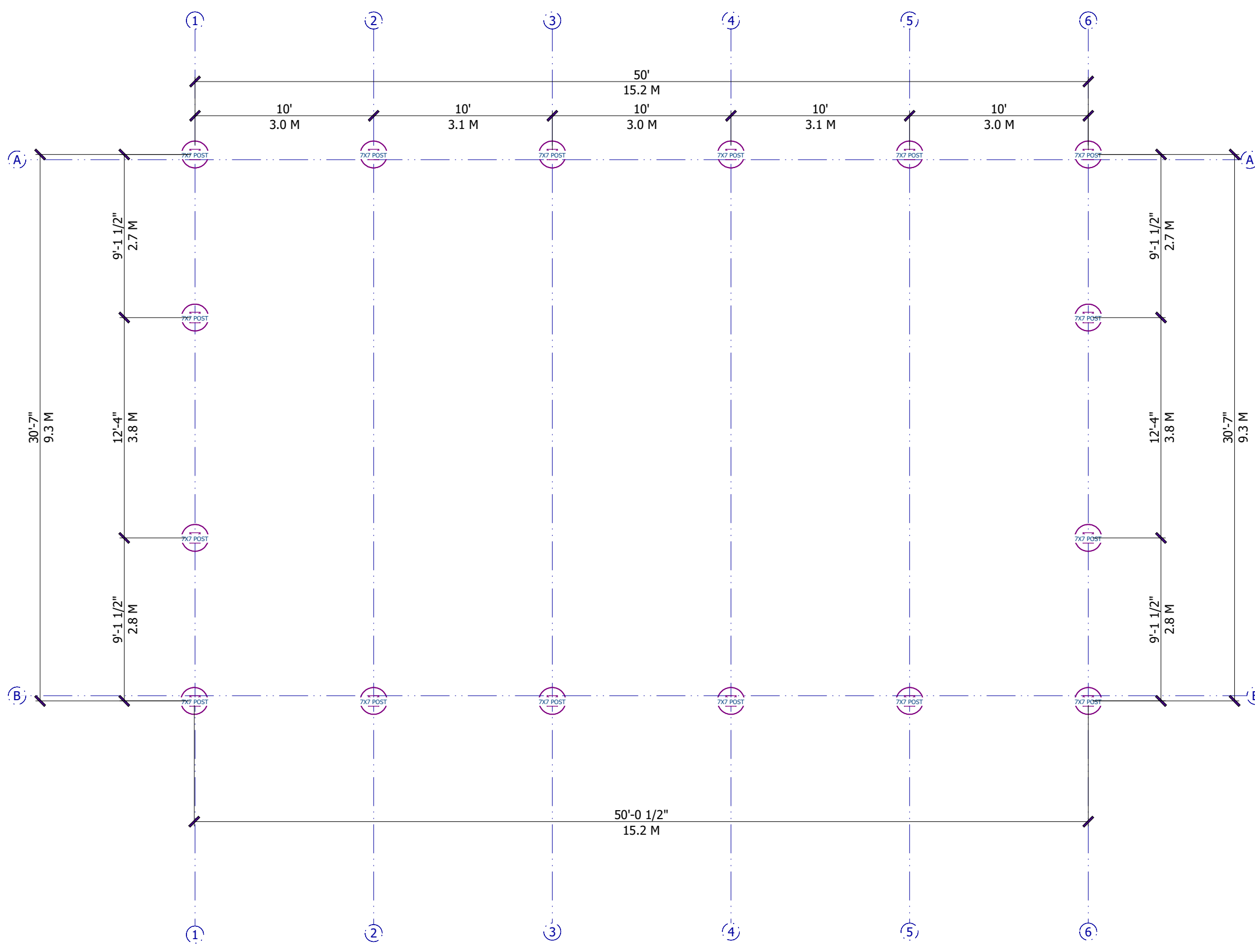
A103

Header and Trimmer Joists around Openings

9.23.9.5. Header joists
(1) Header joists around floor openings shall be doubled when they exceed 1.2 m in length.
(2) The size of header joists exceeding 3.2 m in length shall be determined by calculations.

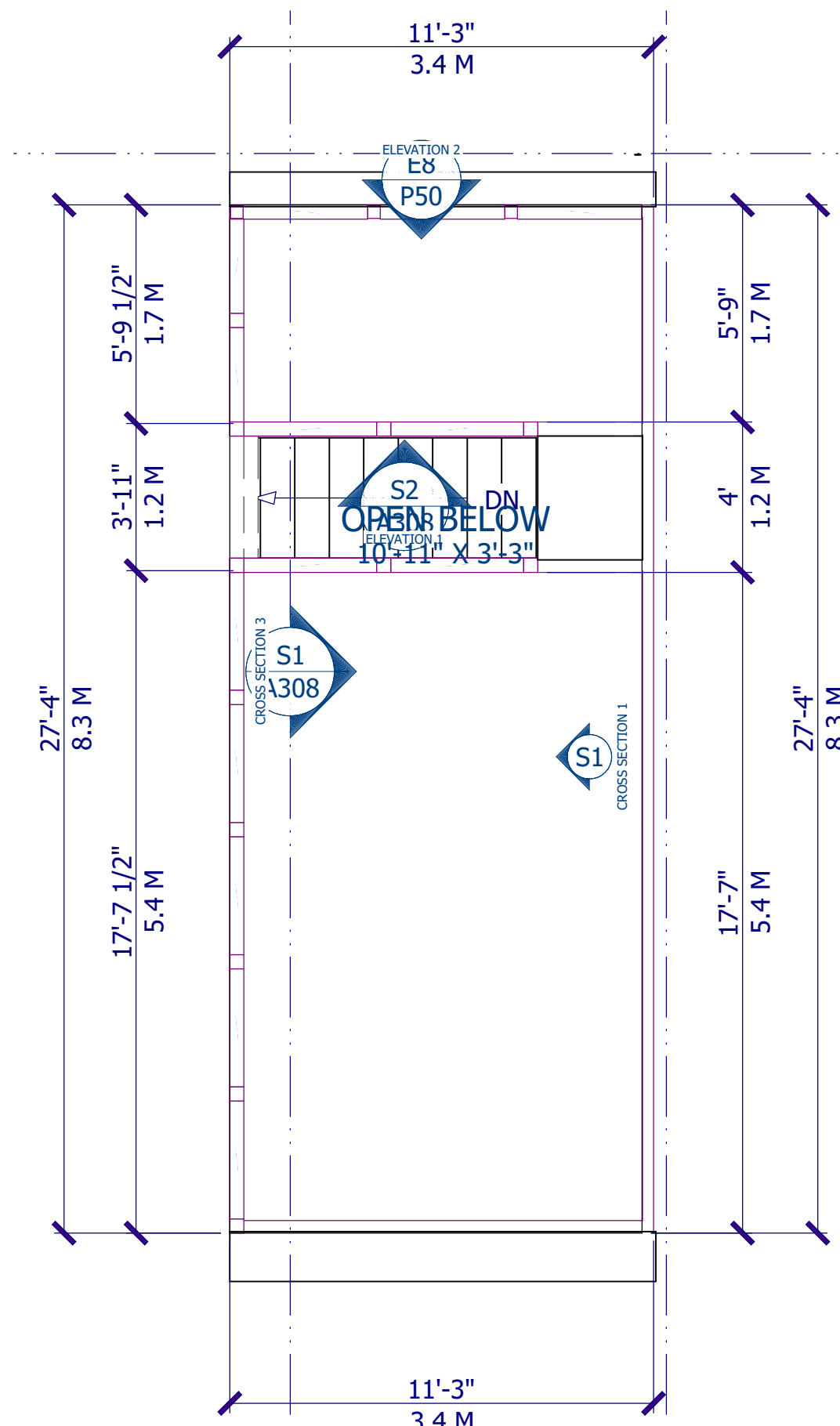
9.23.9.6. Trimmer joists
(1) Trimmer joists around floor openings shall be doubled when the length of the header joist exceeds 800 mm.
(2) When the header joist exceeds 2 m in length, the size of the trimmer joists shall be determined by calculations.

DOOR SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
	D01	2668	1	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P01	2X6X35" (2)	1 3/8"	
	D02	3068	1	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)	1 3/4"	
	D03	3068	1	1	3068 L IN	36"	80"	38"X82 1/2"	HINGED-DOOR P01	2X6X41" (2)	1 3/8"	
	D04	3068	1	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)	1 3/4"	

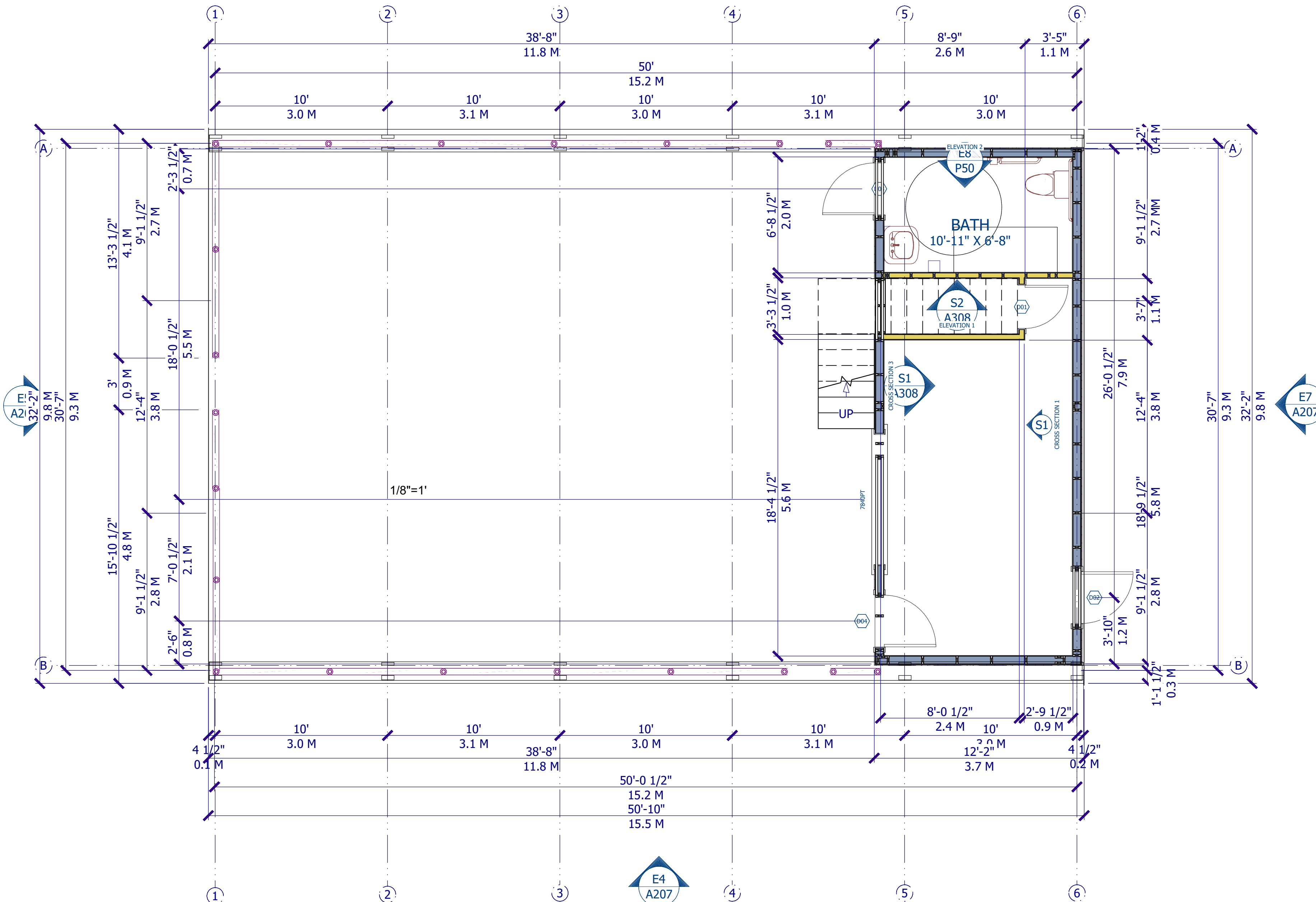


FOUNDATION PLAN

FOUNDATION PLAN
SCALE 1/8 IN= 1FT



ROOF PLAN
SCALE 1/4 IN= 1FT



MAIN FLOOR PLAN
SCALE 1/4 IN= 1 FT

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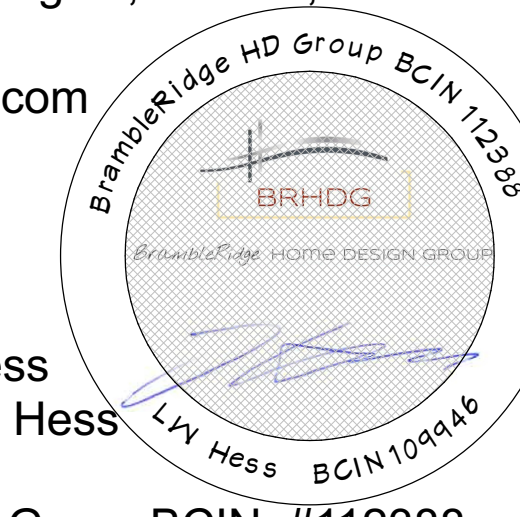
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**3400/3468 Old Montreal Road,
 Ottawa, Ontario**

SHEET TITLE:

All Elevations

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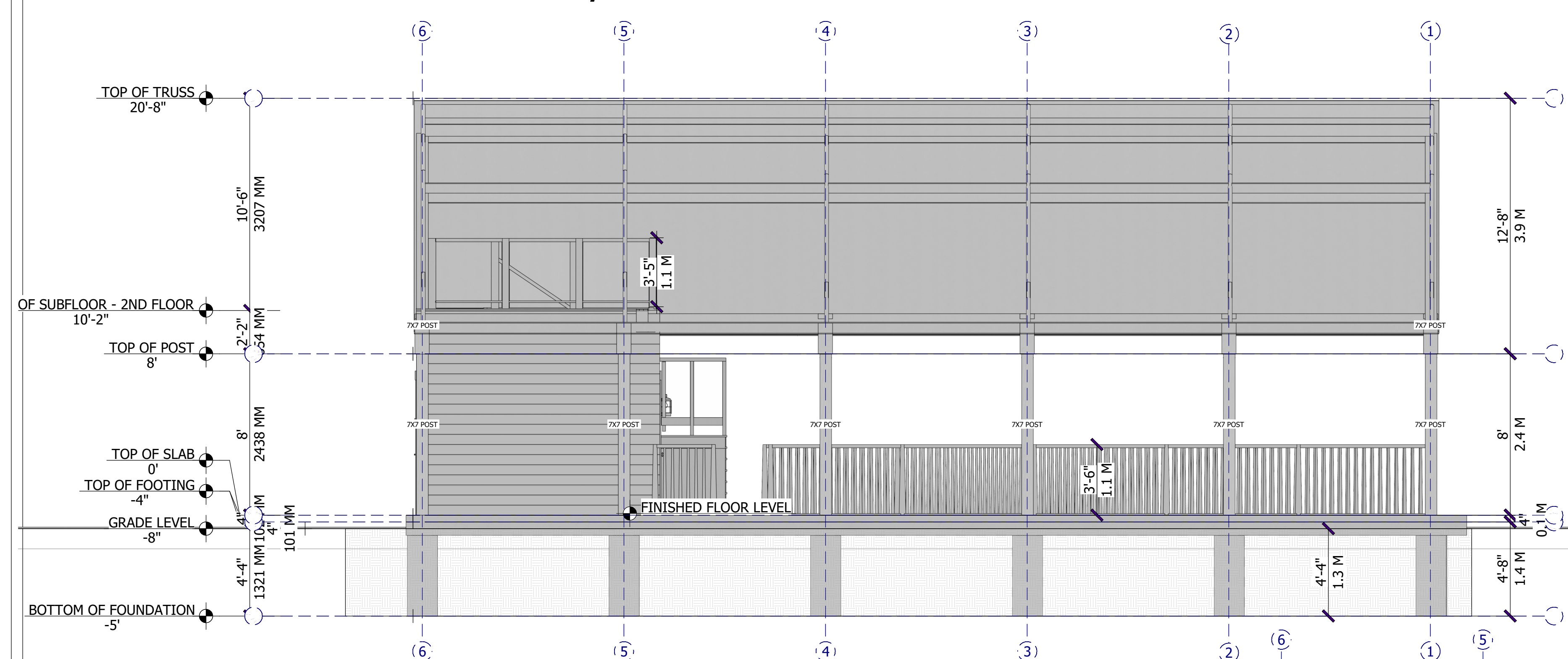
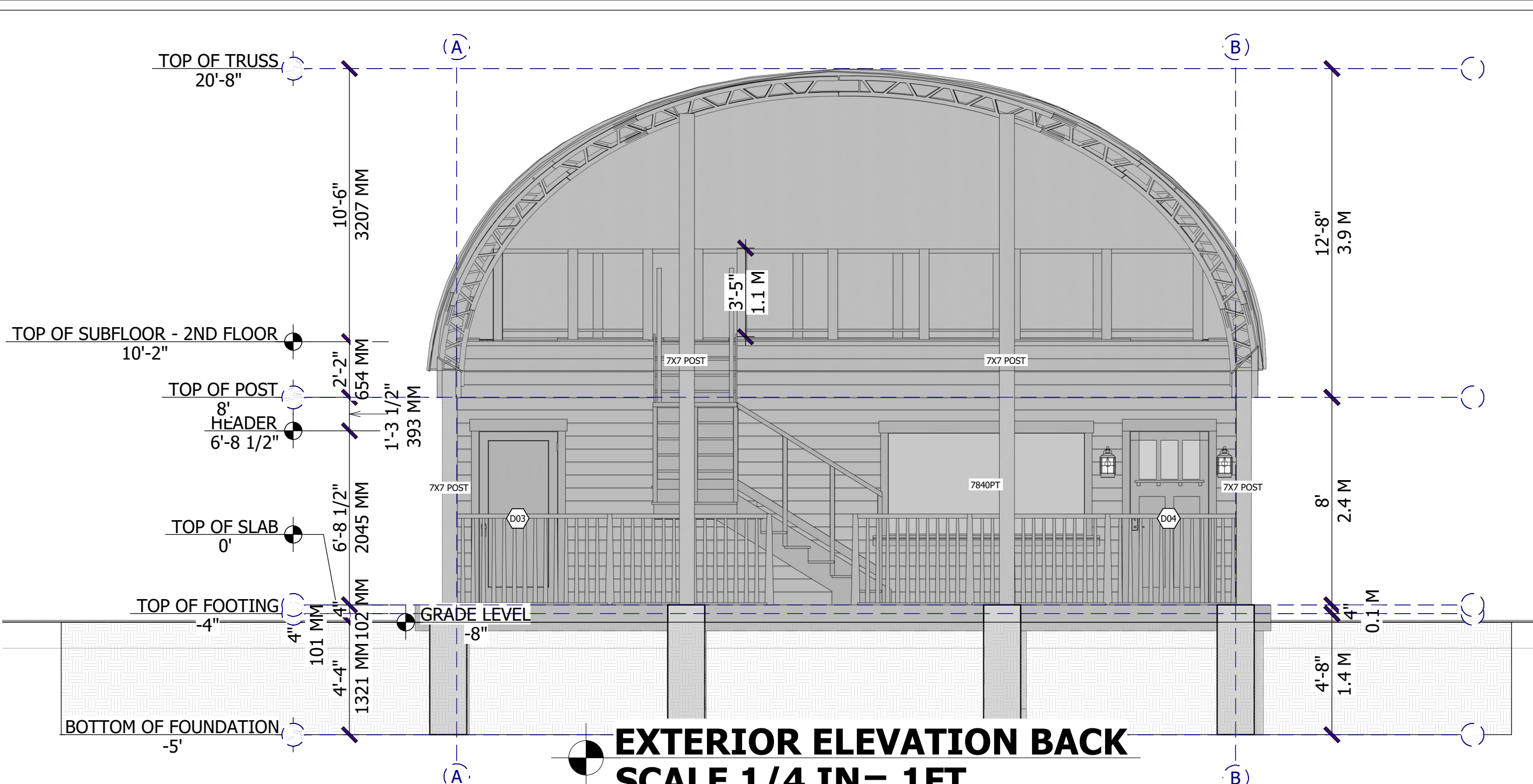
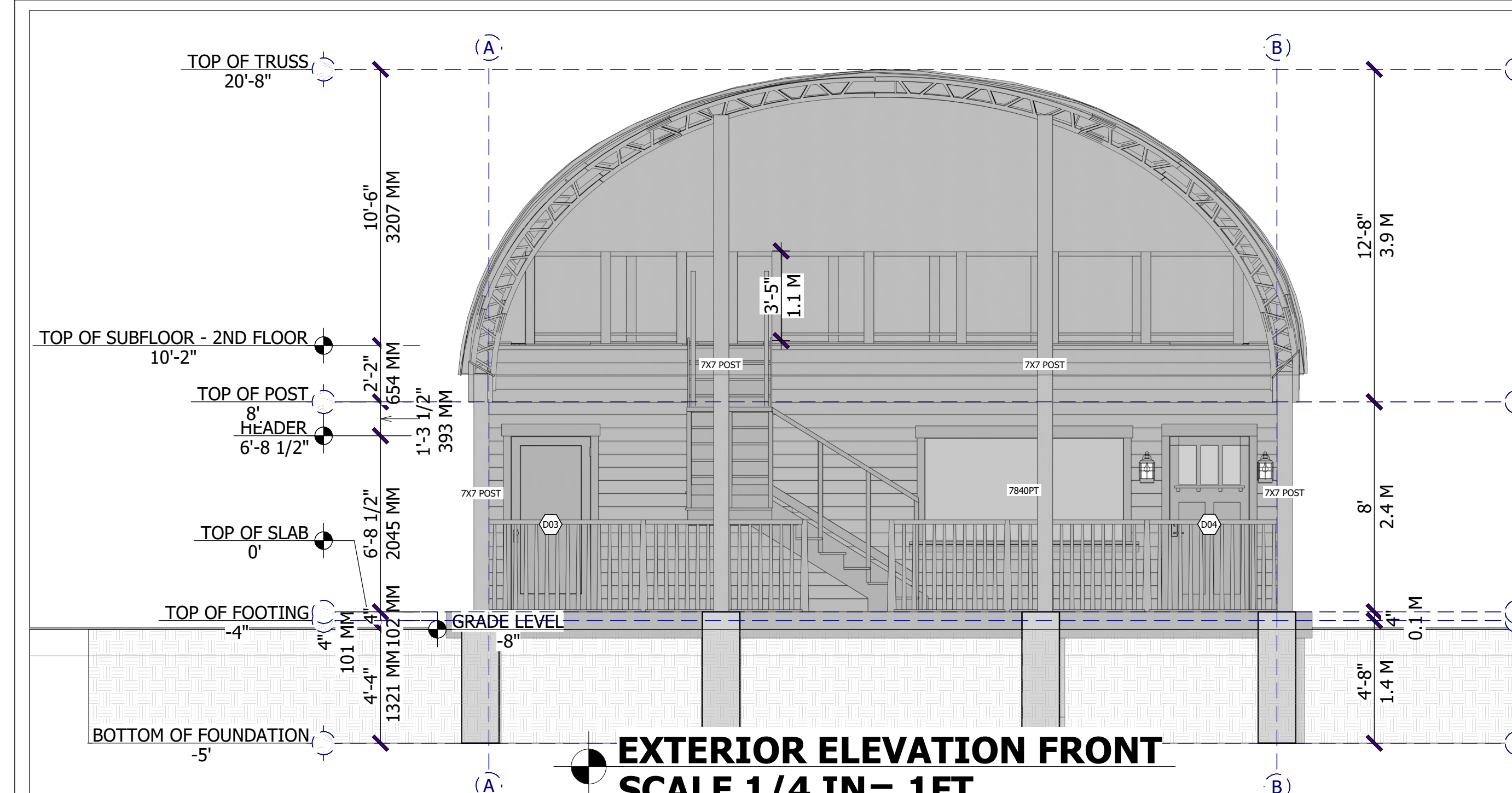
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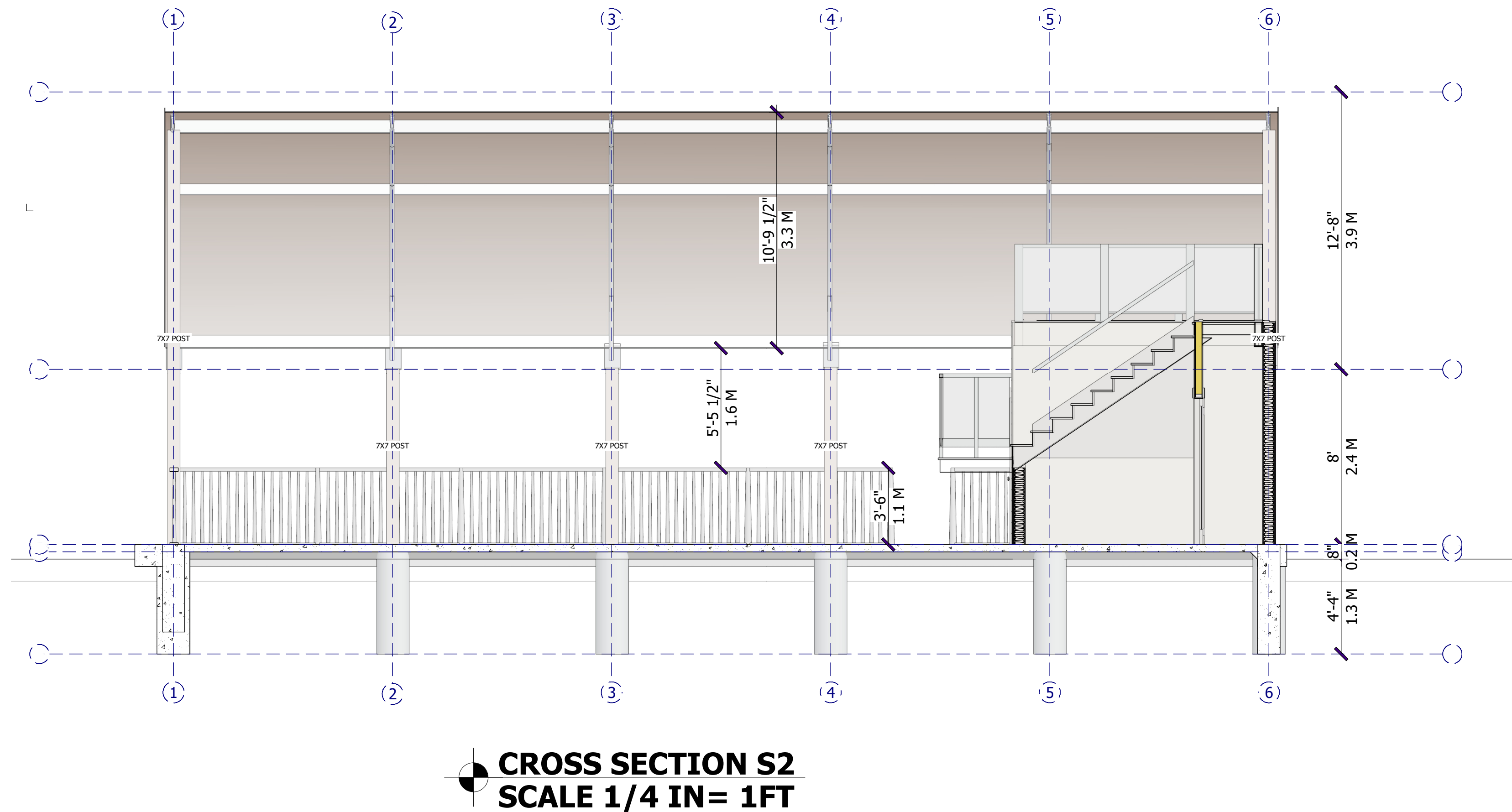
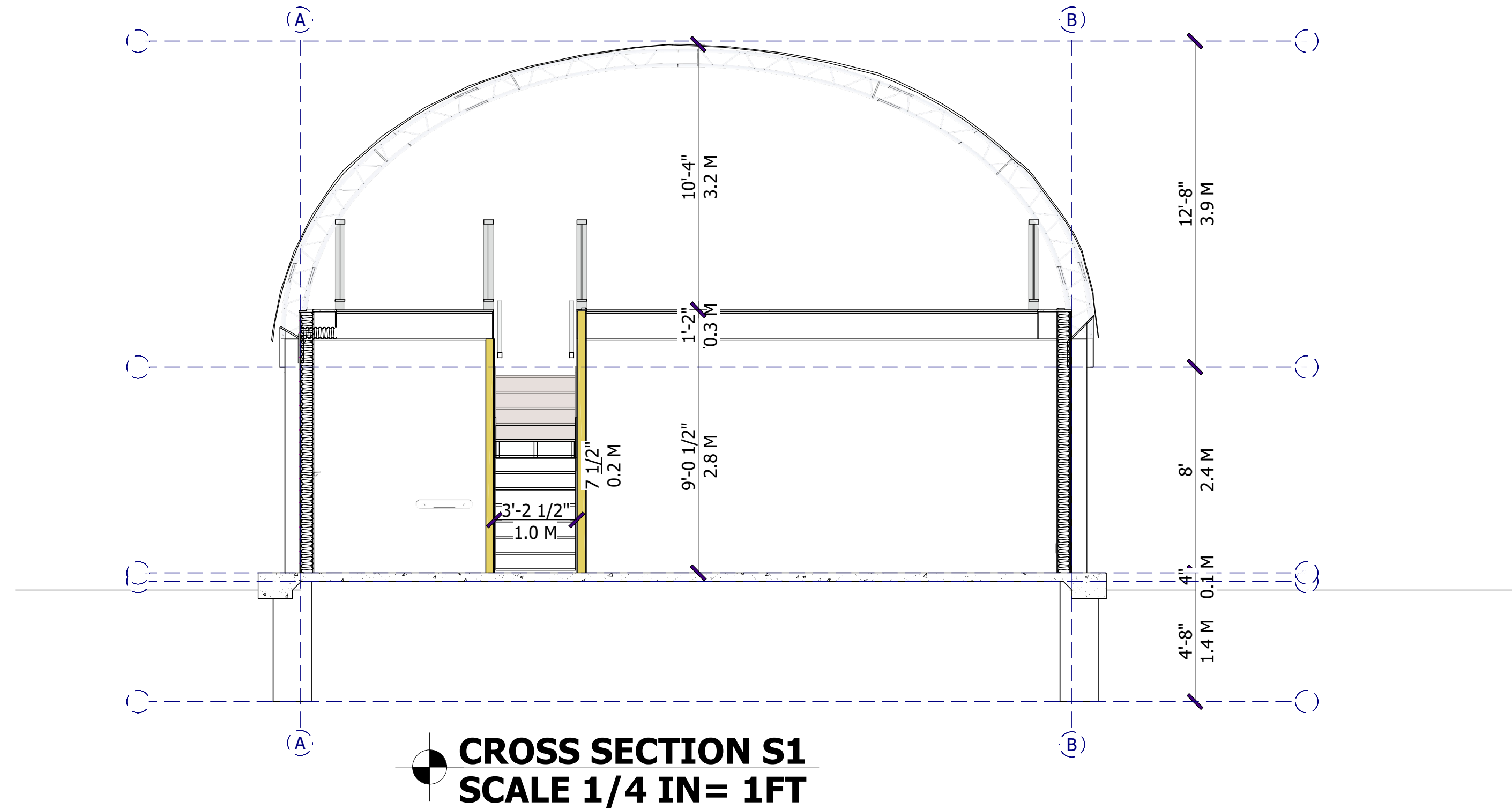
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A104

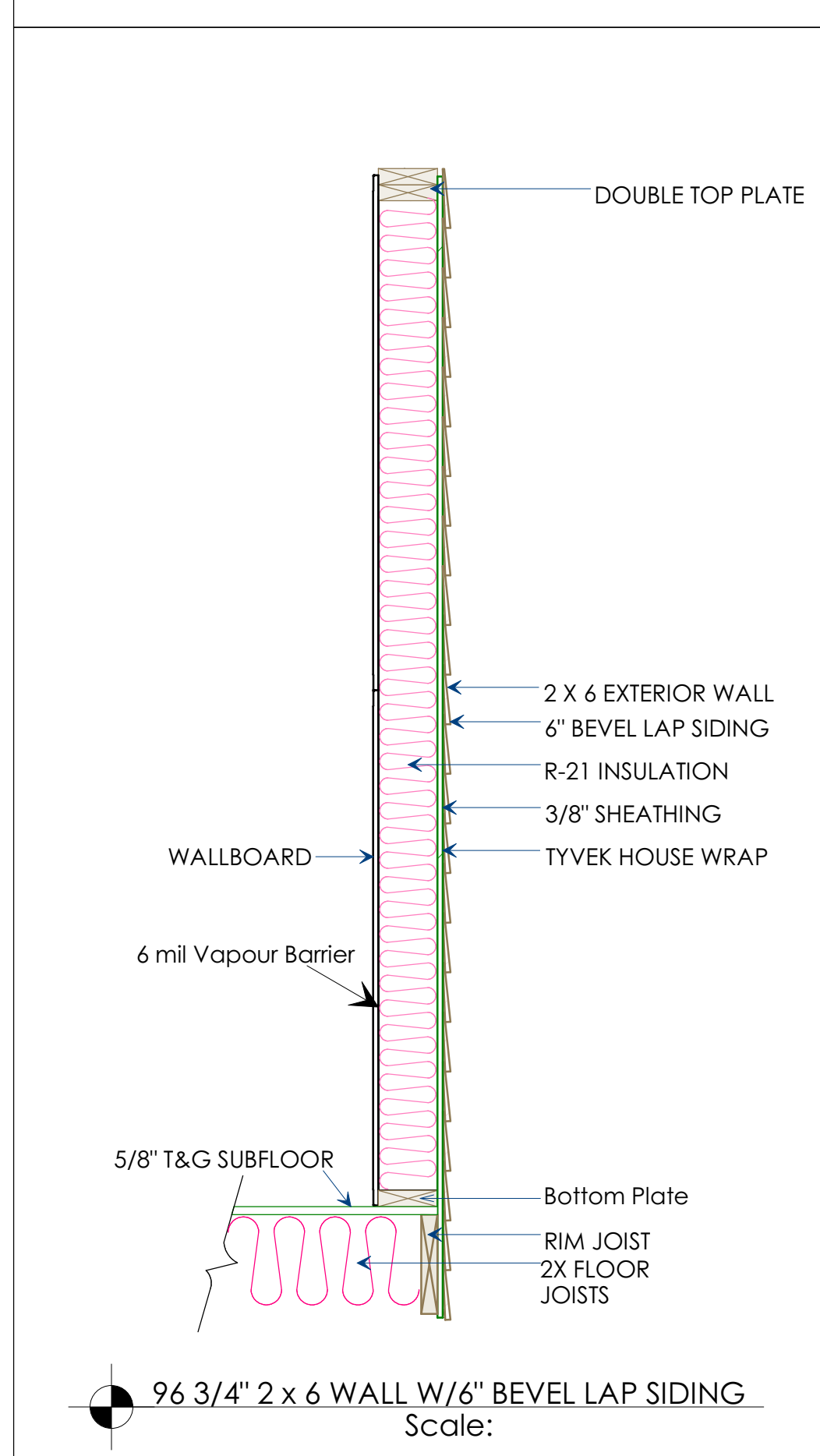
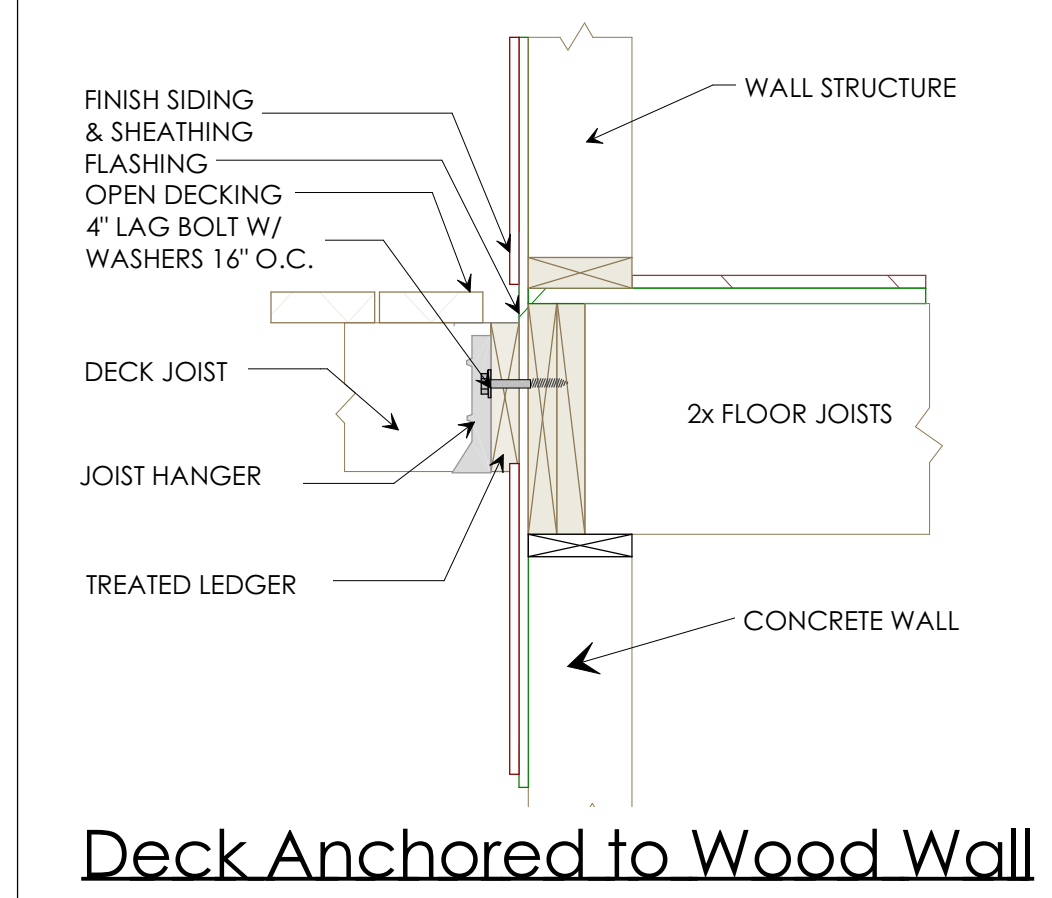
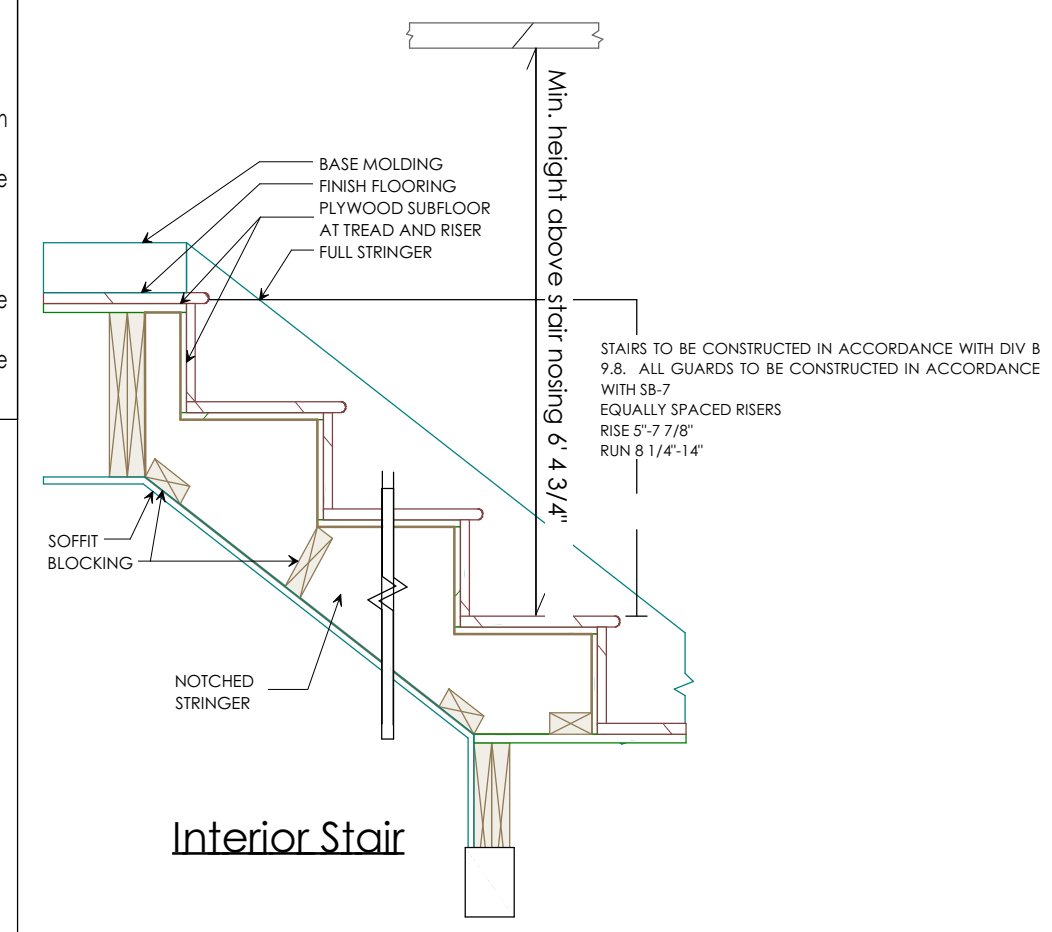




Header and Trimmer Joists around Openings

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DOOR AND WINDOW NOTES:
 EVERY WINDOW WITH SHALL HAVE FINISHED SILL HEIGHT NLT 19" ABOVE THE FINISH FLOOR HEIGHT WHERE THE FINISHED FLOOR TO GRADE HEIGHT EXCEEDS 24"
 DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE TIGHT FITTING DOORS NOT OPENING INTO A BEDROOM AREA AND BE EQUIPED WITH A SELF CLOSING DEVICE.
 EXTERIOR EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 ALL DOORS AND WINDOWS TO HAVE FLASHING INSTALLED ON THE TOP EDGE. SIDES OF DOORS AND WINDOWS ARE TO BE ADEQUATELY CAULKED

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SHEET TITLE:

Sections S1 & S2

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SCALE:

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A305

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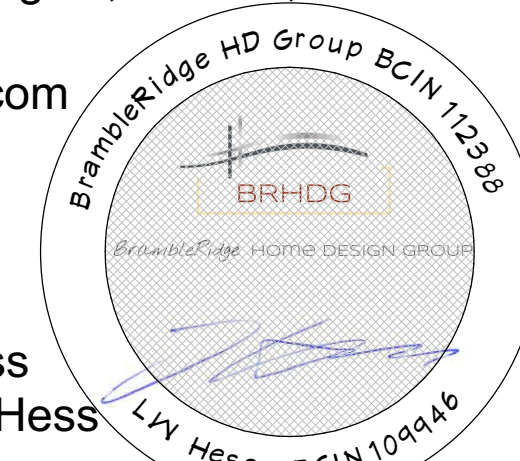
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Details

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A506

Connection Notes

All connections columns or piers to post and Post to Beams shall be secured using an approved Simpsons Strong Tie or equivalent.

Diameter of Nails for Framing

Item	Column 1 Minimum Length of Nails, mm	Column 2 Minimum Diameter of Nails, mm
1.	57	2.87
2.	62	3.25
3.	76	3.66
4.	82	3.66
5.	101	4.88

Fasteners for Sheathing and Subflooring, mm

Item	Column 1 Element	Column 2 Minimum Length of Fasteners, mm Common or Spiral Nails Rings	Column 3 Minimum Length of Fasteners, mm Thread Screws	Column 4 Minimum Length of Fasteners, mm Nails or Roofing Nails	Column 5 Minimum Length of Fasteners, mm Staples	Column 6 Minimum Number or Maximum Spacing of Fasteners
1.	Board lumber 184 mm or less wide	51	45	N/A	51	2 per support
2.	Board lumber more than 184 mm wide	51	45	N/A	51	3 per support
3.	Fibreboard sheathing up to 13 mm thick	N/A	N/A	44	28	150 mm (o.c.) along edges and 300 mm (o.c.) along intermediate supports
4.	gypsum sheathing up to 13 mm thick	N/A	N/A	44	N/A	
5.	Plywood, OSB or waferboard up to 10 mm thick	51	45	N/A	38	
6.	Plywood, OSB or waferboard over 10 mm and up to 20 mm thick	51	45	N/A	51	
7.	Plywood, OSB or waferboard over 20 mm and up to 25 mm thick	57	51	N/A	N/A	

Nailing for Framing

Nailing for Framing
 Forming Part of Sentence 9.23.3.4.(1)

Item	Column 1 Construction Detail	Column 2 Minimum Length of Nails, mm	Column 3 Minimum Number or Maximum Spacing of Nails
1.	floor joist to plate – toe nail	82	2
2.	wood or metal strapping to underside of floor joists	57	2
3.	Cross bridging to joists	57	2 at each end
4.	Double header or trimmer joists	76	300 mm (o.c.)
5.	floor joist to stud (balloon construction)	76	2
6.	Ledger strip to wood beam	82	2 per joist
7.	Joist to joist splice (See also Table 9.23.13.8.)	76	2 at each end
8.	Header joist end nailed to joists along perimeter	101	3
9.	Tail joist to adjacent header joist	82	5
10.	(end nailed) around openings="http://thehandyforce.com/windows/" title ="Window installer in Toronto">openings	101	3
10.	Each header joist to adjacent trimmer joist	82	5
10.	(end nailed) around openings="http://thehandyforce.com/windows/" title ="Window installer in Toronto">openings	101	3
11.	stud to wall plate (each end) toe nail or end nail	62	4
12.	Doubled studs at openings="http://thehandyforce.com/windows/" title ="Window installer in Toronto">openings, or studs at walls or wall intersections and corners	76	750 mm (o.c.)
13.	Doubled top wall plates	76	600 mm (o.c.)
14.	Bottom wall plate or sole plate to joists or blocking (exterior walls)(1)	82	400 mm (o.c.)
15.	interior walls to framing or subflooring="http://thehandyforce.com/flooring/" title ="Handyman flooring install Toronto">flooring	82	600 mm (o.c.)
16.	Horizontal member over openings="http://thehandyforce.com/windows/" title ="Window installer in Toronto">openings in non-loadbearing walls – each end	82	2
17.	Lintels to studs	82	2 at each end
18.	ceiling joist to plate – toe nail each end	82	2
19.	Roof rafter, roof truss or roof joist to plate – toe nail	82	3
20.	Rafter plate to each ceiling joist	101	2
21.	Rafter to joist (with ridge supported)	76	3
22.	Rafter to joist (with ridge unsupported)	76	See Table 9.23.13.8.
23.	Gusset plate to each rafter at peak	57	4
24.	Rafter to ridge board – toe nail – end nail	82	3
25.	Collar tie to rafter – each end	76	3
26.	Collar tie lateral support to each collar tie	57	2
27.	Jack rafter to hip or valley rafter	82	2
28.	Roof strut to rafter	76	3
29.	Roof strut to loadbearing wall – toe nail	82	2
30.	38 mm x 140 mm or less plank decking to support	82	2
31.	Plank decking wider than 38 mm x 140 mm to support	82	3
32.	38 mm edge laid plank decking to support (toe nail)	76	1
33.	38 mm edge laid plank to each other	76	450 mm (o.c.)

Notes to Table 9.23.3.4.:

(1) See Sentence 9.23.3.4.(2).

(2) Where the bottom wall plate or sole plate of an exterior wall is not nailed to joists or blocking in conformance with Table 9.23.3.4., the exterior wall may be fastened to the floor framing by,

(a) having plywood, OSB or waferboard sheathing extend down over floor framing and fastened to the floor framing by nails or staples conforming to Article 9.23.3.5., or

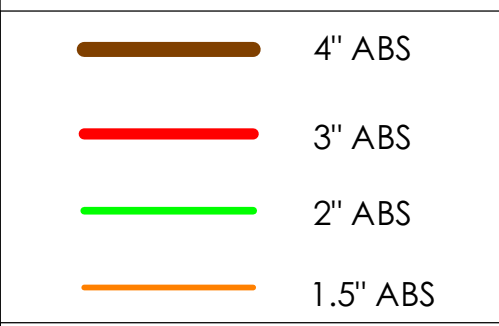
(b) tying the wall framing to the floor framing by 50 mm wide galvanized-metal strips,

(i) not less than 0.41 mm in thickness,

(ii) spaced not more than 1.2 m apart, and

(iii) fastened at each end with at least two 63 mm nails.

Description	# of units per fixture	# of Fixtures	Fixture Units
Bathroom Group	6		
Toilet	4		
Wash Basin (Lavatory)	1		
Bathtub or Shower	1.5		
Bidet	1		
Kitchen Sink	1.5		
Bar Sink	1.5		
Washing Machine	1.5		
Dishwasher	1.5		
Total Fixtures			



ALL WORK TO BE PERFORMED BY A LICENSED PLUMBER.

UNIVERSAL WASHROOM NOTES

TOILET:
THE TOILET IS TO HAVE A HAND OPERATED FLUSHING DEVICE THAT IS EASILY ACCESSIBLE TO A WHEELCHAIR USER. THE FLUSHING DEVICE IS TO BE OPERATED WITH A CLOSED FIST AND SHALL NOT REQUIRE A FORCE OF MORE THAN 22.2 N TO OPERATE.

LAVATORY:
INSULATE PIPES WHERE TEMPERATURES EXCEED 43 DEGREES C. SINK FAUCETS SHALL BE OPERATED BY LEVER TYPE HANDLES THAT ARE NOT SPRING LOADED. HANDLES SHALL BE LOCATED NO MORE THAN 450mm FROM THE FRONT OF THE BASIN. THE LAVATORY IS TO BE EQUIPPED WITH A SOAP DISPENSER THAT IS OPERABLE WITH ONE HAND.

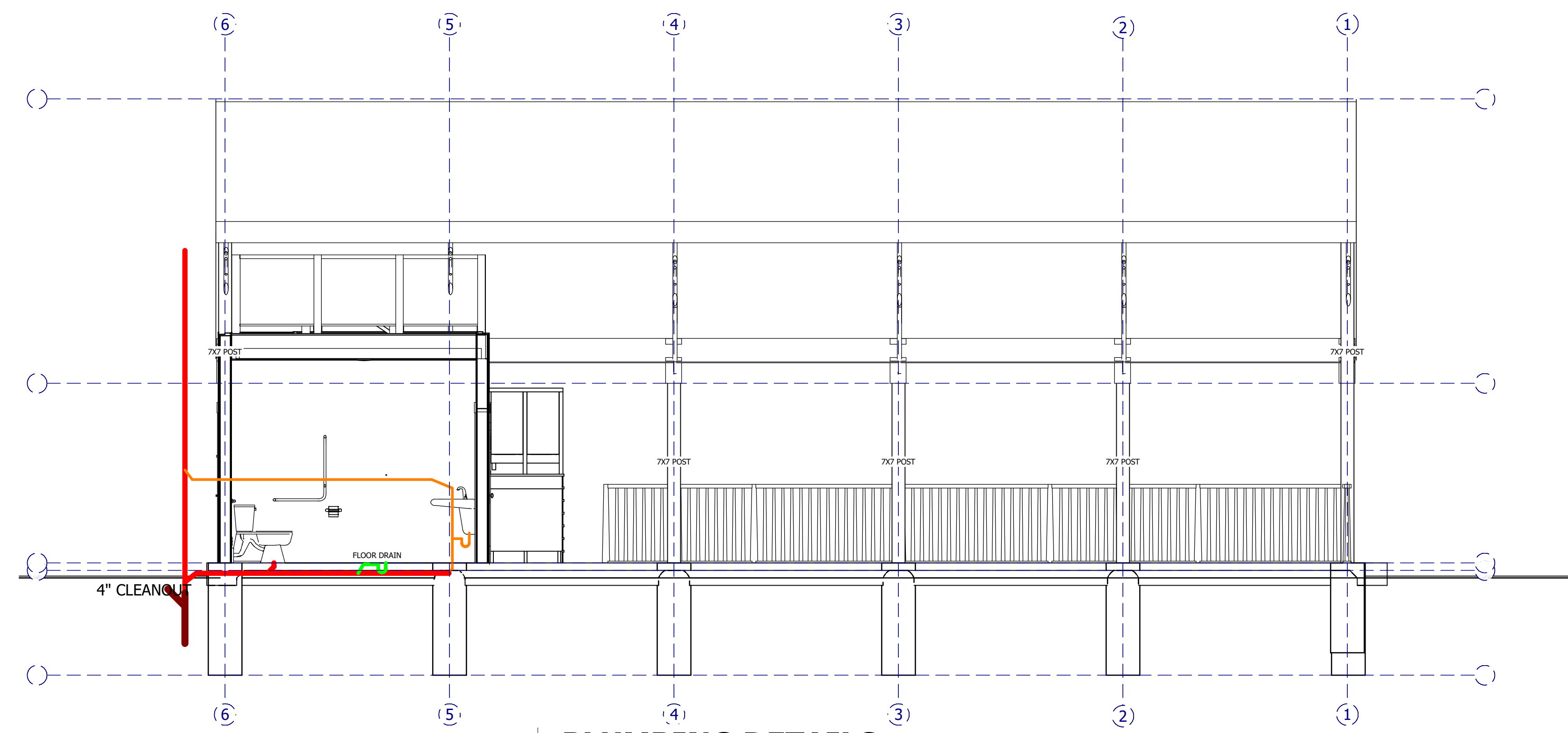
GRAB BARS:
GRAB BARS TO RESIST 1.3 kN APPLIED VERTICALLY OR HORIZONTALLY
GRAB BARS TO BE 35-40mm IN DIAMETER
GRAB BARS TO HAVE 50mm CLEARANCE FROM THE WALL
GRAB BARS ARE TO BE FINISHED SO THAT THE SURFACE IS GRASPABLE
PROVIDE SOLID WOOD BLOCKING IN THE WALL ASSEMBLY TO ACCOMMODATE LOADS

MISCELLANEOUS ITEMS:
A COAT HOOK IS TO BE INSTALLED AND MUST PROJECT A MINIMUM OF 50mm FROM THE WALL.
MOTION SENSOR LIGHTING MUST BE PROVIDED IN A UNIVERSAL WASHROOM

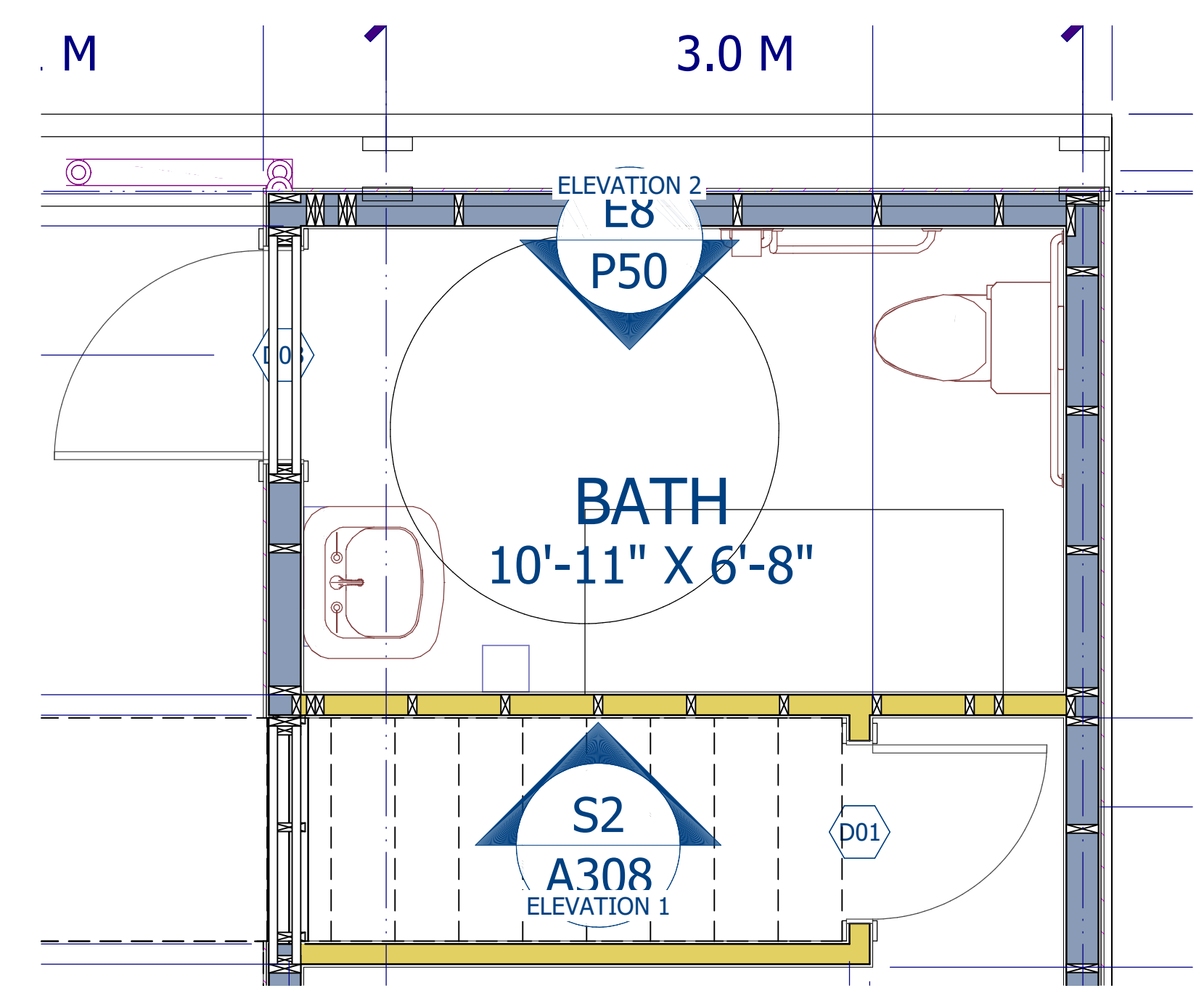
PROVIDE AN AUDIBLE/VISUAL SIGNAL DEVICE INSIDE AND OUTSIDE THE WASHROOM THAT CAN BE ACTIVATED FROM INSIDE THE WASHROOM. PROVIDE A SIGN STATING: "IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE/VISUAL SIGNAL WILL ACTIVATE". THE SIGN SHALL BE MOUNTED ABOVE THE DEVICE. LETTERING TO BE 25mm HIGH AND 5mm WIDE.

PROVIDE TACTICAL SIGNS TO INDICATE LOCATION OF BATHROOM. PROVIDE SIGNS IN HALL AND ON BATHROOM DOOR. SIGNS TO INCLUDE INTERNATIONALLY ACCEPTED SYMBOL OF ACCESSIBILITY AND INDICATE THAT THE WASHROOM IS FOR MALE AND FEMALE USE.

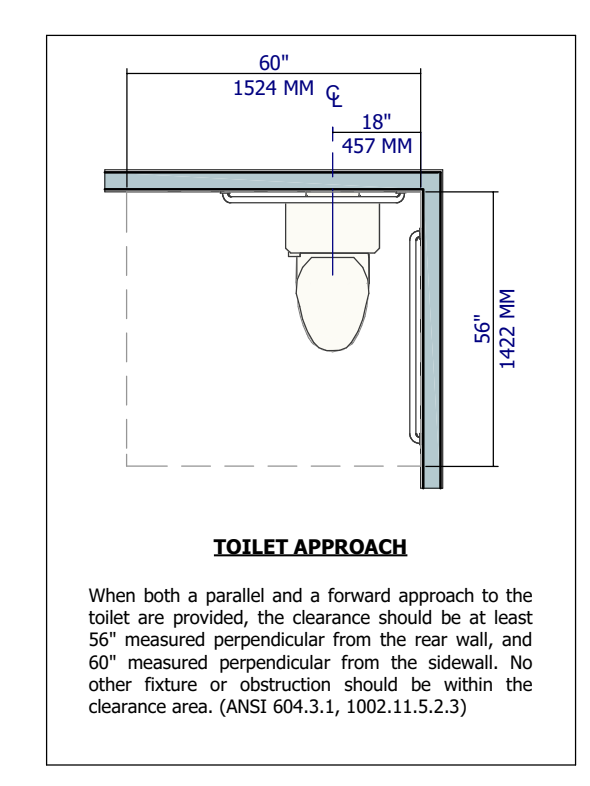
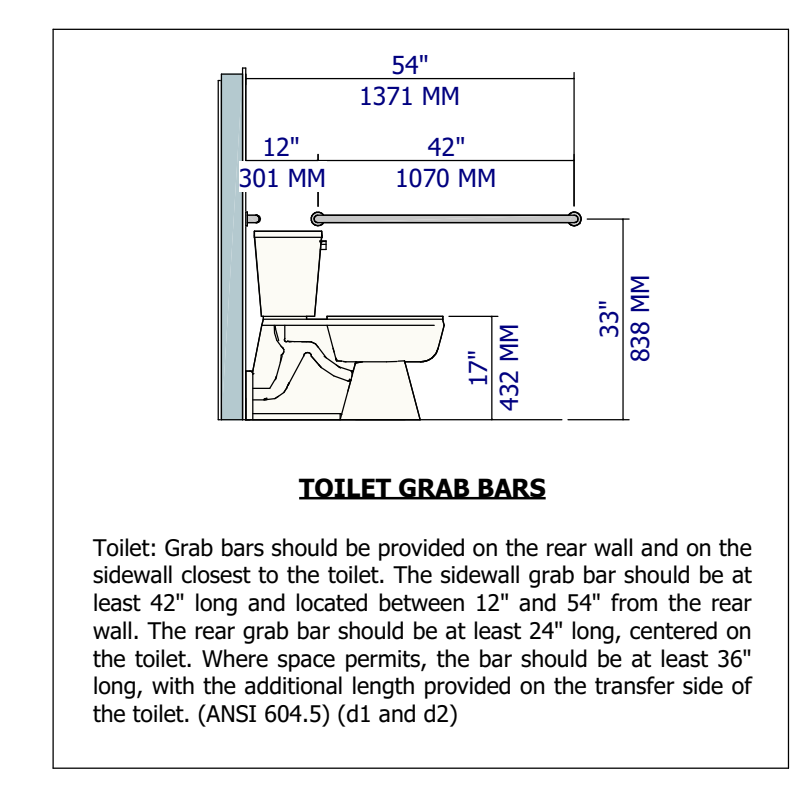
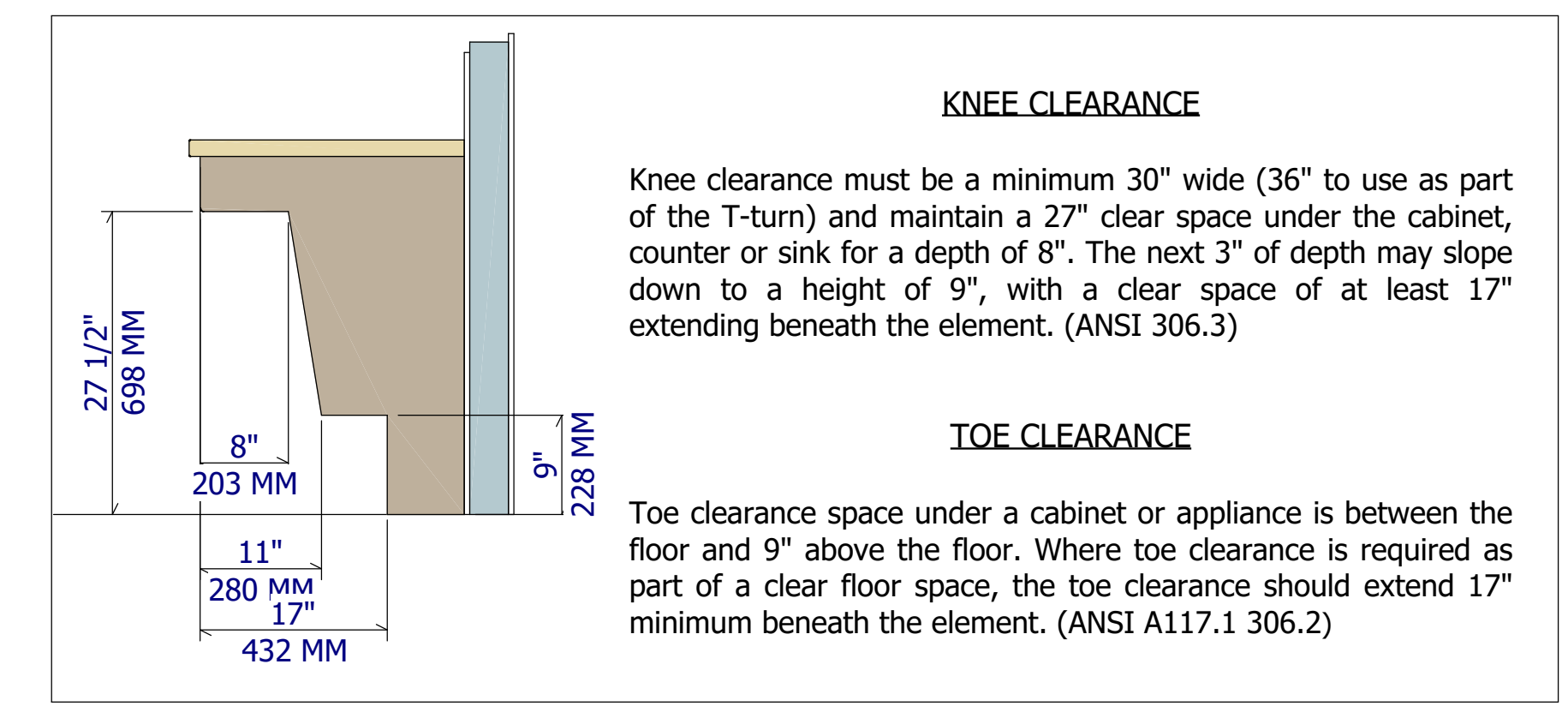
PLUMBING FIXTURES ARE TO BE LOCATED AS SHOWN ON THE PLAN.



PLUMBING DETAILS
SCALE 1/4 IN= 1FT



PLUMBING PLAN
SCALE 1/2 IN= 1FT



Page Numbering Legend

L = Landscape	100 series: plans
A = Architectural	200 series: elevations
S = Structural	300 series: sections
M = Mechanical	400 series: large scale plans
P = Plumbing	500 series: details
E = Electrical	600 series: schedules

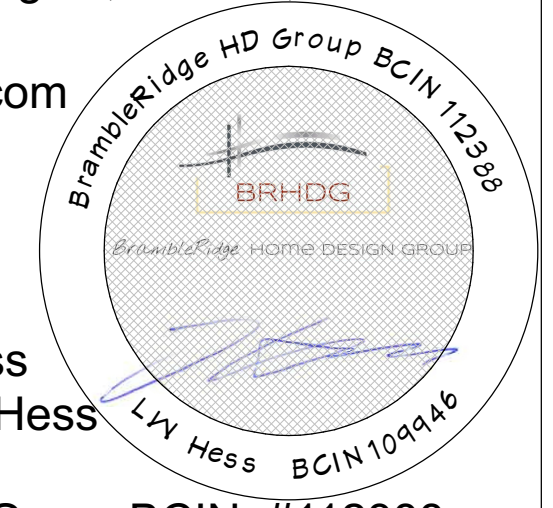
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:



BrambleRidge HOME DESIGN GROUP

11 James Street, Seguin, Ontario, P2A 0B6
705-704-9393
Email: les@brhdg.com



Drawn by: Les Hess
Reviewed by: Les Hess
BCIN: #109946
BrambleRidge HD Group BCIN: #112388

PROJECT DESCRIPTION:

Engineered Slab and Small Building

PROJECT ADDRESS:

3400/3468 Old Montreal Road,
Ottawa, Ontario

SHEET TITLE:

Plumbing

NOTES:

- The copyright for this drawing is held by BrambleRidge Home Design Group
- The builder is responsible to verify dimensions and notify BrambleRidge Home Design Group of any discrepancies.
- All work is to be completed in accordance with the Ontario Building Code and all applicable local bylaws.

LAYOUT PAGE TABLE		
NUMBER	TITLE	DESCRIPTION/COMMENTS
1	OVERVIEW	
2	SITE PLAN	
3	ALL FLOOR PLANS	
4	ALL ELEVATIONS	
5	SECTIONS S1 & S2	
6	DETAILS	
7	PLUMBING	
8	ELECTRICAL	

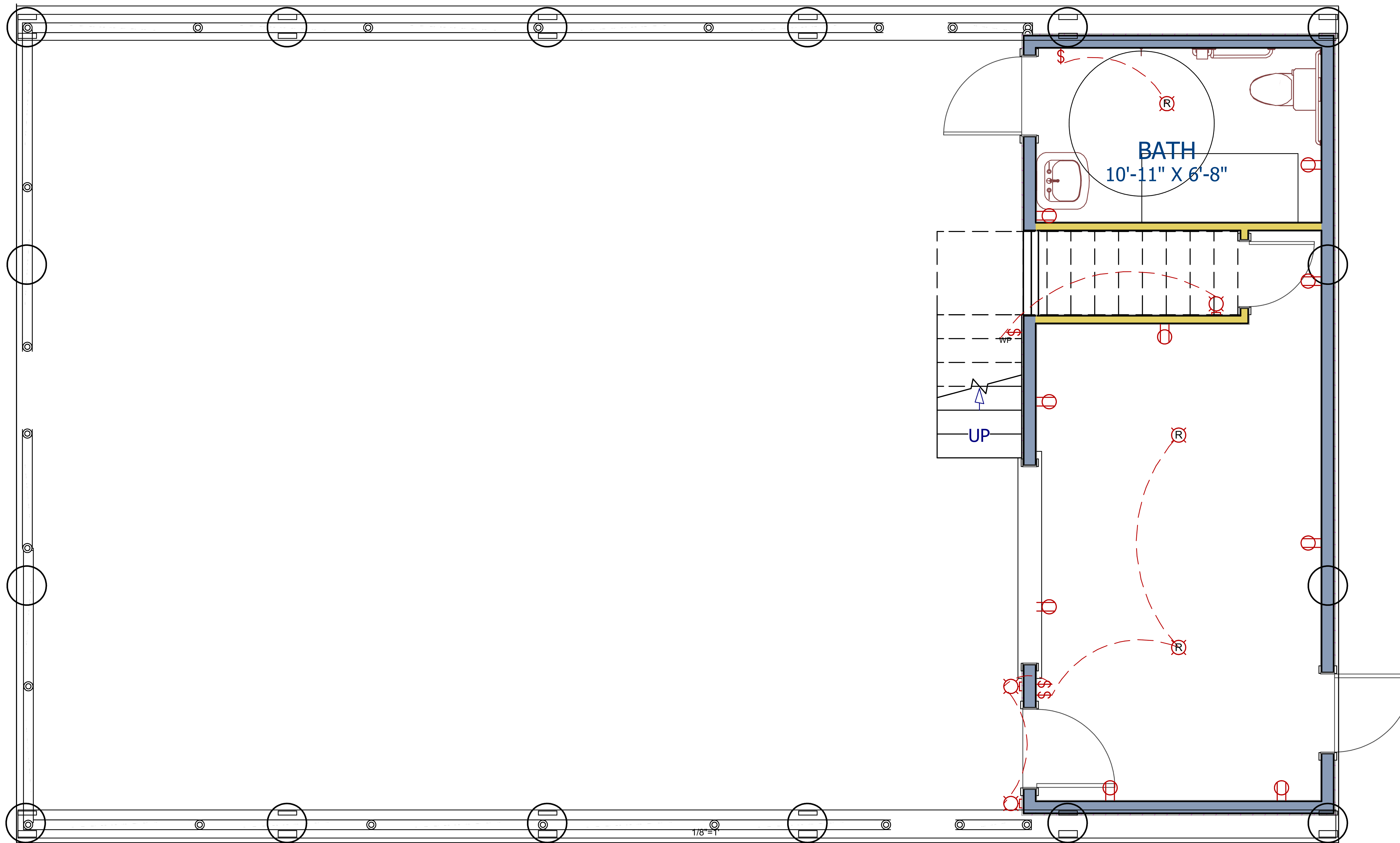
FILE NUMBER: BRHDG-21.049

DATE: December 3, 2021

SCALE:

Drawing Sheet Size: ARCH D (24" x 36")

P507



Page Numbering Legend

- L = Landscape 100 series: plans
- A = Architectural 200 series: elevations
- S = Structural 300 series: sections
- M = Mechanical 400 series: large scale plans
- P = Plumbing 500 series: details
- E = Electrical 600 series: schedules

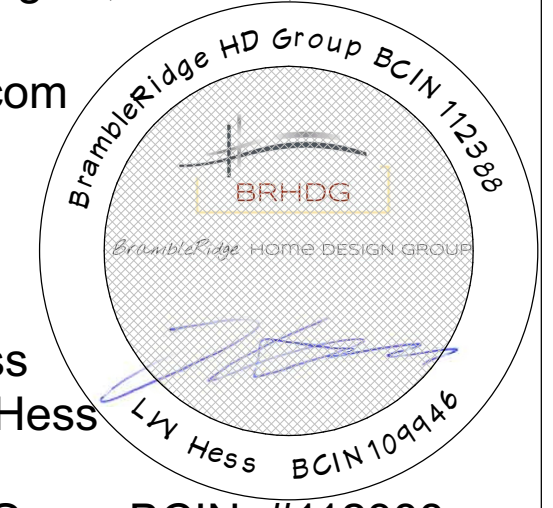
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PROJECT DESCRIPTION:

Engineered Slab and Small Building

PROJECT ADDRESS:

3400/3468 Old Montreal Road,
Ottawa, Ontario

SHEET TITLE:

Electrical

NOTES:

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3. All work is to be completed in accordance with the Ontario Building Code and all applicable local bylaws.

LAYOUT PAGE TABLE		
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6	DETAILS	
7	PLUMBING	
8	ELECTRICAL	

FILE NUMBER: BRHDG-21.049

DATE: December 3, 2021

SCALE:

Drawing Sheet Size: ARCH D (24" x 36")

E108

ELECTRICAL PLAN
SCALE 1/2 IN = 1 FT

All smoke alarms must be combination type Smoke/CO and Strobe.
All smoke alarms must be interconnected within each suite Powered by AC with battery backup power.

All Electrical work to be performed by a Licensed Electrical Contractor and in accordance with the Ontario Electrical Code and inspected by the Electrical Safety Authority

ELECTRICAL SCHEDULE									
2D SYMBOL	NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	COMMENTS
\$	E01	3	1	3"	3/4"	5"	WALL	SINGLE POLE	
\$ WP	E02	1	1	3"	3/4"	5"	WALL	WEATHERPROOF	
⊕	E03	9	1	3"	5/16"	5"	WALL	DUPLEX	
⊕	E04	2	1	7 3/16"	7"	14 5/16"	WALL	MINER'S SCONCE	
R	E05	3	1	7 3/8"	7 3/8"	5/16"	CEILING	RECESSED DOWN LIGHT 6	
⊕	E06	1	1	8"	4 1/2"	10"	WALL	STRUCTURE SCONCE	