

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON K1Y 1P6

ISSUED FOR BUILDING PERMIT: --/--/--

DRAWING LIST:

ARCHITECTURAL

- A000 COVER PAGE AND LOCATION PLAN
- A001 GENERAL NOTES AND LEGEND
- A004 CODE MATRIX
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- A011 ASSEMBLIES - FLOOR AND ROOF
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- A101 ACCESSORY BUILDING DETAILS
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CIVIL

- C101 REMOVALS, SITE SERVICING, LOT GRADING, DRAINAGE, SEDIMENT AND EROSION CONTROL PLAN

STRUCTURAL

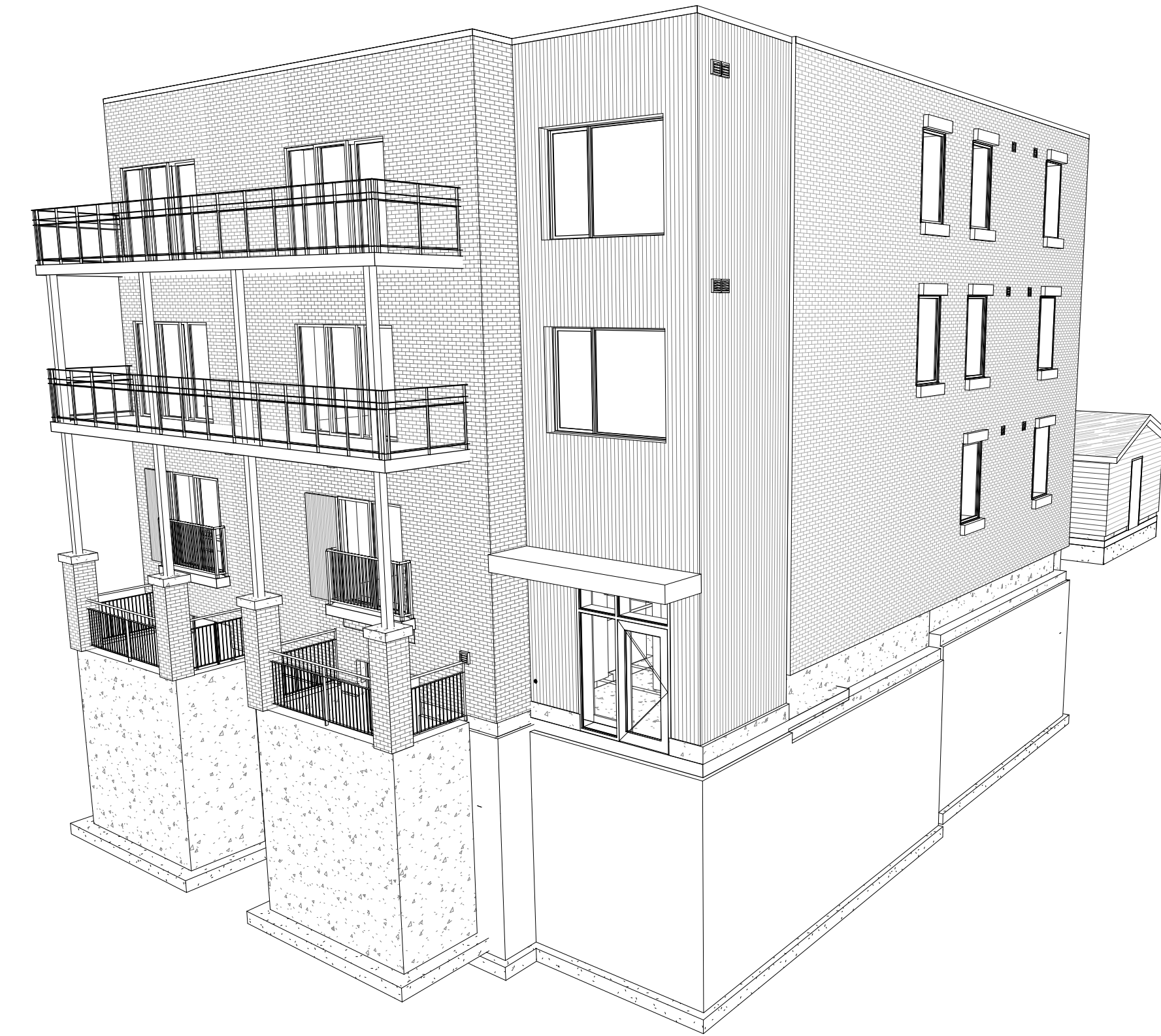
- S00 COVER SHEET
- S01 GENERAL NOTES
- S02 TYPICAL DETAILS
- S03 SCHEDULES
- S04 SCHEDULES
- S100 FOUNDATION PLAN
- S101 BASEMENT PLAN
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- S300 SECTIONS
- S301 SECTIONS
- S302 SECTIONS
- S303 SECTIONS
- S304 SECTIONS

MECHANICAL

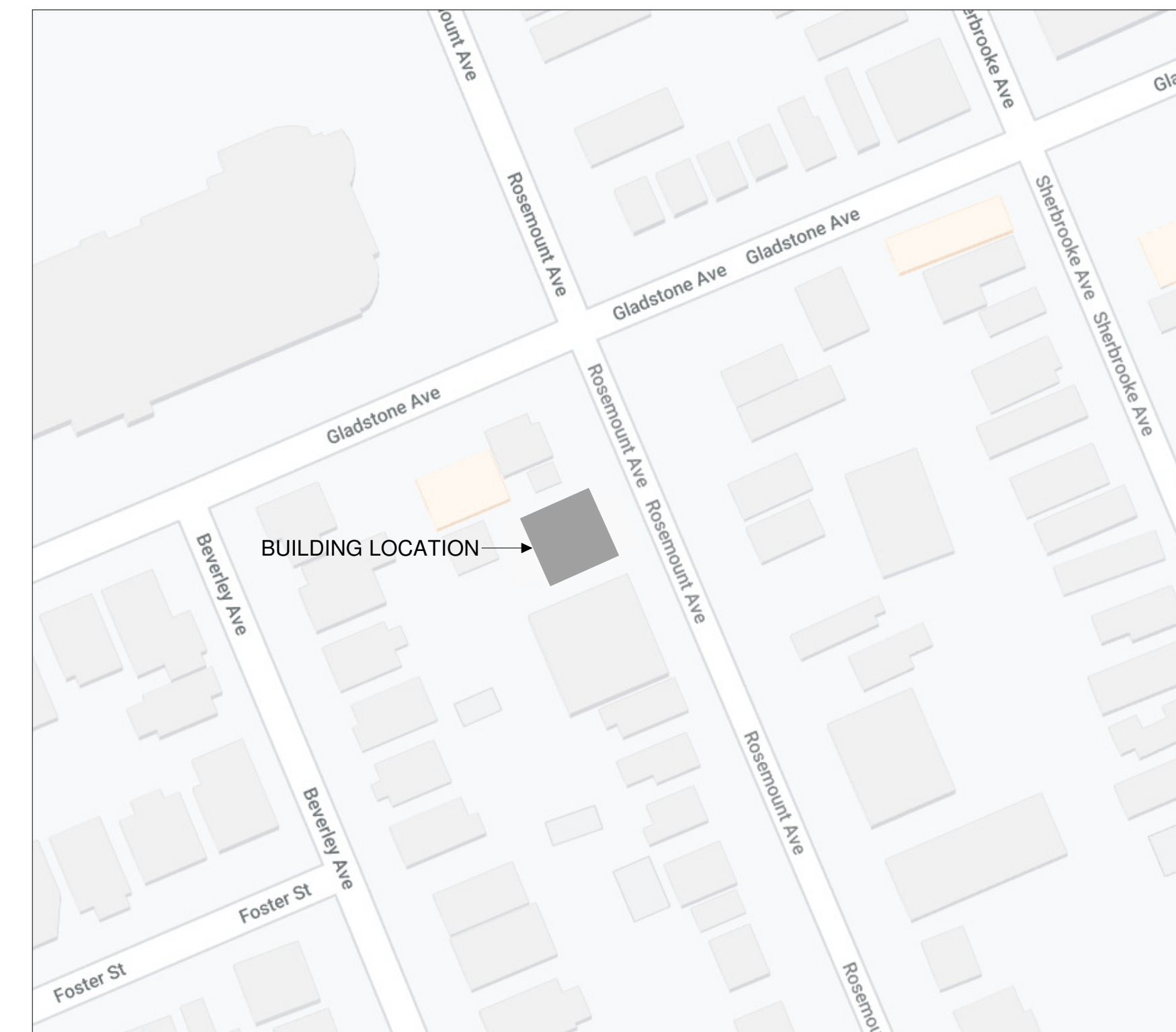
- M101 MECHANICAL LEGEND, SCHEDULES, DETAILS AND ABBREVIATIONS
- M201 BASEMENT FLOOR PLAN - DRAINAGE
- M202 FIRST FLOOR PLAN - DRAINAGE
- M203 SECOND FLOOR PLAN - DRAINAGE
- M204 THIRD FLOOR PLAN - DRAINAGE
- M301 BASEMENT FLOOR PLAN - PLUMBING AND FIRE PROTECTION
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- M404 THIRD FLOOR PLAN - AIR DISTRIBUTION

ELECTRICAL

- E101 ELECTRICAL LEGEND, SCHEDULES, DETAILS AND ABBREVIATIONS
- E201 BASEMENT FLOOR PLAN - ELECTRICAL
- E202 FIRST FLOOR PLAN - ELECTRICAL
- E203 SECOND FLOOR PLAN - ELECTRICAL
- E204 THIRD FLOOR PLAN - ELECTRICAL



1 3D PERSPECTIVE
A000



LOCATION PLAN
NTS



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5 --/--/-- ISSUED FOR BUILDING PERMIT
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NOTES

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4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

TITLE

**COVER PAGE AND
LOCATION PLAN**

PROJECT NO: 2021-1320
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SCALE: 1 : 100
DATE PRINTED: 5/18/2022 11:08:33 AM

REV DRAWING NO.

5 A000

ABBREVIATIONS:		GRAPHICS LEGEND:	
1 HR	ONE HOUR FIRE RATING		SHEET NUMBER
ACT	ACOUSTIC CEILING TILE		SHEET NO. SEQUENCE
ADJL	ADDITIONAL		SHEET TYPE
ADJ	ADJUSTABLE		SHEET DISCIPLINE
AF	ACCESS FLOORING		GRAPHIC SCALE
AFF	ABOVE FINISHED FLOOR		VIEW TITLE
ALUM	ALUMINUM		DRAWING NUMBER
ALTB	ALUMINUM THERMALLY BROKEN		SHEET NUMBER
ANO	ANODIZED		NORTH ARROW
AVB	AIR/VAPOUR BARRIER		GRID HEAD
BL-AN	BLACK ANODIZED		GRID LINE
BF	BARRIER FREE		ELEVATION LEVEL
BD	BOARD		REVISION TAG
BLDG	BUILDING		REVISION CLOUD
BLKG	BLOCKING		BUILDING SECTION TAG
BRK	BRICK		DRAWING NUMBER SHEET NUMBER
BR	BIKE RACK		WALL SECTION TAG
CAB	CABINET		DETAIL SECTION TAG
CG	CORNER GUARD		DRAWING NUMBER SHEET NUMBER
CLG	CEILING		CALL OUT TAG
CLR	CLEAR		DRAWING NUMBER SHEET NUMBER
CL	CLEAR STAIN		ELEVATION TAG
COL	COLUMN		DRAWING NUMBER SHEET NUMBER
CONT	CONTINUOUS		ROOF SLOPE
CONTR	CONTRACTOR		SPOT SLOPE
CONSTR	CONSTRUCTION		ROOM TAG
CPT	CARPET TILE		WINDOW TAG
CT	CERAMIC TILE		WINDOW NUMBER
C/W	COMPLETE WITH		WINDOW DIMENSIONS
D	DEPTH		WINDOW DIMENSIONS SILL HEIGHT AFF
DIA	DIAMETER		DOOR TAG
DIM	DIMENSION		DOOR NUMBER
DR	DOOR		DOOR DIMENSIONS
DWG	DRAWING		WALL TAG
ELEC	ELECTRICAL		CURTAIN WALL/ INTERIOR GLAZING TAG
EP	ELECTRICAL PANEL		KEY NOTE
EPF	EPOXY FLOORING		KEY NOTE
EPTRZ	EPOXY TERRAZZO		KEY NOTE
EQPT	EQUIPMENT		CENTRELINE TAG
EX	EXISTING		BUILDING ENTRANCE
FD	FLOOR DRAIN		DATUM TARGET
FHC	FIRE HOSE CABINET		MATCHLINE REFERENCE
FIN	FINISH		45MIN FRR
FL	FLOOR		60MIN FRR
GA	GAUGE		90MIN FRR
GC	GENERAL CONTRACTOR		
GL	GLASS		
GWB	GYPSON BOARD		
HT	HEIGHT		
HM	HOLLOW METAL		
HDW	HARDWARE		
HDWD	HARDWOOD		
IGU	INSULATED GLAZING UNIT		
IMH	INSULATED HOLLOW METAL		
INSTL	INSTALLATION		
ITF	INFORMATION TO FOLLOW		
LAV	LAVATORY		
LVT	LUXURY VINYL TILE		
MAX	MAXIMUM		
MDF	MEDIUM DENSITY FIBERBOARD		
MECH	MECHANICAL		
MFG	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
(N)	NEW		
N	NORTH		
NIC	NOT IN CONTRACT		
NON COMB	NON-COMBUSTIBLE		
NR	NON-RATED		
NTS	NOT TO SCALE		
OBC	ONTARIO BUILDING CODE		
O/C	ON CENTRE		
OPNG	OPENING		
ORG	ORGANIC		
OS	OCCUPANCY SENSOR		
PLAM	PLASTIC LAMINATE		
PREFAB	PREFABRICATION		
PSF	PRESSED STEEL FRAME		
PSTB	PRESSED STEEL THERMALLY BROKEN		
PT	PAINT		
QT	QUARRY TILE		
QTY	QUANTITY		
(R)	RELOCATE		
RB	RELOCATE/RUBBER BASE		
RD	ROOF DRAIN		
REC	RECESSED		
REF	REFERENCE		
REQD	REQUIRED		
RO	ROUGH OPENING		
RS	ROUGH SCUPPER		
REV	REVISION		
SIM	SIMILAR		
SCWD	SOLID CORE WOOD		
SH	SHEIF		
SP	SPANDREL PANEL		
SS	STAINLESS STEEL		
SSURF	SOLID SURFACE		
STC	SOUND TRANSMISSION CLASSIFICATION		
STD	STANDARD		
STRUCT	STRUCTURAL/STRUCTURE		
T	THERMOSTAT		
TBD	TO BE DETERMINED		
TBS	TO BE SELECTED		
THR	THRESHOLD		
T/O	TOP OF		
UNO	UNLESS NOTED OTHERWISE		
U/S	UNDERSIDE		
VB	VAPOUR BARRIER		
VCT	VINYL COMPOSITION TILE		
VERT	VERTICAL		
VIF	VERIFY IN FIELD		
VSF	VINYL SHEET FLOORING		
VWC	VINYL WALL COVERING		
W	WIDTH		
W/	WITH		
W/O	WITHOUT		
WD	WOOD		
WF	WOOD FLOORING		
WV	WOOD VENEER		

GENERAL CONSTRUCTION NOTES:

- THESE NOTES APPLY TO ENTIRE WORK.
- DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- DIMENSIONS ON PLANS ARE TO CENTRE OF WALL STUDS, CONCRETE, CMU OR TO THE 60F STRUCTURAL GRIDS, UNLESS OTHERWISE NOTED.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A SILL GASKET. THIS SHALL INCLUDE PLATES AND PLYWOOD SHEATHING. ALL WOOD BLOCKING USED AT OR BELOW GRADE IS TO BE PRESSURE TREATED.
- PROVIDE GYPSUM BOARD CONTROL JOINTS AT MAX. 9100mm. COORDINATE EXACT LOCATION ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL COLOURS (FLASHINGS, TRIMS, COMPOSITE MATERIALS) TO BE CHOSEN BY ARCHITECT FROM MANUFACTURER'S COMPLETE SELECTION.
- PROVIDE BONDED WATERPROOFING MEMBRANE 150mm MINIMUM UP WALL AND FULL HEIGHT OF SHOWER WALLS. SHOWERS TO HAVE COLLAPSIBLE UPRIGHT LIP SPLASHGUARD AT THE ENTRANCE OF ALL SHOWERS.

GENERAL EXTERIOR WALL ASSEMBLY NOTES:

- PROVIDE 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD AT ALL BATHROOM FIXTURES, GRAB BARS, SHOWER, BATHTUBS, AND WALL MOUNTED DOOR STOPS.
- LAP, TAPE AND SEAL ALL MEMBRANES TO PROVIDE CONTINUOUS AIR AND WEATHER TIGHT SEAL.
- COORDINATE WALL ASSEMBLIES WITH STRUCTURAL SHEAR WALLS LOCATION. SHEAR WALL OSB TO BE LOCATED ON SUITE SIDE AND SPAN ENTIRE WALL LENGTH.

GENERAL ROOF ASSEMBLY NOTES:

- ALL PARAPET FRAMING AND SHEATHING TO BE PRESSURE TREATED.
- PROVIDE 16mm PRESSURE TREATED PLYWOOD BACKING AS REQUIRED TO SUIT EQUIPMENT - REFER ALSO TO MECHANICAL AND ELECTRICAL DRAWINGS AND SCHEDULES.
- COORDINATE MECHANICAL UNIT CURBS WITH SLOPED INSULATION.

GENERAL INTERIOR PARTITION WALL ASSEMBLY NOTES:

- CONSTRUCT ALL ASSEMBLIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LABELING AGENCY, I.E. WH, UL, ULC ETC. WHEN IN DOUBT, SEEK DIRECTION FROM THE PROJECT ARCHITECT OR ACOUSTIC ENGINEER.
- ALL E-BOXES (AND SIMILAR I.E. PHONE, CABLE, ETC.) LOCATED IN ACOUSTICALLY RATED ASSEMBLIES SHALL BE THE PLASTIC, THERMALLY RATED TYPE WITH FACE FLANGE AND GASKET. WHEN IN DOUBT, SEEK DIRECTION FROM THE PROJECT ARCHITECT OR ACOUSTIC ENGINEER.
- RESILIENT CHANNELS ARE ONLY TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS. THEY ARE NOT TO BE INSTALLED BEHIND GWB THAT BACKS UP HEAVY FIXTURES, OTHER FRAMING, OR OTHER FEATURE THAT WOULD PRECLUDE THEIR PROPER FUNCTION. CONSULT ARCHITECT IN CASE OF CONFLICT.
- RESILIENT CHANNELS WHEN SPECIFIED FOR ONE SIDE OF A WALL ASSEMBLY SHALL BE INSTALLED ON THE SIDE WITH THE LEAST INTERRUPTIONS FOR SERVICES AND INTERIOR PARTITIONS. RESILIENT CHANNELS ON CEILINGS MUST ALL BE ORIENTATED THE SAME DIRECTION. ALL FASTENERS USED TO ATTACH THE GWB TO THE RESILIENT CHANNELS MUST BE SELECTED TO BE SHORT ENOUGH SO AS PRECLUDE PENETRATION INTO THE UNDERLYING FRAMING, OR ALTERNATELY OFFSET FROM FRAMING MEMBERS. UNDER NO CIRCUMSTANCES SHALL GWB FASTENERS BRIDGE THE GAP BETWEEN THE GWB AND THE FRAMING UNDERNEATH.
- ALL GWB IN ACOUSTICALLY RATED CONSTRUCTION SHALL BE TYPE X OR TYPE C AS APPLICABLE. FULL SHEETS OF BOARD SHALL BE USED WHEREVER POSSIBLE, AND SMALLER PIECES SHALL BE AVOIDED EXCEPT WHERE NECESSARY DUE TO SPACE LIMITATIONS. ALL BOARDS SHALL BE CONTINUOUS PAST INTERIOR PARTITIONS (BOTH LAYERS WHERE APPLICABLE).
- FILL VOIDS WITH GLASS FIBER INSULATION AROUND ALL PLUMBING PIPING WITHIN WALL CAVITIES. PROVIDE MINIMUM 25mm CLEARANCE ENSURE NO DIRECT CONTACT WITH FRAMING AND PLUMBING PIPING. PROVIDE 25mm GLASS FIBER INSULATION TO ALL HORIZONTAL AND VERTICAL SANITARY VENT PIPING.
- PROVIDE CONTINUOUS FIRESTOPPING AND SMOKE SEALANT AT TOP AND BOTTOM OF ALL FIRE RATED WALLS / FLOORS WITH ULC LISTED SYSTEMS OR OBC APPROVED MATERIAL.
- ALL FIRE RATED AND ACOUSTIC SEPARATIONS ARE TO EXTEND FROM THE TOP OF FLOOR TO THE UNDERSIDE OF THE FLOOR SHEATHING AND / OR ROOF SHEATHING ABOVE.
- ALL OPENINGS THROUGH FIRE RATED ASSEMBLIES ARE TO BE FIRE STOPPED AND SEALED TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION AND PROVIDE A SMOKE TIGHT BARRIER.
- WHEN FASTENING MATERIALS TO STC RATED WALLS, ENSURE FASTENERS DO NOT PENETRATE THROUGH RESILIENT CHANNELS INTO UNDERLYING FRAMING.
- OFFSET LIGHT SWITCHES AND OUTLETS AT LEAST 400mm HORIZONTALLY ON OPPOSITE SIDES OF DEMISING WALLS BETWEEN SUITES.
- PLACE SOUND INSULATION BEHIND ELECTRICAL OUTLETS.
- DO NOT PLACE ELECTRICAL PANELS, ON SUITE DEMISING SUITES OR CORRIDOR WALLS.
- ALL NON LOAD-BEARING INTERIOR PARTITIONS TO TERMINATE AT UNDERSIDE OF FIRE RATED FLOOR ASSEMBLIES. COORDINATE WITH FIRE RATED CEILING ASSEMBLY DETAILS AND REQUIRED CLEARANCES FOR ACOUSTIC ISOLATORS (+/- 41mm). PROVIDE BLOCKING WITHIN FLOOR ASSEMBLY TO SUIT WALL LOCATIONS AND FASTENING REQUIREMENTS.
- FILL VOIDS WITH ACOUSTICAL INSULATION AROUND ALL PLUMBING PIPING WITHIN WALL CAVITIES.
- REFER TO FLOOR PLANS FOR VERIFICATION OF REQUIRED FIRE RATED PARTITION LOCATIONS.
- ALL FIRE RATED PARTITIONS TO TERMINATE AT UNDERSIDE OF FLOOR / ROOF SHEATHING ABOVE C/W FIRE RATED SEALANT
- ADD 16mm PAINTED PLYWOOD UP TO 2440mm AFF IN MECHANICAL AND ELECTRICAL ROOMS.
- PROVIDE NON-COMBUSTIBLE FIRE STOP AROUND ALL PIPES.
- ALL WASHROOM, MECHANICAL AND LAUNDRY ROOM WALLS TO HAVE ACOUSTIC BATT INSULATION.
- PROVIDE CONTINUOUS 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD AT BATHTUBS AND WATER CLOSETS AT ALL WASHROOMS FOR FUTURE GRAB BARS. COORDINATE WITH FIXTURE LOCATIONS.
- PROVIDE MINIMUM 25mm CLEARANCE TO ENSURE NO DIRECT CONTACT BETWEEN FRAMING AND PLUMBING.
- USE MOISTURE RESISTANT GYPSUM BOARD AND MOISTURE & MILDEW RESISTANT PAINT IN ALL WASHROOMS, JANITOR ROOM, KITCHEN BACKSPLASH AND LAUNDRY ROOM UNLESS OTHERWISE INDICATED. WHERE FIRE RATED SEPARATION ARE REQUIRED, ADD 16mm MOISTURE RESISTANT GYPSUM BOARD OVER TOP OF FIRE RATED GYPSUM BOARD. COORDINATE WALL THICKNESS ACCORDINGLY.
- USE WATER RESISTANT GYPSUM BOARD TILE BACKER BOARD AT ALL SHOWER WALLS. SEE SPECS
- PROVIDE CONTINUOUS FIRE STOPPING AND FIRE BLOCKING AS REQUIRED TO PREVENT FIRE FROM TRAVELING.
- PROVIDE 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD AT ALL BATHROOM FIXTURES, GRAB BARS, SHOWER, BATHTUBS, AND WALL MOUNTED DOOR STOPS. COORDINATE WITH BARRIER-FREE DETAIL ON SHEET A004.
- COORDINATE WALL ASSEMBLIES WITH STRUCTURAL SHEAR WALL LOCATIONS. SHEAR WALL OSB TO BE LOCATED ON SUITE SIDE. PROVIDE CONTINUOUS THICKNESS.
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENTS INCLUDING BLOCKING, HARDWARE, NAILING PATTERNS, ETC.

GENERAL CEILING ASSEMBLY NOTES:

- PROVIDE BACKING / FRAMING AS REQUIRED WITHIN FLOOR SYSTEM TO SUIT NON LOAD-BEARING WALLS DETAILS.
- PROVIDE 16mm PLYWOOD BACKING AS REQUIRED TO SUIT CEILING MOUNTED EQUIPMENT - REFER ALSO TO MECHANICAL AND ELECTRICAL DRAWINGS AND SCHEDULES.
- ALL PENETRATIONS IN FIRE RATED ASSEMBLIES TO BE C/W FIRE RATED / ULC APPROVED SEALANT.
- PROVIDE SEISMIC RESTRAINS AS REQUIRED FOR SUSPENDED CEILINGS.

ACCESS HATCHES - WALLS AND CEILINGS

- PROVIDE SELF-CLOSING FIRE RATED INSULATED ACCESS HATCHES WITH CONCEALED HINGES IN FIRE RATED WALL / CEILING ASSEMBLIES. COORDINATE LOCATIONS WITH MECHANICAL DWGS
- PROVIDE 200 X 200mm FLUSH ACCESS HATCHES WITH CONCEALED HINGES AT ALL PLUMBING CLEANOUTS / SHUT OFF VALVES - SEE MECHANICAL FOR CLEANOUT / SHUT OFF VALVE LOCATIONS.
- REFER TO MANUFACTURER FOR FRAMING / BLOCKING REQUIREMENTS.

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www.mcintoshperry.com

Ontario Building Code Data Matrix Part 9 Housing and Small Buildings				Building Code Reference
9.00	Building Code Version	O. Reg. 332/12 Last Amendment O. Reg. 191/14		
9.01	Project Type	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition and Renovation Description: _____		[A] 1.1.2.
9.02	Major Occupancy Classification	Occupancy	Use	9.10.2.
		Group C	Residential - Low Rise Apartment Building	
9.03	Superimposed Major Occupancies	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A Description: _____		9.10.2.3.
9.04	Building Area (m ²)	Description:	Existing: New: Total:	[A] 1.4.1.2.
		Main Building	0 m ² 263 m ² 263 m ²	
			0 m ² 0 m ² 0 m ²	
		Total:	0 m ² 263 m ² 263 m ²	
9.05	Gross Area (m ²)	Description:	Existing: New: Total:	[A] 1.4.1.2.
		First Floor	0 m ² 263 m ² 263 m ²	
		Second Floor	0 m ² 263 m ² 263 m ²	
		Third Floor	0 m ² 263 m ² 263 m ²	
			0 m ² 0 m ² 0 m ²	
		Total:	0 m ² 789 m ² 789 m ²	
9.06	Mezzanine Area (m ²)	Description:	Existing: New: Total:	9.10.4.1.
		N/A	0 m ² 0 m ² 0 m ²	
			0 m ² 0 m ² 0 m ²	
		Total:	0 m ² 0 m ² 0 m ²	
9.07	Building Height	3 Storeys Above Grade	11 (m) Above Grade	[A] 1.4.1.2. & 9.10.4.
		1 Storeys Below Grade		
9.08	Number of Streets/Firefighter Access	1 Street(s)		9.10.20.
9.09	Sprinkler System	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Proposed: <input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> None		9.10.8.2.
9.10	Fire Alarm System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Proposed: <input checked="" type="checkbox"/> Single Stage <input type="checkbox"/> Not Applicable <input type="checkbox"/> Two Stage		9.10.18.
9.11	Water Service/Supply is Adequate	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
9.12	Construction Type	Restriction: <input checked="" type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-combustible Required Actual: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Combination Heavy Timber Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		9.10.6.
9.13	Post-Disaster Building	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		[A] 1.1.2.2.(2)
9.14	Occupant Load	Floor Level/Area	Occupancy Type Based On Occupant Load (Persons)	3.1.17.
		Basement	Residential Occupancy 10	
		First Floor	Residential Occupancy 10	
		Second Floor	Residential Occupancy 12	
		Third Floor	Residential Occupancy 12	
9.15	Barrier-Free Design:	<input checked="" type="checkbox"/> Yes Explanation 1-12 Suites, 1 Barrier Free Unit Provided <input type="checkbox"/> No		9.5.2.
9.16	Hazardous Substances:	<input type="checkbox"/> Yes Explanation _____ <input checked="" type="checkbox"/> No		9.10.1.3.
9.17	Required Fire Resistance Ratings	Horizontal Assembly	Rating (H) Supporting Assembly (H) Noncombustible in lieu of rating?	9.10.8.
		Floors over Basement	0.75 0.75 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
		Floors	0.75 0.75 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
		Mezzanine	N/A N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
		Roof	N/A N/A <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
9.18	Spatial Separation	Wall	EBF Area (m ²) L.D. (m) Required FRR (H) Construction Type Required Cladding Type Required	9.10.14., 9.10.15.
		North	190* 1.5 1 <input checked="" type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Non-combustible	
		East	165 8 0.75 <input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible	
		South	190* 1.5 1 <input checked="" type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Non-combustible	
		West	165 8.78 0.75 <input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible	
		* LARGEST INDIVIDUAL FIRE COMPARTMENT EBF = 19.6 m ² insert additional walls as required		
9.19	Plumbing Fixture Requirements	Ratio: N/A	Floor Level/Area Occupant Load OBC Reference Fixtures Required Fixtures Provided	9.31. & 3.7.4.
			Basement 10 9.31.4.1. 3 3	
			First Floor 10 9.31.4.1. 3 3	
			Second Floor 12 9.31.4.1. 3 3	
			Third Floor 12 9.31.4.1. 3 3	

9.20	Energy Efficiency	Category: Non-Residential Compliance Option: <input type="checkbox"/> SB-10 Prescriptive (Div.4) <input type="checkbox"/> SB-10 Performance (Div.2) <input type="checkbox"/> SB-10 Prescriptive (Div.2) Residential Compliance Option: <input checked="" type="checkbox"/> SB-12 Prescriptive Compliance Packages <input type="checkbox"/> SB-12 Performance Compliance <input type="checkbox"/> SB-12 Other: Energy Star for New Homes <input type="checkbox"/> EnerGuide for New Houses Project Design Conditions: Climatic Zone: 1 Fenestration Vertical (W+D) 706 128 18% Skylights N/A N/A Space Heating Fuel <input type="checkbox"/> Natural Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel <input type="checkbox"/> Earth Energy Heating Equipment Efficiency <input type="checkbox"/> ≥90% AFUE <input type="checkbox"/> ≥78% - ≥90% AFUE Other Conditions <input type="checkbox"/> ICF Basement <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> Walk-out Basement <input type="checkbox"/> Slab-on-Ground <input type="checkbox"/> Log/Post & Beam <input type="checkbox"/> Blow-in Insulation Above Grade Wall <input type="checkbox"/> Spar Applied Foam Insulation Above Grade Wall <input type="checkbox"/> Drain Water Heat Recovery Unit Provided Compliance Package C1	12.2.1.
9.21	Notes		

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78 ROSEMOUNT AVE INC.
 OTTAWA
 ONTARIO, CANADA

PROJECT
78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON K1Y 1P6

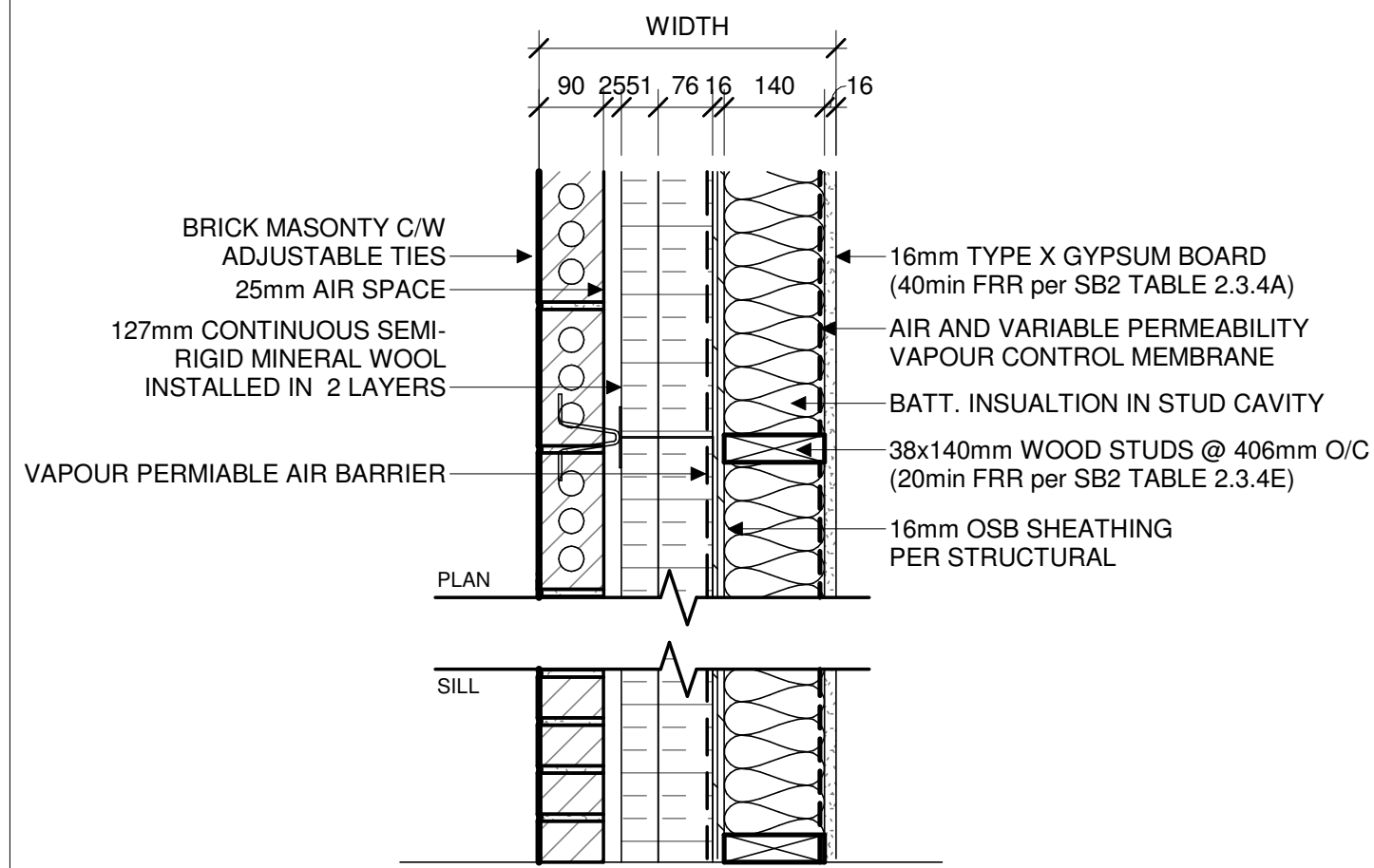
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CODE MATRIX

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE:
 DATE PRINTED: 5/18/2022 11:08:36 AM

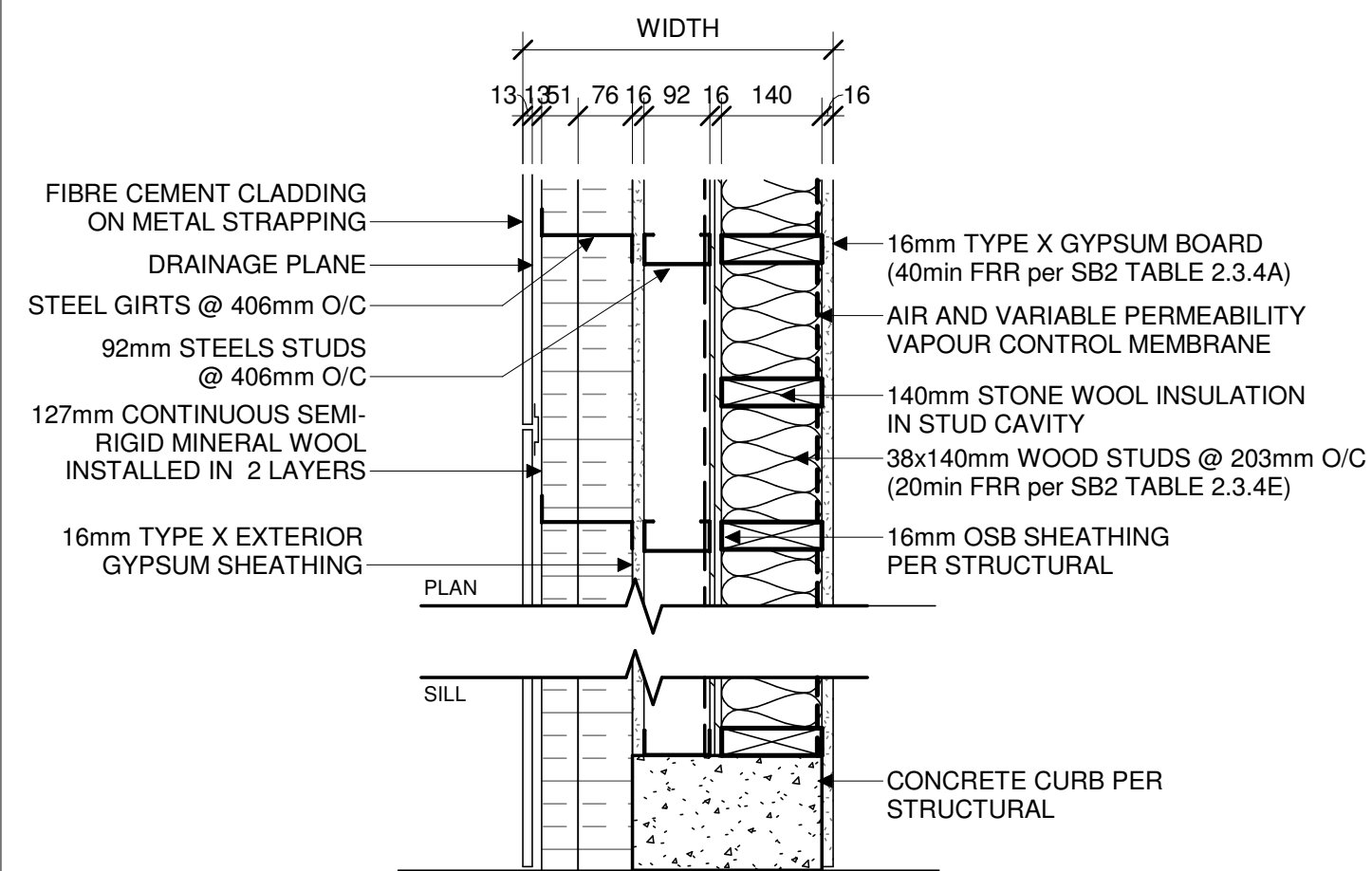
REV DRAWING NO.

5 A004



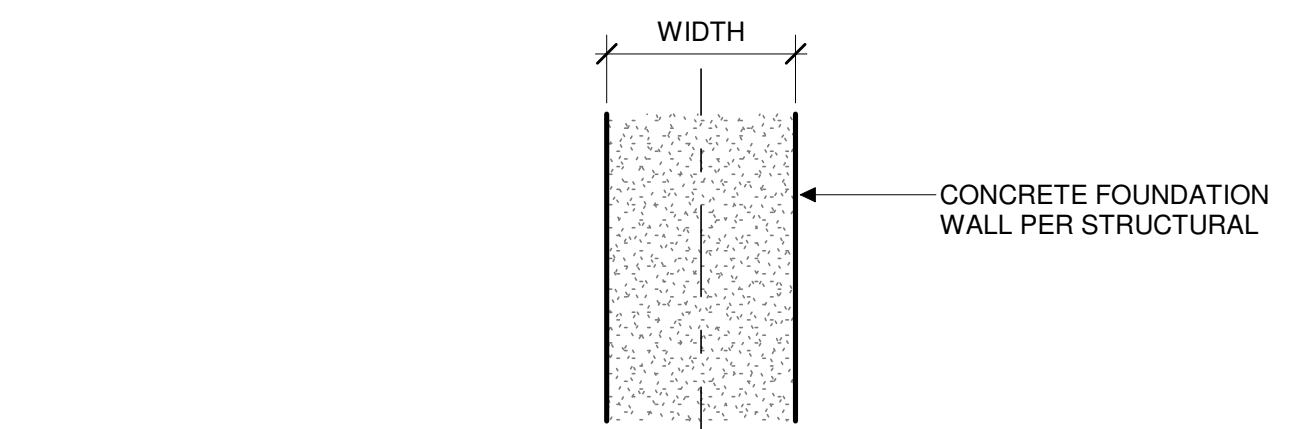
W3A							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
W3A.1	414mm	140mm WOOD STUD	16mm GYP. BOARD	127mm SEMI-RIGID	--	--	--

W3A.1 - TYPICAL BRICK CLAD EXTERIOR WALL
U- 0.14 W/m²K, RSI-7.15 (R-41)



W3D							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
W3D.1	433mm	140mm WOOD STUD	16mm GYP. BOARD	127mm SEMI-RIGID	--	1 HR OBC SB-2	--

W3D.1 - FIBRE CEMENT PANEL NON-COMBUSTIBLE EXTERIOR WALL
U- 0.14 W/m²K, RSI-7.15 (R-41)



B4C							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
B4C.1	150mm	CONC.	--	--	--	--	--
B4C.2	200mm	CONC.	--	--	--	--	--

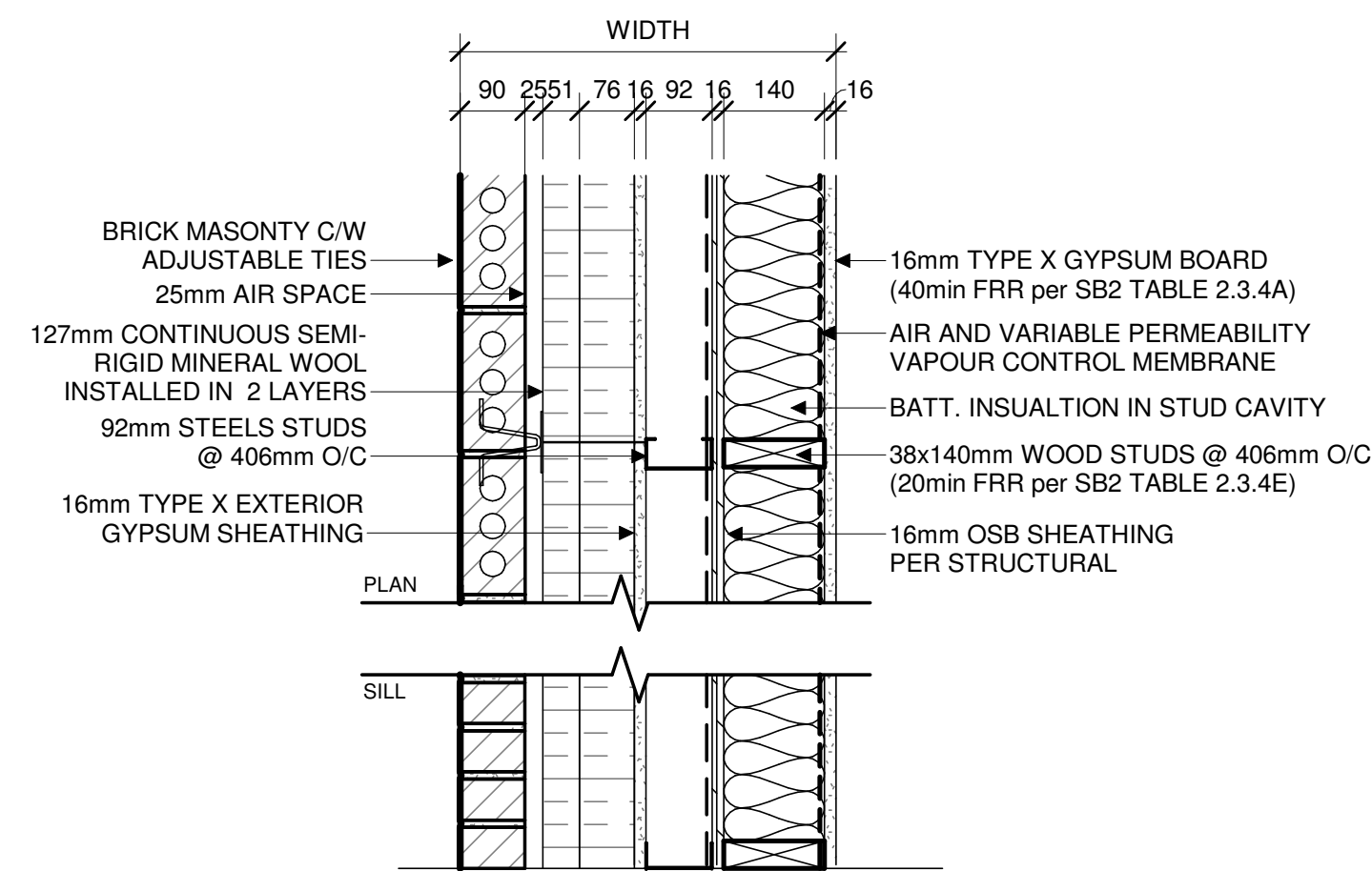
B4C - INTERIOR FOUNDATION WALL

8 W3A - EXT. WALL - BRICK CLADDING

A010 | 1:10

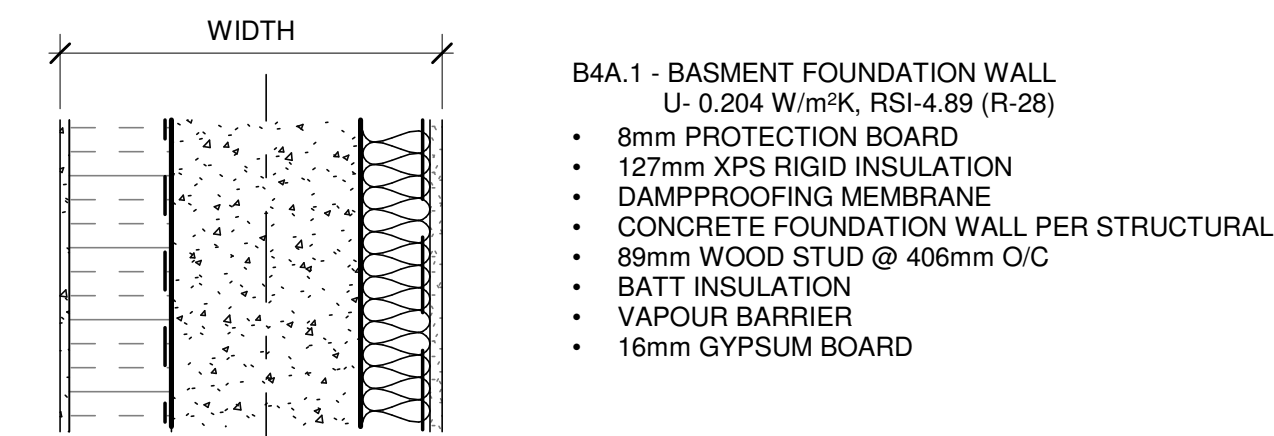
5 W3D - EXT. WALL - NON COMBUST - FIBRE CEMENT CLADDING

A010 | 1:10



W3B							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
W3B.1	522mm	140mm WOOD STUD	16mm GYP. BOARD	127mm SEMI-RIGID	--	1 HR OBC SB-2	--

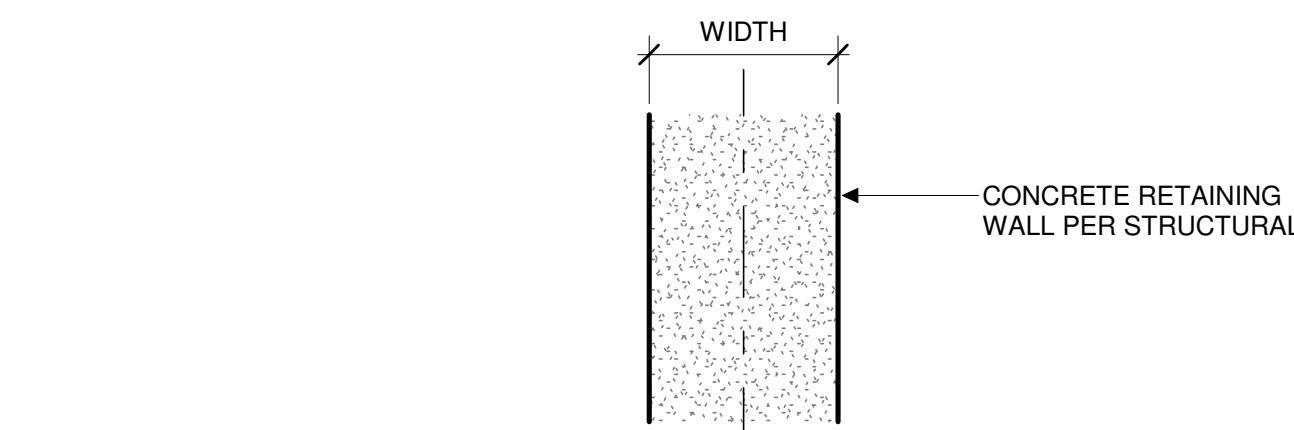
W3B.1 - BRICK CLAD NON-COMBUSTIBLE EXTERIOR WALL
U- 0.14 W/m²K, RSI-7.15 (R-41)



B4A							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
B4A.1	--mm	400mm CONCRETE	16mm GYPSUM	127mm XPS	--	--	--
B4A.2	--mm	490mm CONCRETE	16mm GYPSUM	127mm XPS	--	--	--

4 B4A - FOUNDATION/BASEMENT WALL

A010 | 1:10



B4D							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
B4D.1	250mm	CONC.	--	--	--	--	--

1 B4D - WINDOW WELL

A010 | 1:10

STAMP

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REV DATE ISSUE

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CLIENT

78 ROSEMOUNT AVE
INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

TITLE

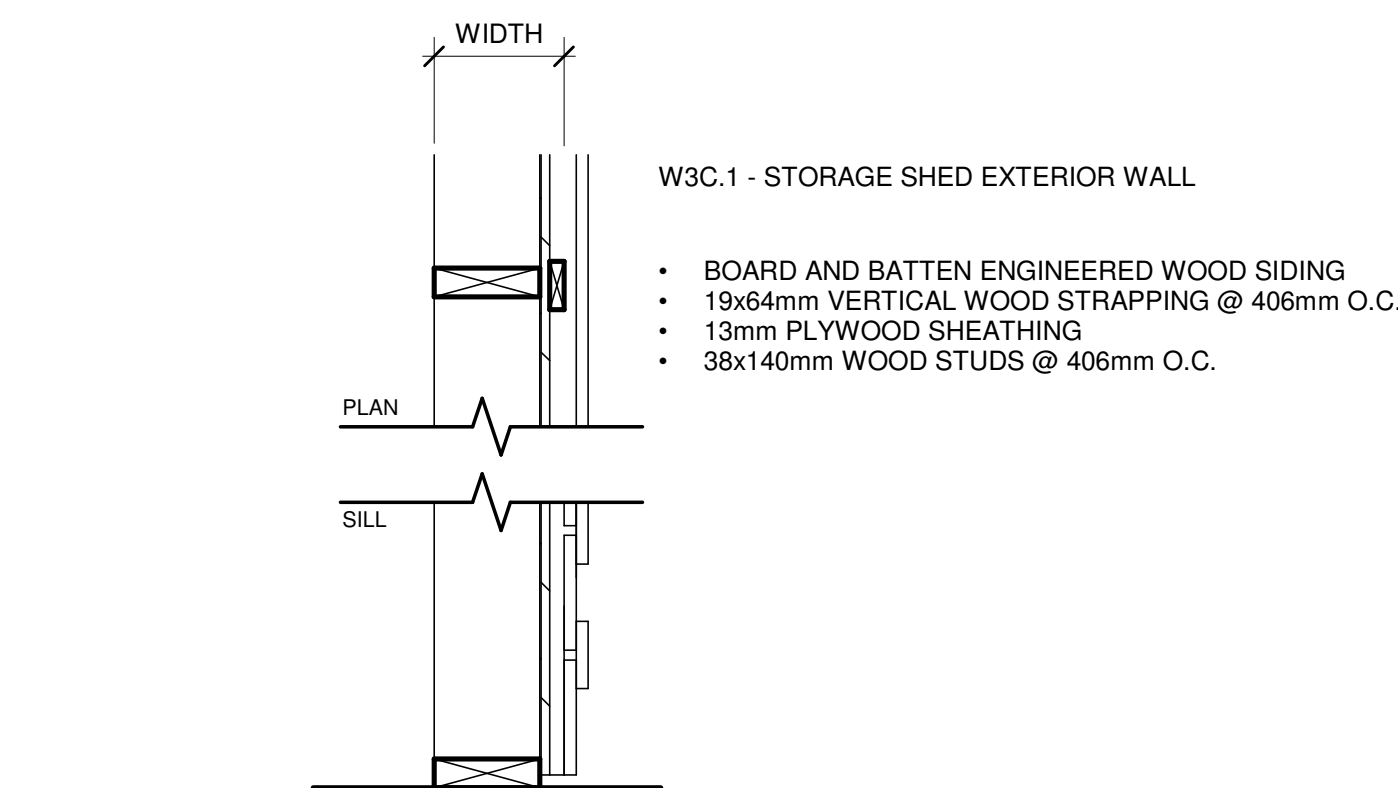
ASSEMBLIES -
FOUNDATION AND
EXTERIOR

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: As indicated
DATE PRINTED: 5/18/2022 11:08:39 AM

REV DRAWING NO.

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A010



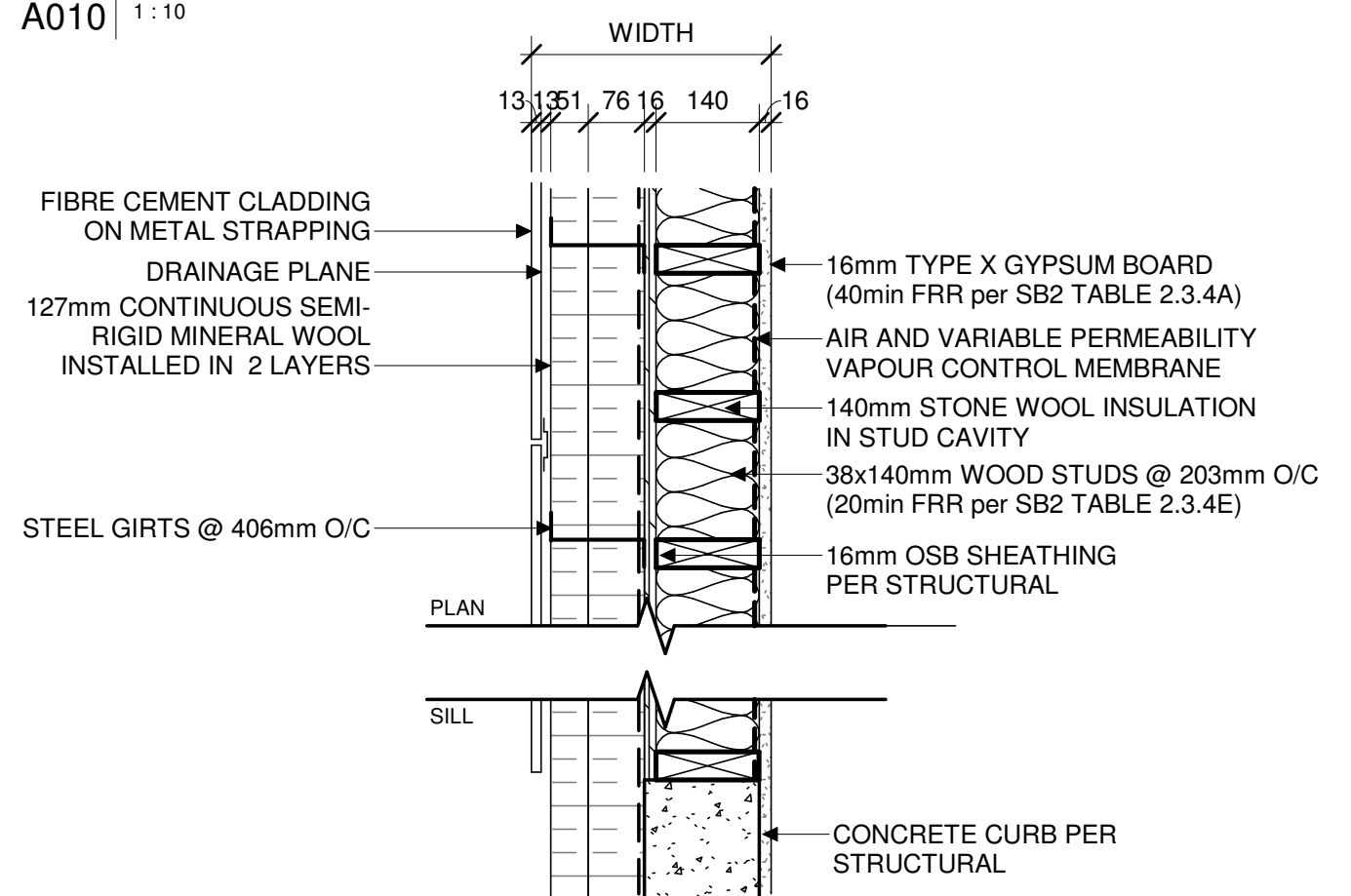
W3D							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
W3D.1	172mm	140mm WOOD STUD	--	--	--	--	--

9 W3D SHED WALL

A010 | 1:10

7 W3B - EXT. WALL - NON COMBUSTIBLE - BRICK CLADDING

A010 | 1:10

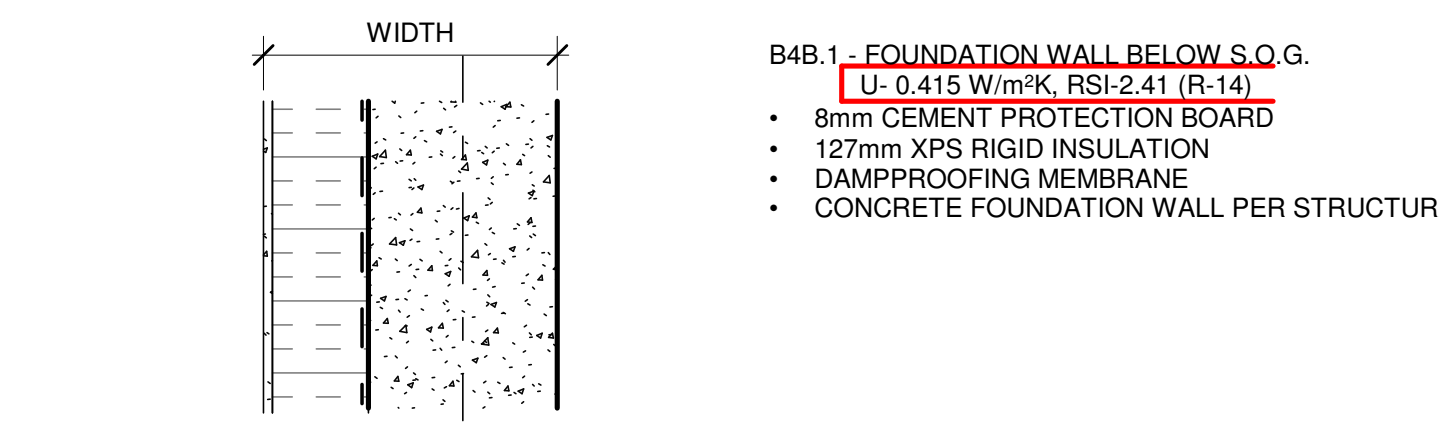


W3C							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
W3C.1	325mm	140mm WOOD STUD	16mm GYP. BOARD	--	--	--	--

W3C.1 - FIBRE CEMENT CLAD EXTERIOR WALL
U- 0.140 W/m²K, RSI-7.1 (R-41)

6 W3C - EXT. WALL - FIBRE CEEMENT CLADDING

A010 | 1:10



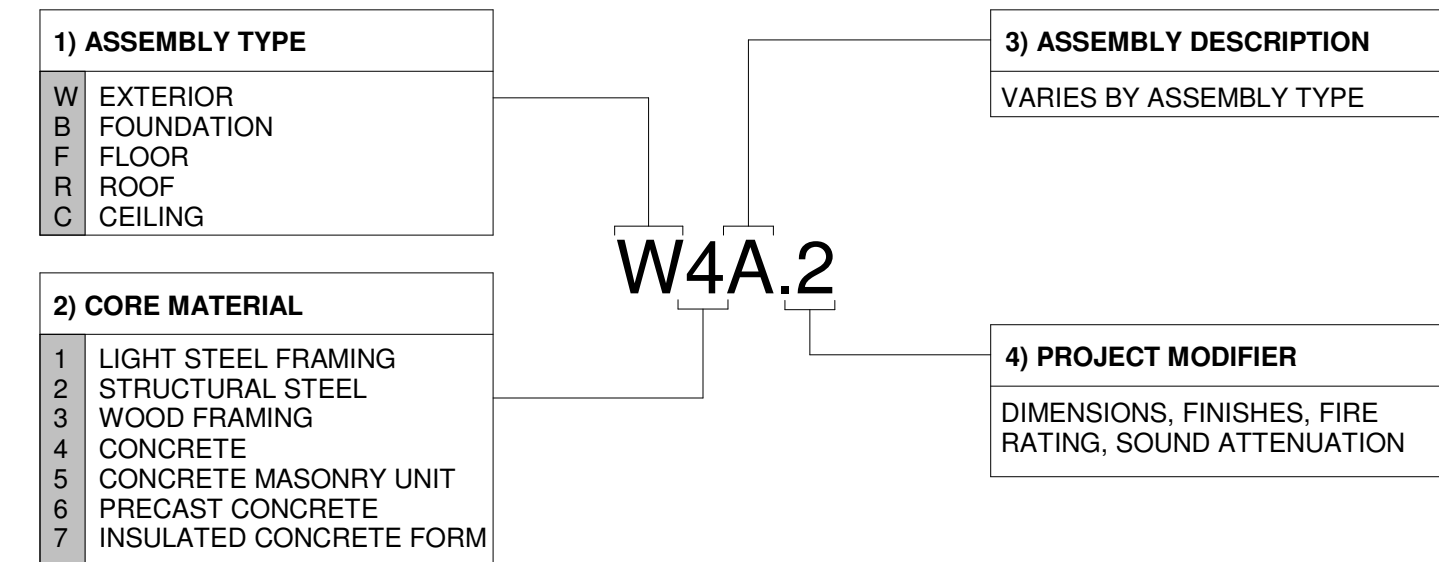
B4B							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
B4B.1	--mm	400mm CONCRETE	--	127mm XPS	--	--	--
B4B.2	--mm	490mm CONCRETE	--	127mm XPS	--	--	--

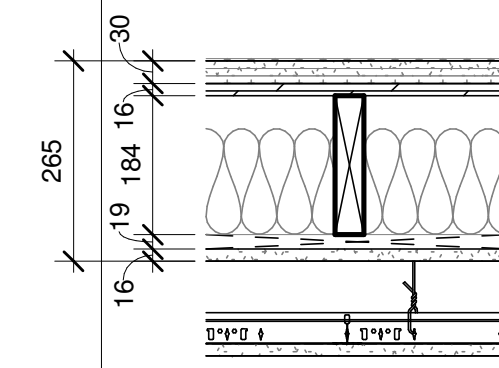
3 B4B - FOUNDATION WALL

A010 | 1:10

ASSEMBLY LEGEND

1:50

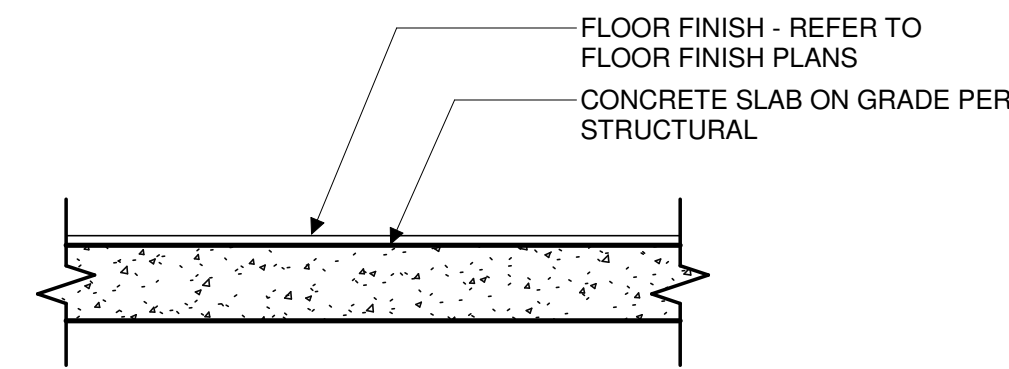




- F3B - WOOD FLOOR AT CORRIDOR**
45min FRR FIRE SEPARATION PER SB-2 (SEE BELOW)
STC 43, IIC 16 PER SB-3 ASSEMBLY F12b (SIMILAR)
- FINISHED FLOORING PER DRAWING A610
 - 30mm GYPSUM/HARDBOARD ACOUSTIC UNDERLAYMENT (FERMACELL 2E31)
 - 16mm T&G PLYWOOD SUBFLOOR GLUED AND SCREWED PER STRUCTURAL
 - 38x184mm WOOD JOISTS PER STRUCTURAL (10min FRR per SB2 TABLE 2.3.4F)
 - c/w 152mm STONE WOOL ACOUSTIC INSULATION
 - 19x89mm WOOD STRAPPING @ 406mm O.C.
 - 1 LAYERS OF 16mm TYPE X GYPSUM BOARD (40min FRR per SB2 TABLE 2.3.4B)
 - ADDITIONAL CEILING OR GYPSUM BOARD LAMINATIONS PER CEILING PLANS

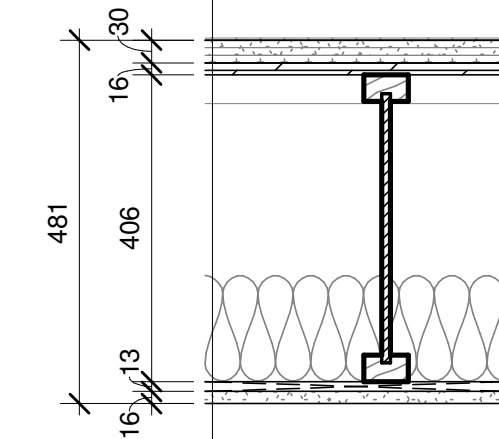
F3B							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
F3B.1	--mm	--mm WOOD JOIST	--	--	--	--	--

2 F3B - CORRIDOR WOOD FLOOR
A011 | 1:10



F4B							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
F4B.1	225mm	CONC.	--	--	--	1 HR	--

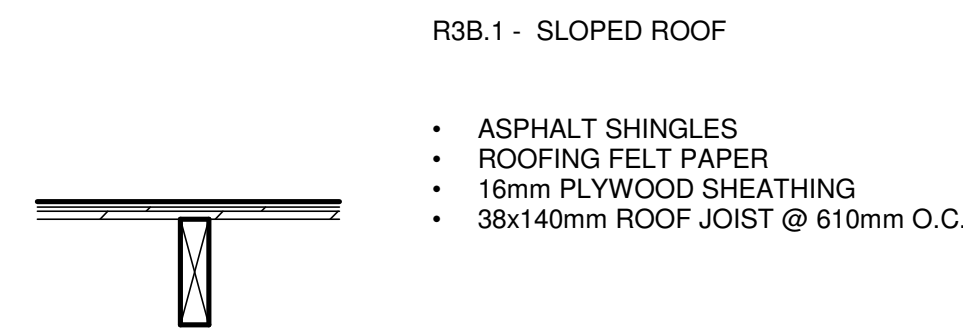
4 F4B - CONCRETE FLOOR
A011 | 1:10



- F3A.1 - TYPICAL WOOD FLOOR**
45min FRR FIRE SEPARATION PER SB-2 (SEE BELOW)
STC 61, IIC 30 PER SB-3 ASSEMBLY F14f (SIMILAR)
- FINISHED FLOORING PER DRAWING A610
 - 30mm GYPSUM/HARDBOARD ACOUSTIC UNDERLAYMENT (FERMACELL 2E31)
 - 16mm T&G PLYWOOD SUBFLOOR GLUED AND SCREWED PER STRUCTURAL
 - 406mm ENGINEERED WOOD JOISTS PER STRUCTURAL (10min FRR per SB2 TABLE 2.3.4F)
 - c/w 152mm STONE WOOL ACOUSTIC INSULATION
 - 13mm RESILIENT CHANNEL @ 406mm O.C.
 - 16mm TYPE X GYPSUM BOARD (40min FRR per SB2 TABLE 2.3.4B)
 - ADDITIONAL CEILING OR GYPSUM BOARD LAMINATIONS PER CEILING PLANS

F3A							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
F3A.1	--mm	--mm WOOD JOIST	--	--	--	--	--

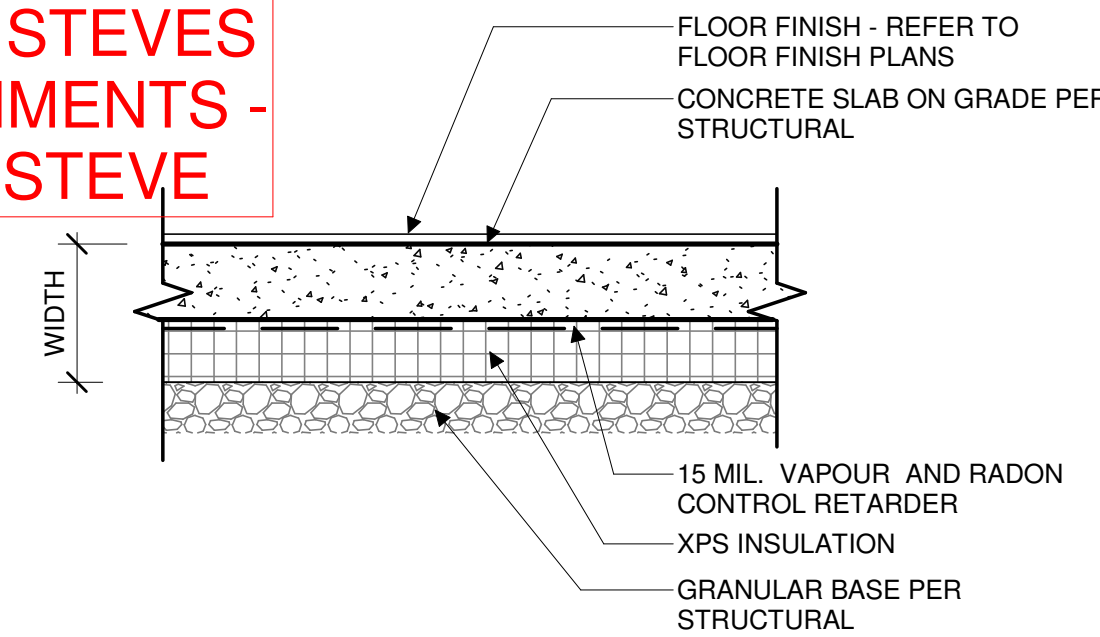
1 F3A - TYPICAL WOOD FLOOR
A011 | 1:10



R3B.1							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
R3B.1	156mm	140mm WOOD	--	--	--	--	--

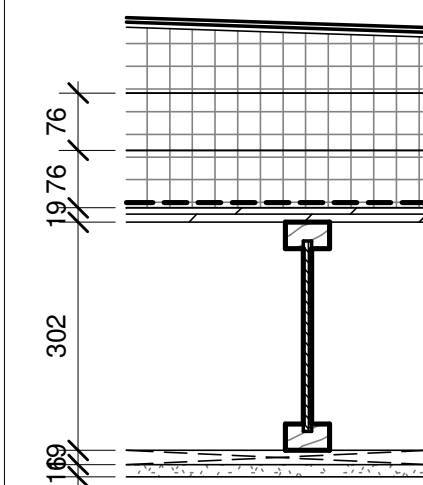
6 R3B - WOOD ROOF
A011 | 1:10

AIR FILM MISSING PER STEVES COMMENTS - SEE STEVE



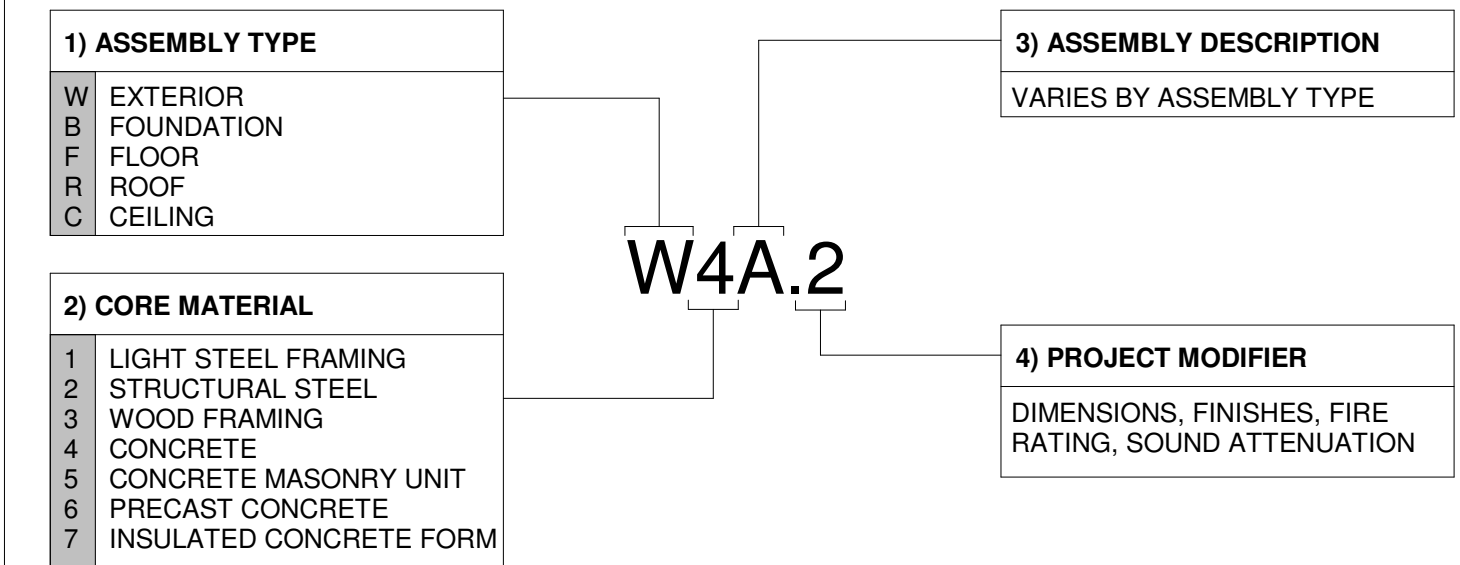
F4A FLOOR NOTES								
type	width	structure	deck	insulation	STC	FRR	RSI	comments
F4A.1	183mm	125mm CONC.	N/A	76mm XPS	N/A	N/A	2.85	--
F4A.2	300mm	200mm CONC.	N/A	100mm HIGH IMP.	N/A	N/A	N/A	SLAB EDGE PER STRUCT.

3 F4A - SLAB ON GRADE
A011 | 1:10



R3A							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
R3A.1	--mm	--mm WOOD	--	--	--	--	--

5 R3A - TYPICAL WOOD ROOF
A011 | 1:10



ASSEMBLY LEGEND
1:10

STAMP

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CLIENT

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OTTAWA
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PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

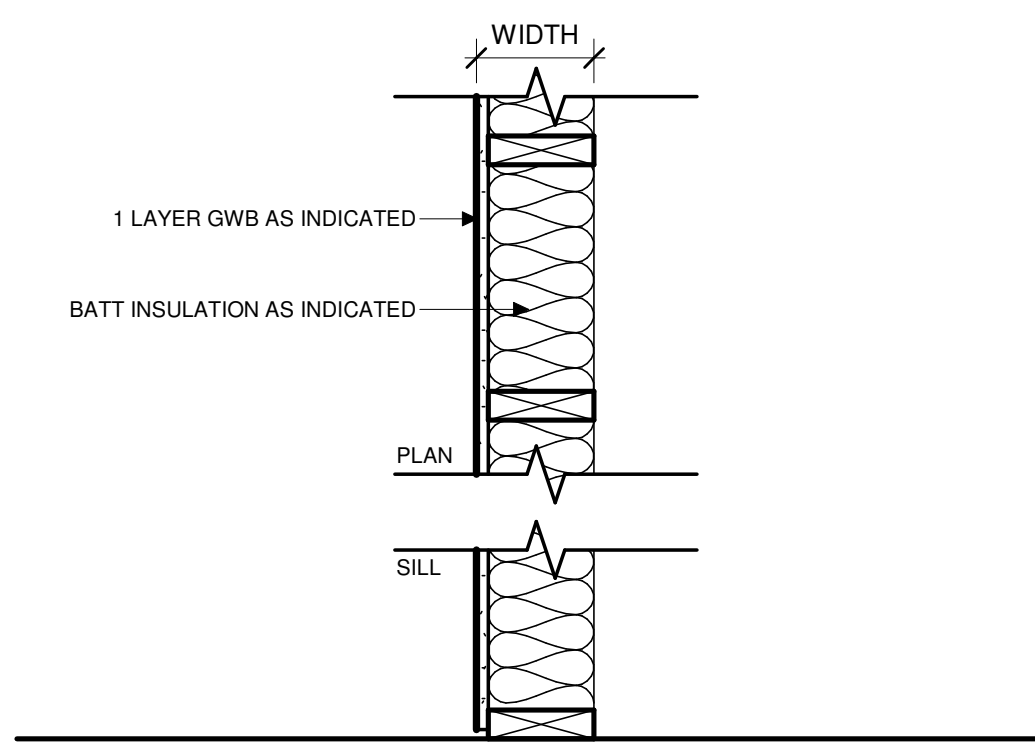
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ASSEMBLIES - FLOOR AND ROOF

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: As indicated
DATE PRINTED: 5/18/2022 11:08:42 AM

REV DRAWING NO.

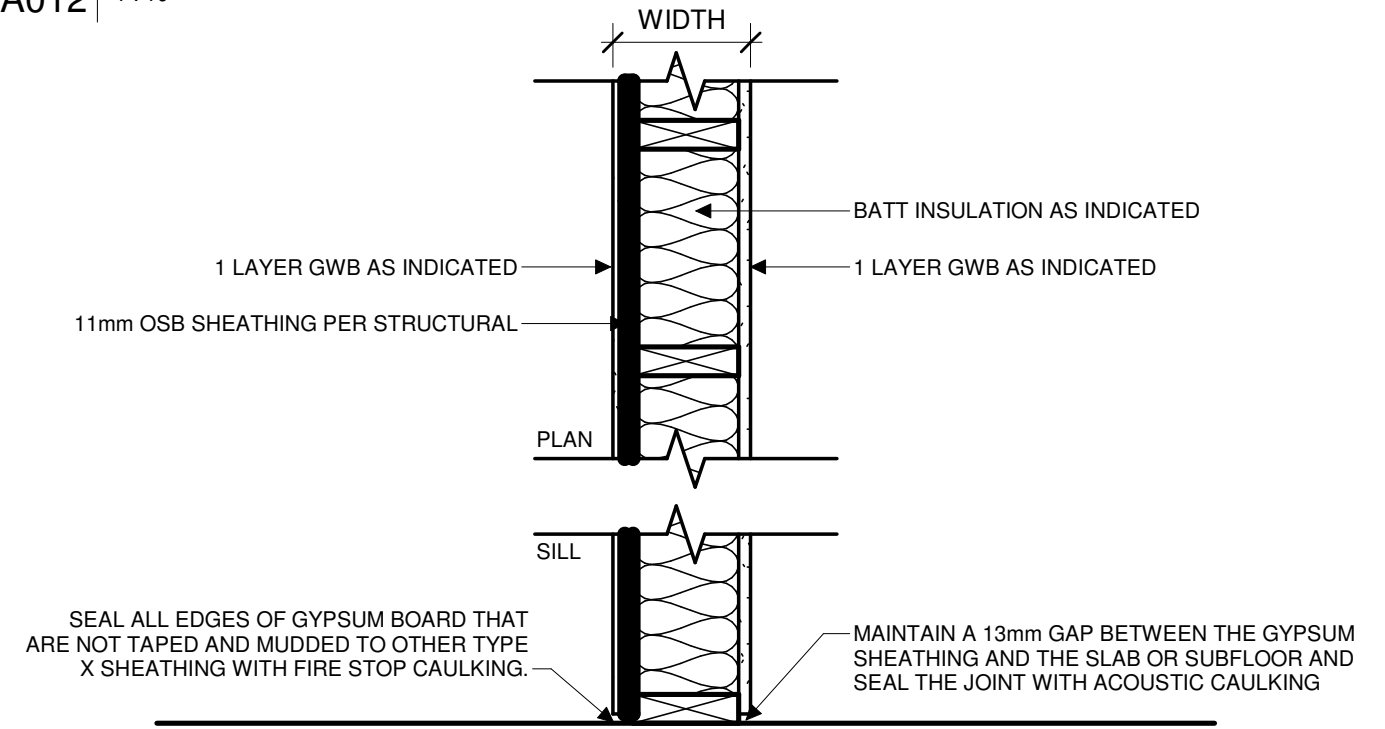
5 A011



P1A							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
P1A.1	35mm	19mm Strapping	16mm GWB	--	--	--	--
P1A.2	80mm	64mm stud @610 o.c.	16mm GWB	--	--	--	--
P1A.3	108mm	92mm stud @610 o.c.	16mm GWB	--	--	--	--
P1A.4	156mm	140mm stud @610 o.c.	16mm GWB	--	--	--	--

6 P1A - WOOD STUD

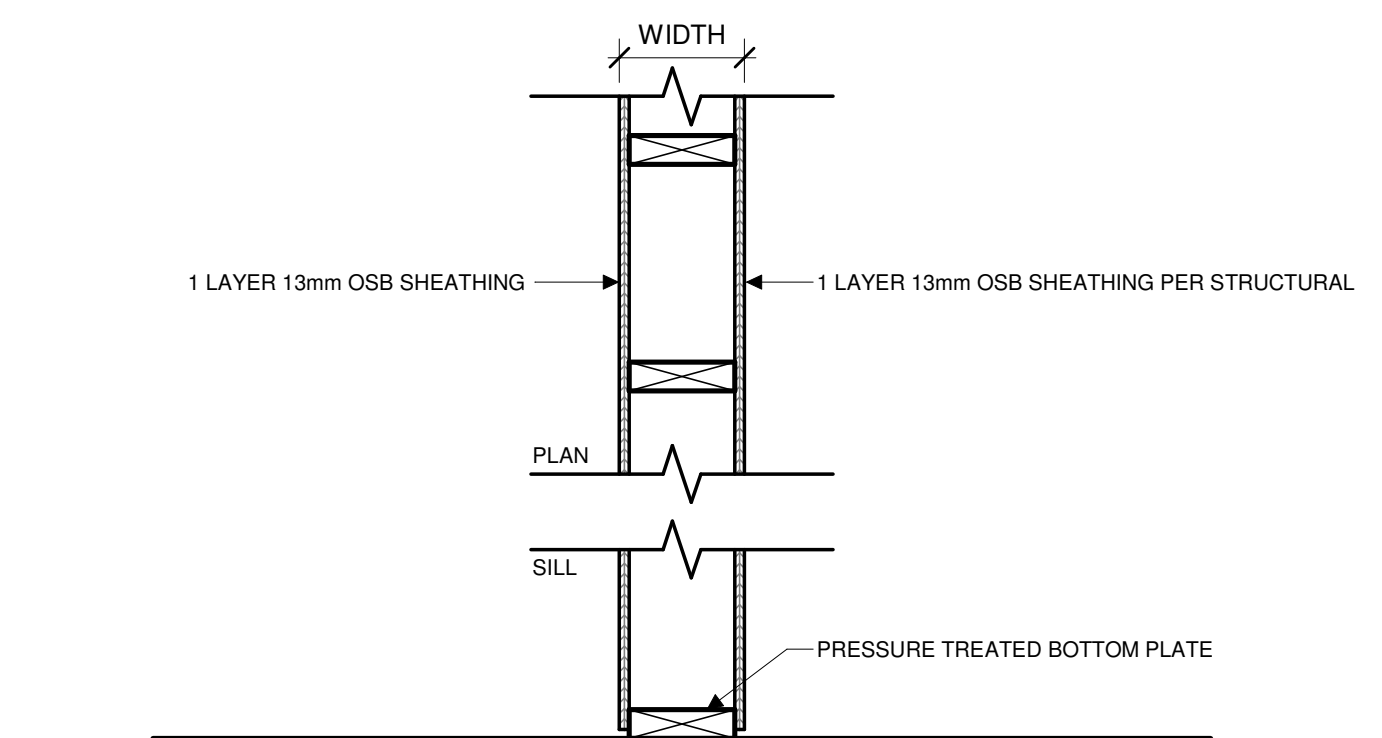
A012 1:10



P1H							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
P1H.2	132mm	89mm stud @610 o.c.	16mm GWB	--	32	--	--
X1H.2	132mm	89mm stud @406 o.c.	16mm TYPE X GWB	89mm ROCK WOOL BATT	36	1 Hr	OBC SB-3 W1a
P1H.3	183mm	140mm stud @600 o.c.	16mm GWB	--	32	--	--
X1H.3	183mm	140mm stud @406 o.c.	16mm TYPE X GWB	140mm ROCK WOOL BATT	36	1 Hr	OBC SB-3 W1a

5 P1H - WOOD STUD

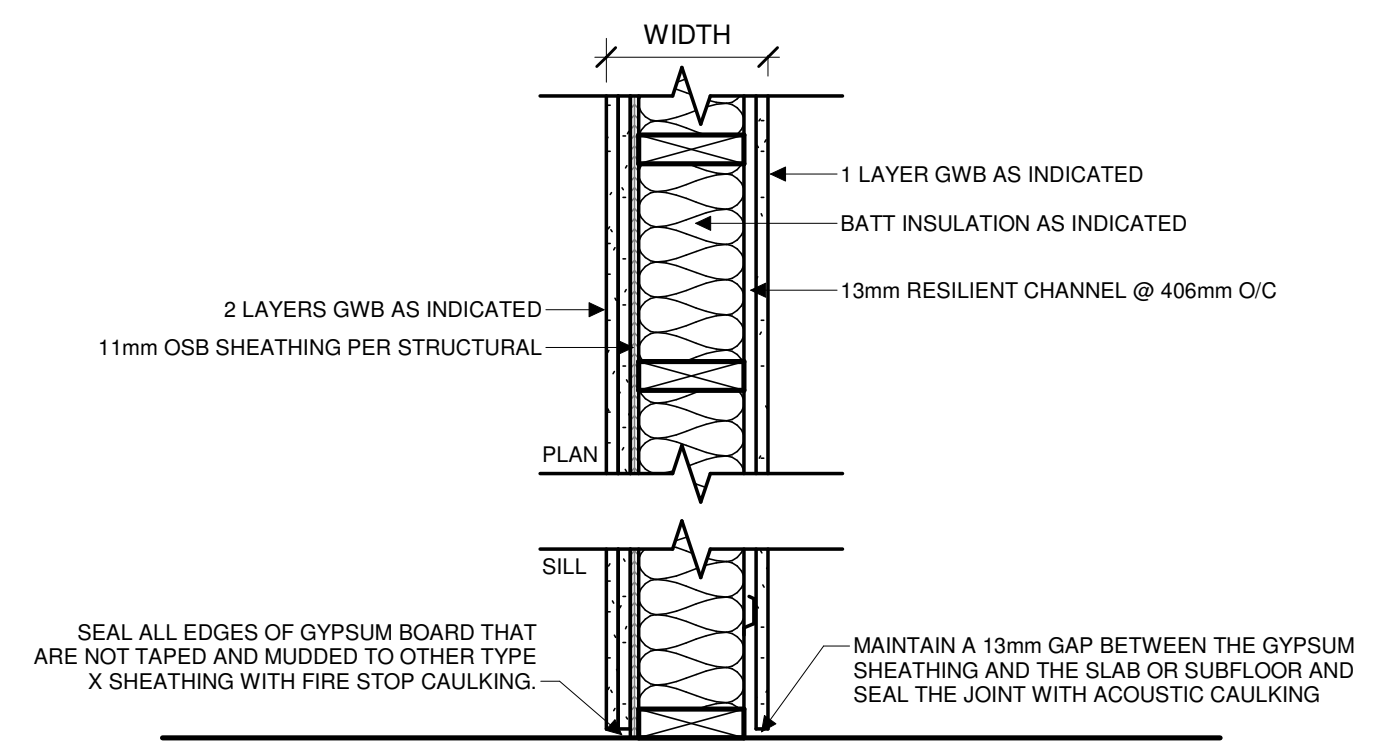
A012 1:10



P1W							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
P1W.1	166mm	140mm stud @406 o.c.	13mm OSB	N/A	N/A	N/A	--

7 P1W - WOOD STUD

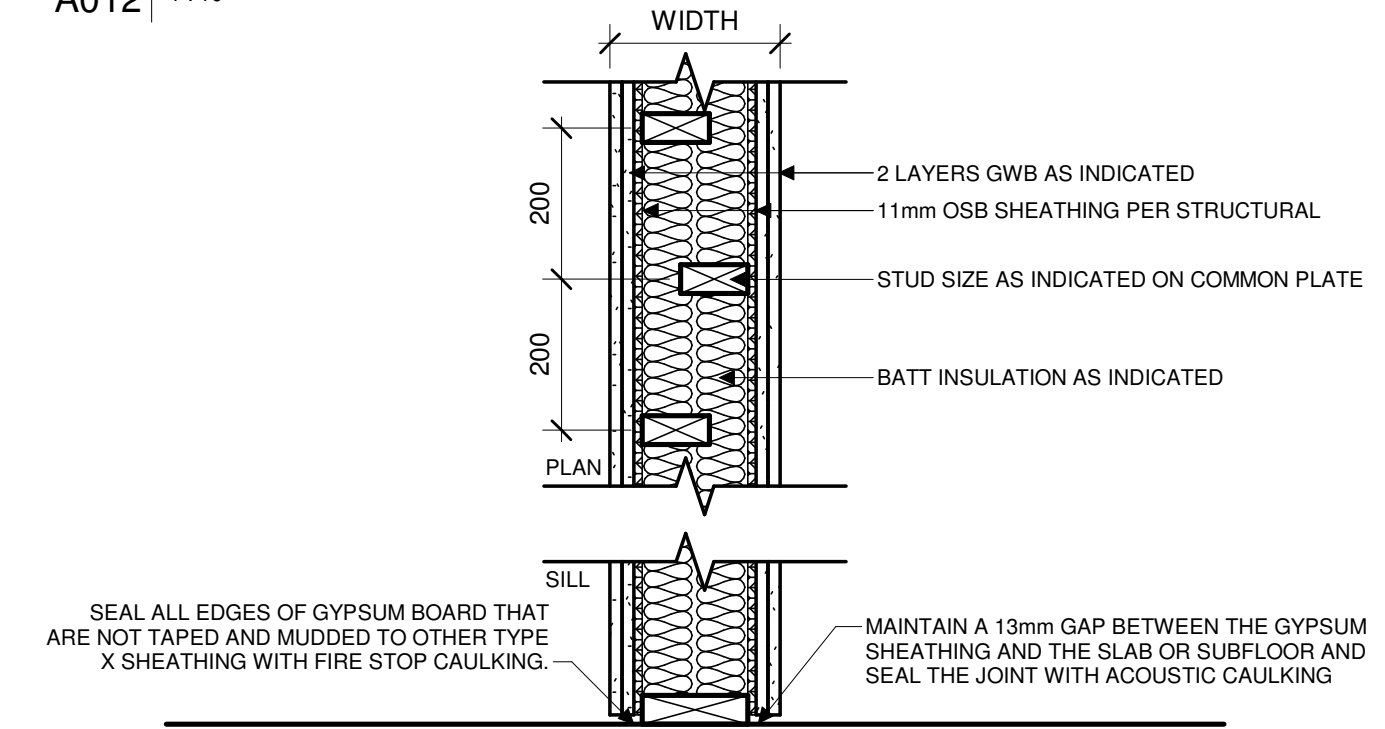
A012 1:10



P1K							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
X1K.3	212mm	140mm stud @406 o.c.	16mm TYPE X GWB	140mm ROCK WOOL BATT	51	45 Min	OBC SB-3 W5a

3 P1K - WOOD STUD

A012 1:10



P2M							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
X2M.3	270mm	140mm stud @406 o.c.	16mm TYPE X GWB	2 LAYERS 64mm BATT	56	1.5 Hr	184mm TOP & BOTTOM PLATE

2 P2M - WOOD STAGGERED STUD

A012 1:10

1) ASSEMBLY TYPE

P PARTITION
X FIRE RATED PARTITION
ST STORE FRONT
MW MOVABLE PARTITION

2) CORE MATERIAL

1 WOOD STUD
2 WOOD STUD STAGGERED
3 WOOD STUD 2 LAYERS
4 METAL STUD
5 METAL STUD 2 LAYERS
6 SHAFT WALL
7 CONCRETE BLOCK
8 CONCRETE
9 ALUMINUM / GLAZING
0 MANUFACTURER TYPE

3) ASSEMBLY DESCRIPTION

PARTITION/FIRE RATED	FLIPPING			FLIPPING		
	LAYER	FLIPPING	FLIPPING	LAYER	FLIPPING	FLIPPING
A	X					
B	X	X				
C	X					
D	X	X				
E	X	X				X
F	X	X				X
G	X	X				X
H	X	X				X
I	X	X		X		X
J	X	X		X		X
K	X	X		X		X
L	X	X		X		X
M	X	X		X		X
N	X	X		X		X
W	X	X		X		X

4) PROJECT MODIFIER

DIMENSIONS, INSULATION, FIRE RATING, SOUND ATTENUATION

PARTITION NOTES:

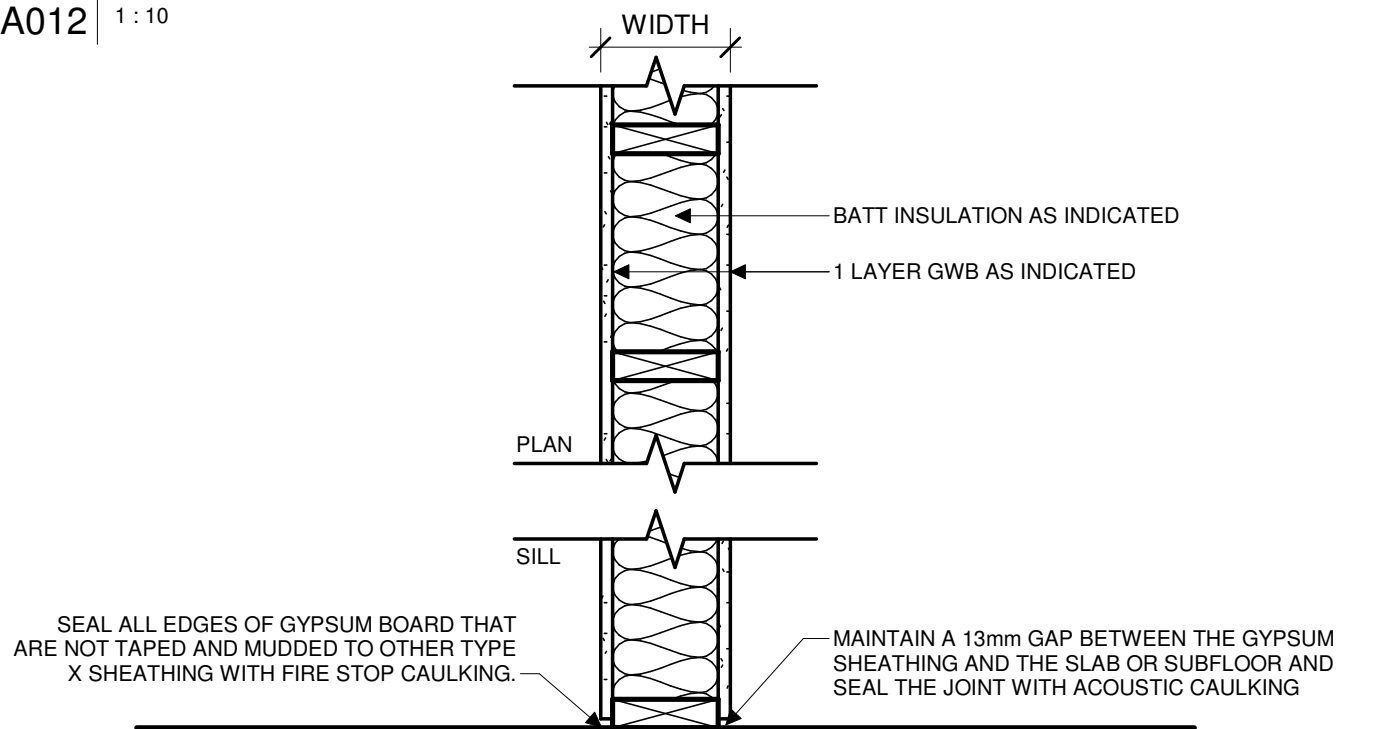
- ASSEMBLY NAMING IS NOT INTENDED TO BE SEQUENTIAL.
- REFER TO UL/ULC LISTINGS FOR SPECIFIC CONSTRUCTION REQUIREMENTS
- FIRE RATED ASSEMBLIES TO BE INSTALLED WITH FIRESTOP SEALANT AT ALL PENETRATIONS. ALL ENDS, TOP, AND BOTTOM TO BE SEALED WITH FIRE STOPPING ASSEMBLY MATCHING FRR; WHERE POSSIBLE FIRESTOP TRACK SEAL FROM HILTI, CFS-TTS TYPE.
- STC RATED ASSEMBLIES TO BE INSTALLED WITH ACOUSTIC SEALANT AT ALL PENETRATIONS, TOP BOTTOM AND END OF WALLS TO BE SEALED WITH ACOUSTIC DETAIL; WHERE POSSIBLE FIRESTOP TRACK SEAL FROM HILTI, CFS-TTS TYPE.

1 PARTITION ASSEMBLIES LEGEND

A012 1:50

4 P1C - WOOD STUD

A012 1:10



P1C							
Type	Width	Structure	Finish	Insulation	STC	FRR	Comments
P1C.1	96mm	64mm stud @610 o.c.	16mm GWB	--	--	--	--
P1C.2	121mm	89mm stud @610 o.c.	16mm GWB	--	32	--	--
X1C.2	121mm	89mm stud @406 o.c.	16mm TYPE X GWB	89mm ROCK WOOL BATT	36	1 Hr	OBC SB-3 W1a
P1C.3	172mm	140mm stud @600 o.c.	16mm GWB	--	32	--	--
X1C.3	172mm	140mm stud @406 o.c.	16mm TYPE X GWB	140mm ROCK WOOL BATT	36	1 Hr	OBC SB-3 W1a

STAMP

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78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT
78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON K1Y 1P6
TITLE

ASSEMBLIES - PARTITIONS

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: As indicated
DATE PRINTED: 5/18/2022 11:08:45 AM

REV DRAWING NO.

5 A012

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- 1 CONCRETE WINDOW WELL C/W AREA DRAIN. FILL W/ LOOSE STONE
- 2 CONCRETE PAD
- 3 BICYCLE PARKING
- 4 REFUSE/RECYCLE BIN
- 5 CONCRETE PATHWAY
- 6 LINE OF BALCONY ABOVE
- 7 GATE
- 8 DOOR OPERATOR PUSH BUTTON ON PEDESTAL - REFER TO ELECTRICAL

SITE PLAN LEGEND:

- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- NEW GRASS
- CONCRETE PAD/PATH
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- PAVER TYPE 1
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- SETBACK
- 1800mm HIGH WOOD PRIVACY FENCE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- EXISTING OVER HEAD WIRES
- CATCH BASIN
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB

STAMP

REV DATE	ISSUE
05/13/2022	ISSUED FOR SITE PLAN CONTROL
03/11/2022	ISSUED FOR COORDINATION
03/08/2022	ISSUED FOR COORDINATION
01/28/2022	ISSUED FOR COORDINATION

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CLIENT

78 ROSEMOUNT AVE INC.
 OTTAWA
 ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

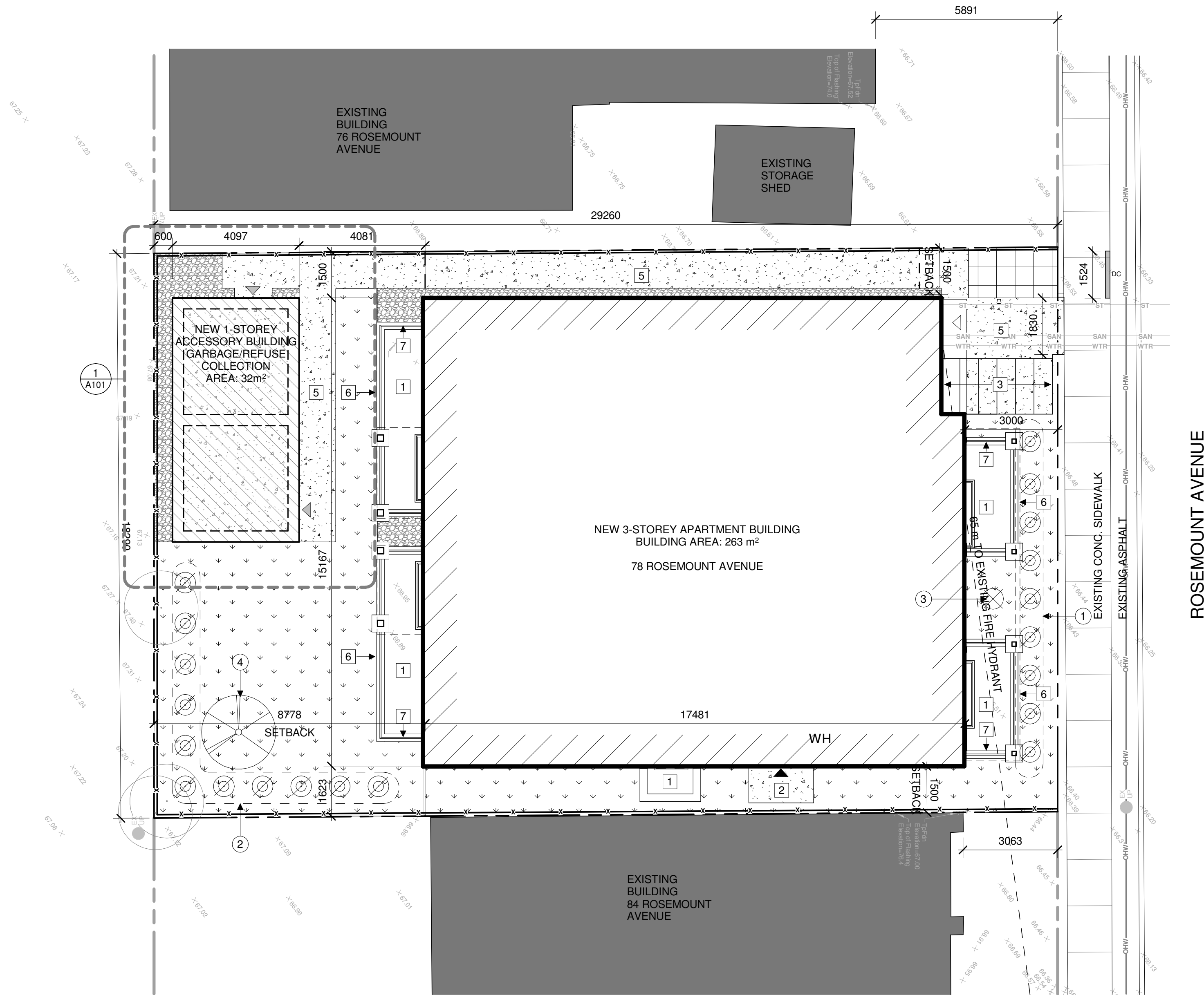
TITLE

SITE PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: As indicated
 DATE PRINTED: 5/18/2022 11:08:49 AM

REV DRAWING NO.

4 A100



1 SITE PLAN
 A100 1:100

PLANT LIST KEYNOTES:

- 1 PENNISETUM ALOPEUROIDES 'HAMLEN' (DWARF FOUNTAIN GRASS)
- 2 CALAMAGRSTIS ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS)
- 3 PHYSOCARPUS OPULIFOLIUS (COMMON NINE BARK)
- 4 QUERCUS RUBRA (RED OAK)

LEGAL DESCRIPTION:
 PART OF LOT 20
 REGISTERED PLAN 94
 CITY OF OTTAWA

REFERENCE SURVEY:
 V-19040

MUNICIPAL ADDRESS:
 78 ROSEMOUNT AVENUE
 OTTAWA, ON
 K1Y 1P6

SITE AREA	535.14 m ²	ZONING PROVISION	REQUIRED	PROVIDED
BUILDING AREA	263 m ²	MIN. LOT WIDTH	15 m	18.29 m
GROSS FLOOR AREA	784 m ²	MIN. LOT AREA	450 m ²	535.14 m ²
BUILDING HEIGHT	11 m 3 STOREYS	MIN. FRONT YARD SETBACK	4.477 m	3 m
ZONE: R4UB		MIN. REAR YARD SETBACK	8.778 m	8.778 m
SCHEDULE 1: AREA B		MIN. INTERIOR YARD SETBACK	1.5 m	1.5 m
SCHEDULE 342: AREA A		MAX. HEIGHT	11 m	11 m
		LANDSCAPED AREA	160.5 m ²	234 m ²
		SOFT SCAPED AREA:	MIN. 30%	
		FRONT YARD - 40%	22 m ²	39 m ²
		REAR YARD - 50%	80 m ²	110 m ²

PARKING QUEING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	None	None
VISITOR SPACES	None	None
ACCESSIBLE PARKING	None	None
BICYCLE PARKING	6	12
REFUSE COLLECTION		3 x 360L Blue Bin (7SQFT clrnce/bin) 3 x 360L Black Bin (7SQFT clrnce/bin) 2 x 240L Green Bin (5.4SQFT clrnce/bin)

GENERAL NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

KEYNOTES:

- 1 ENGINEERED WOOD BOARD AND BATTEN VERTICAL SIDING
- 2 CEDAR 38x235mm FASCIA BOARD
- 3 ASPHALT SHINGLES
- 4 BICYCLE STORAGE
- 5 RECYCLE/ REFUSE BIN
- 6 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
- 7 EXTERIOR GRADE TRASH CAN
- 8 ENGINEERED WOOD BEAM - SEE STRUCTURAL
- 9 WOOD POST - SEE STRUCTURAL
- 10 WOOD LINTEL - SEE STRUCTURAL
- 11 SLAB ON GRADE W/ THICKENED SLAB EDGE - SEE STRUCTURAL
- 12 100x1200mm PERIMETER RIGID INSULATION SKIRT
- 13 150mm CONCRETE CURB - SEE STRUCTURAL
- 14 PREFINISHED METAL SOFFIT (TYP.)

EXTERIOR MATERIALS LEGEND

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
	AS	ASPHALT SHINGLES COLOUR: TBD
	CS	BOARD AND BATTEN CEDAR SIDING MANUFACTURER: TBD COLOUR: TBD
	C4	WOOD SOFFIT

LEGEND

--- PROPERTY LINE

STAMP

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REV DATE ISSUE



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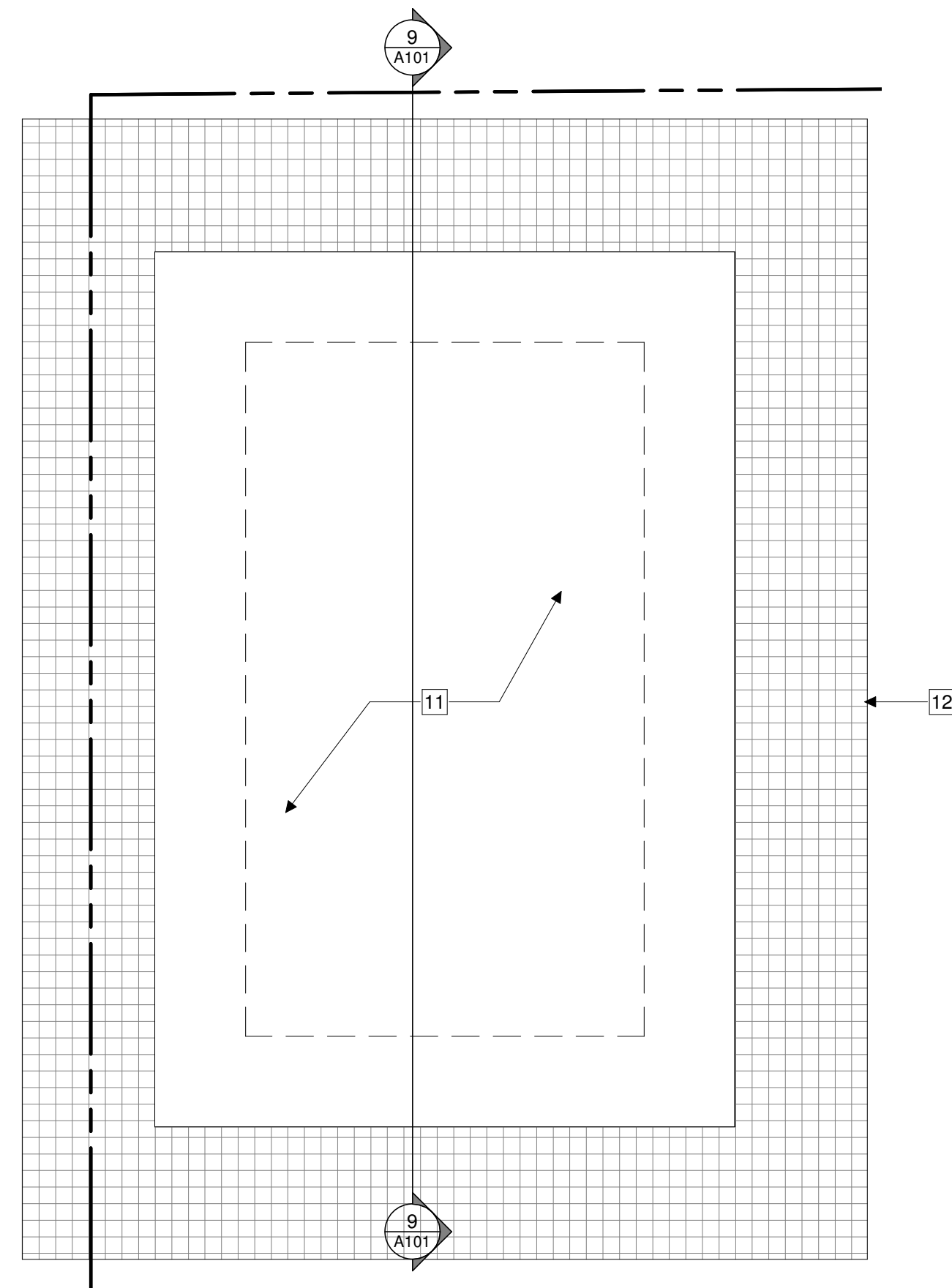
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ACCESSORY BUILDING DETAILS

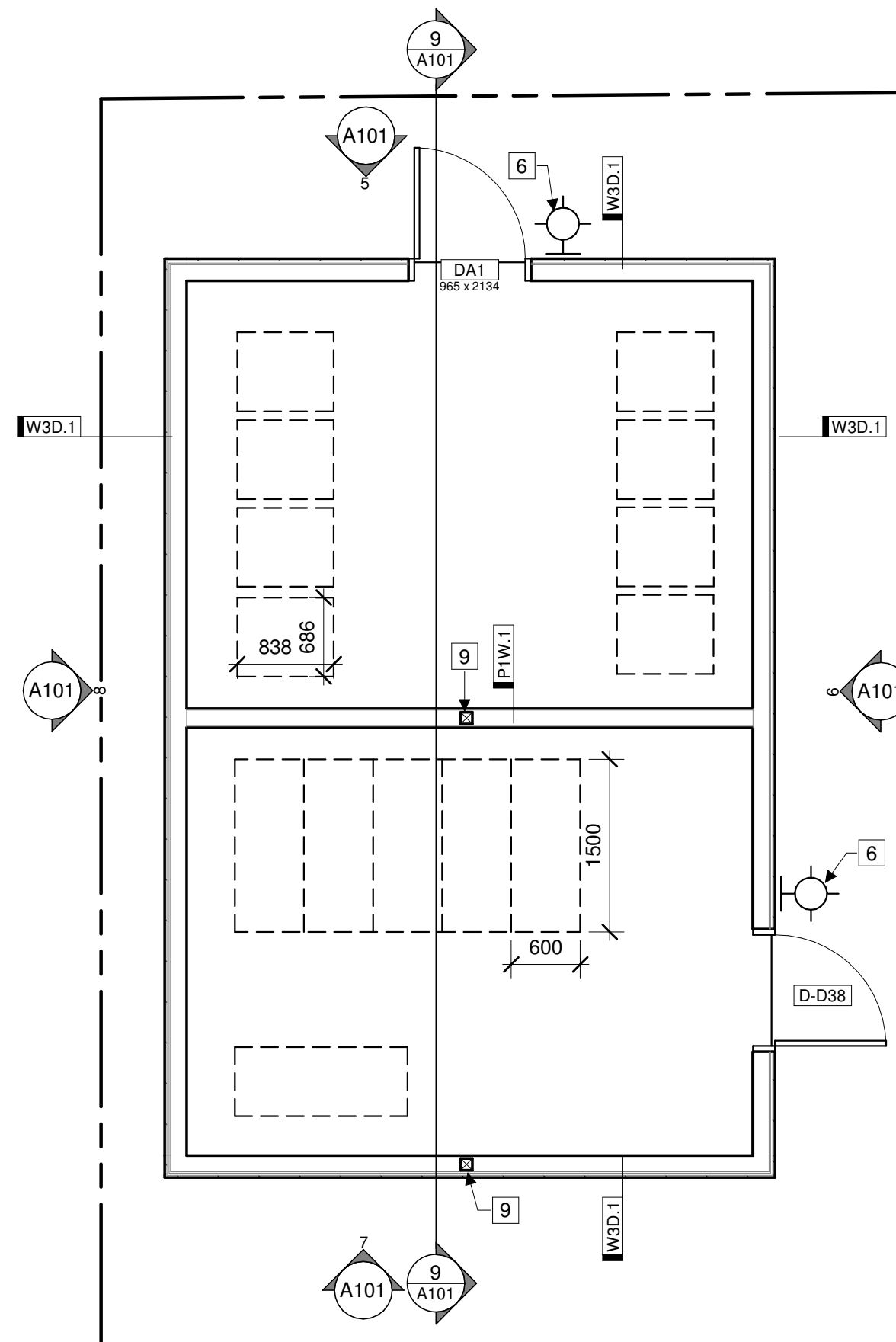
PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: 1 : 50
DATE PRINTED: 5/18/2022 11:08:52 AM

REV DRAWING NO.

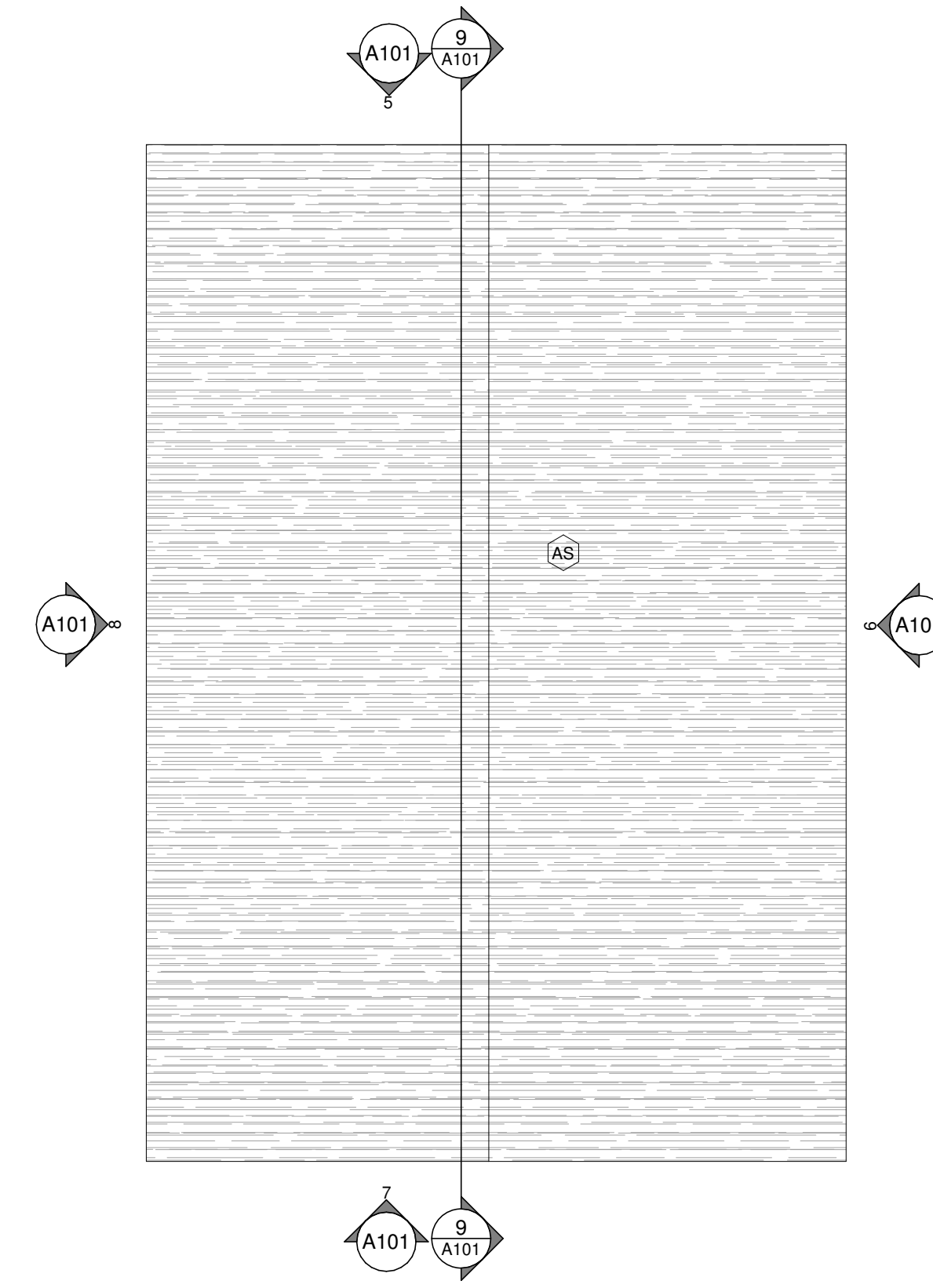
5 A101



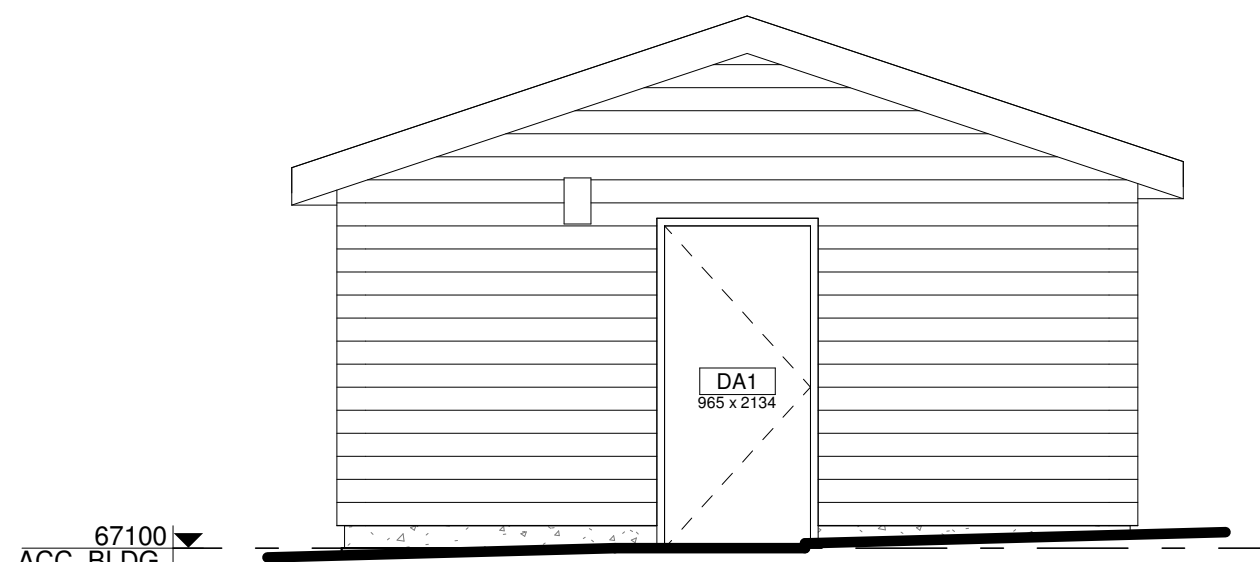
1 ACCESSORY BUILDING FOUNDATION PLAN
A101 | 1:50



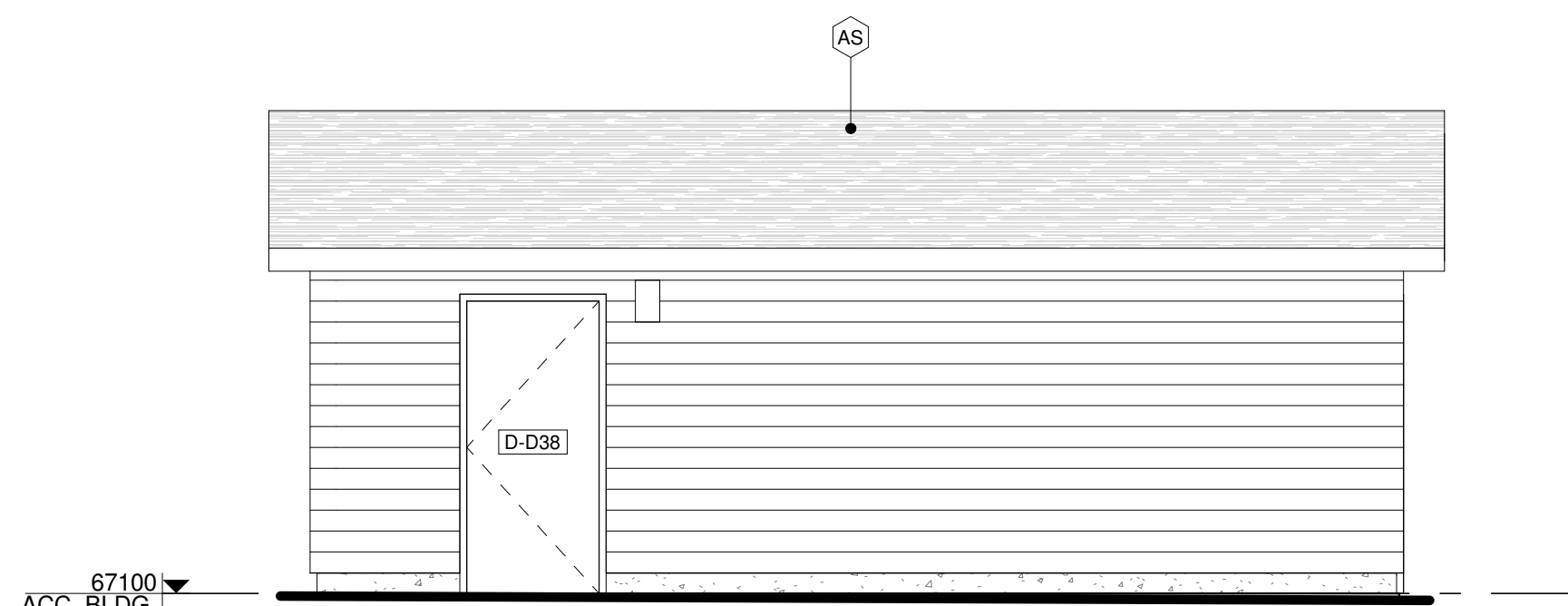
2 ACCESSORY BUILDING FLOOR PLAN
A101 | 1:50



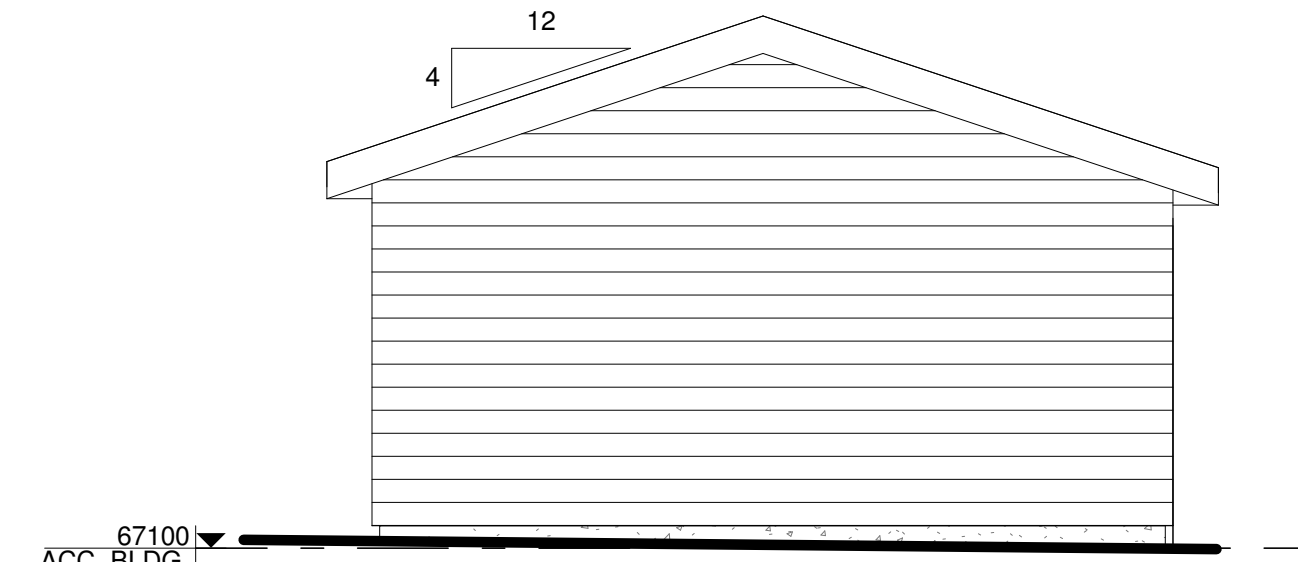
4 ACCESSORY BUILDING ROOF PLAN
A101 | 1:50



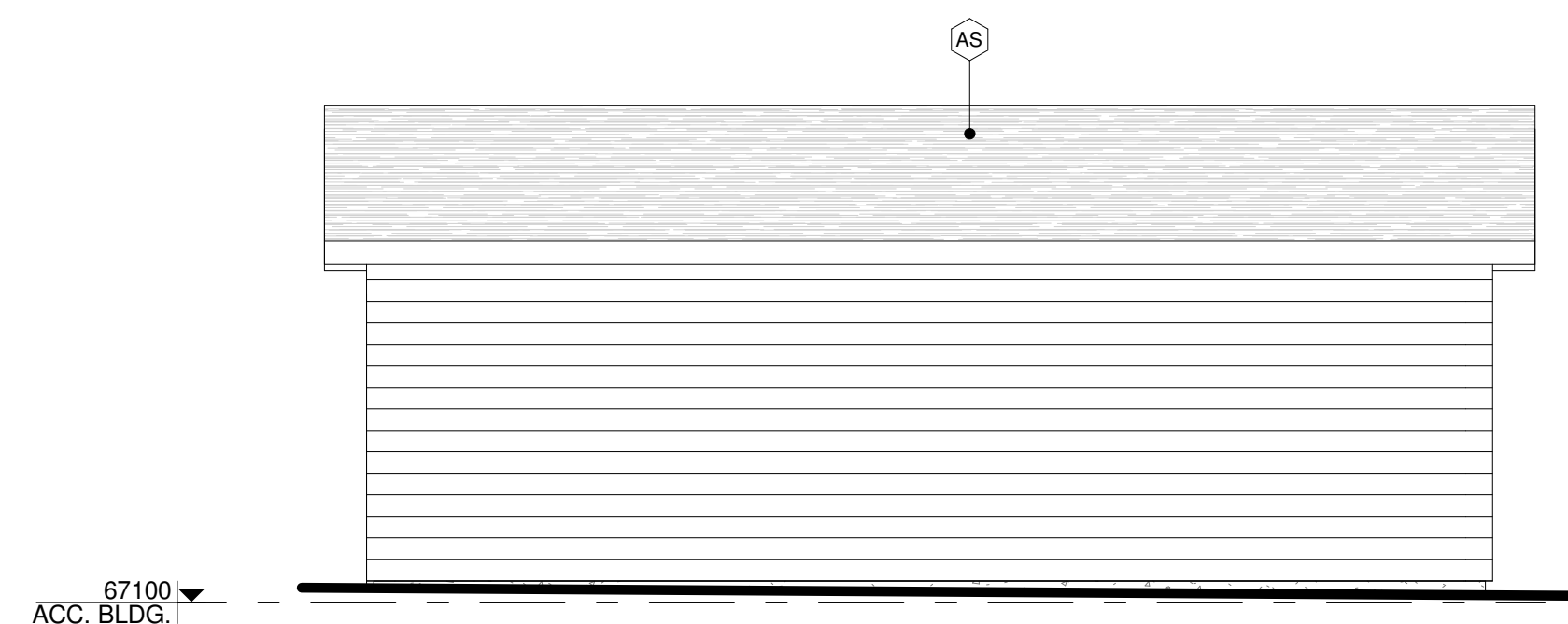
5 ACCESSORY BUILDING - NORTH
A101 | 1:50



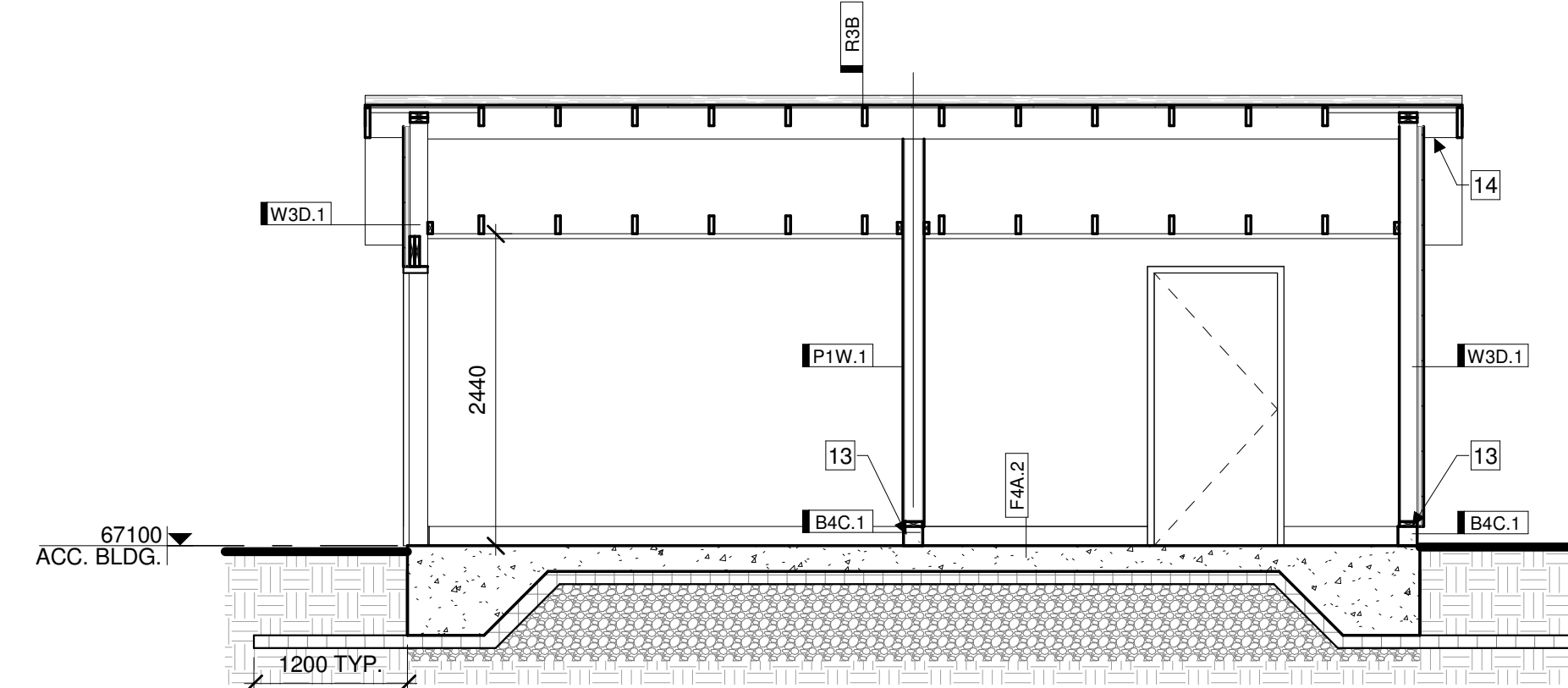
6 ACCESSORY BUILDING - EAST
A101 | 1:50



7 ACCESSORY BUILDING - SOUTH
A101 | 1:50



8 ACCESSORY BUILDING - WEST
A101 | 1:50



9 ACCESSORY BUILDING - SECTION
A101 | 1:50

GENERAL FOUNDATION PLAN NOTES:

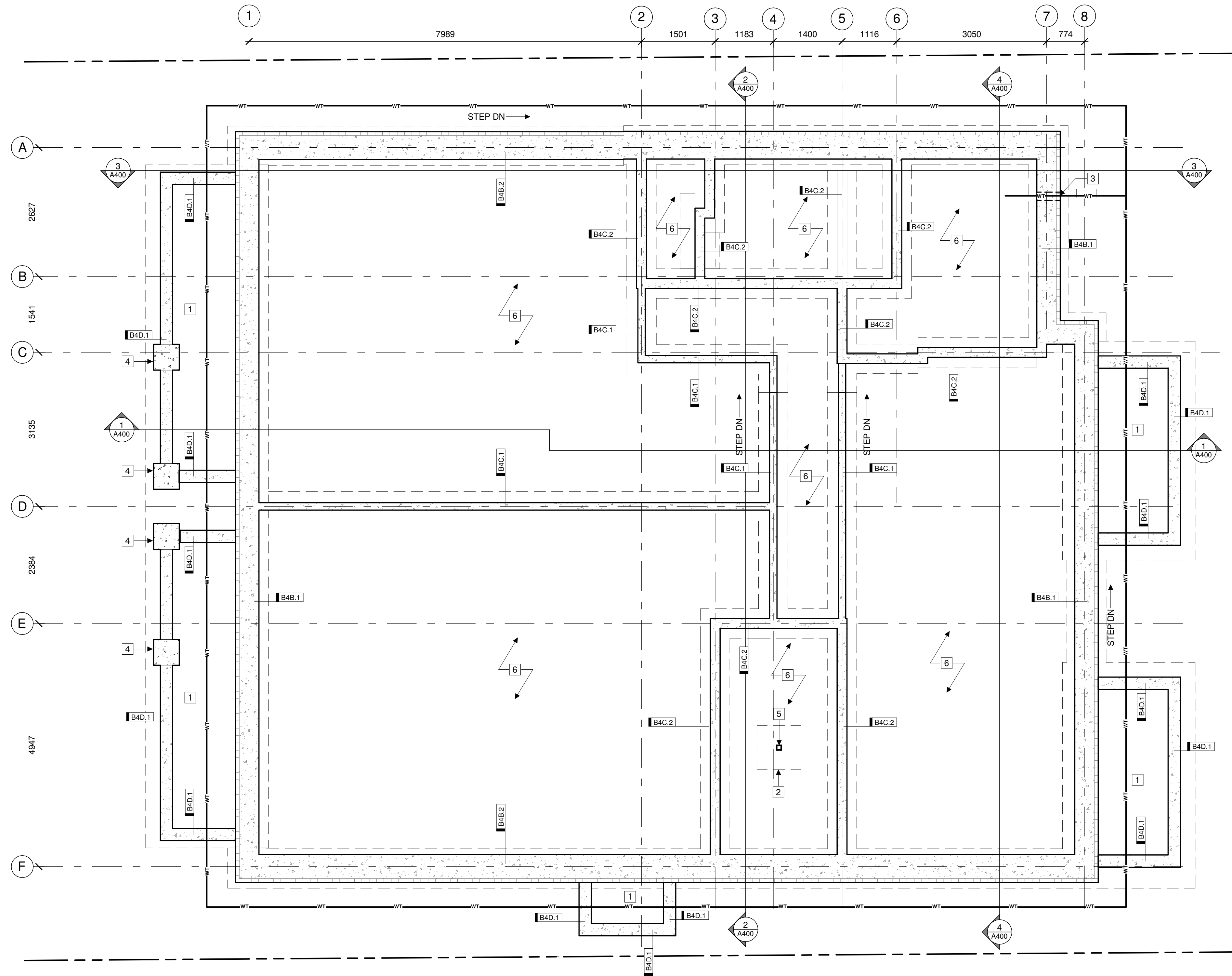
1. DIMENSIONS ARE FOR LOCATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTINGS, COLUMNS AND FOUNDATION DRAWING SIZES.
2. REFER TO MECHANICAL + ELECTRICAL DRAWINGS FOR DETAILS OF UNDERGROUND SERVICES.
3. ALL EXTERIOR FOUNDATION WALLS ARE DIMENSIONED TO EXTERIOR FACE OF ASSEMBLY UNLESS OTHERWISE NOTED.
4. ALL INTERIOR FOUNDATION WALLS + FOOTINGS ARE DIMENSIONED FROM GRIDLINE TO FACE UNLESS OTHERWISE NOTED.

FOUNDATION PLAN KEYNOTES:

- 1 CONCRETE WINDOW WELL - SEE STRUCTURAL
- 2 FOOTING PER STRUCTURAL
- 3 SLEEVE CONCRETE FOUNDATION FOR WEeping TILE
- 4 CONCRETE PIER - SEE STRUCTURAL
- 5 STEEL POST - SEE STRUCTURAL
- 6 COCNRETE SLAB - SEE STRUCTURAL

FOUNDATION PLAN LEGEND:

- WT WEeping TILE
- SAN SANITARY SERVICES
- ST STORM SERVICES
- H HYDRO SERVICES
- PROPERTY LINE
- EXTENT OF FOOTING



1 FOUNDATION PLAN
 A200 | 1:50

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 OTTAWA
 ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

TITLE

FOUNDATION PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: 1 : 50
 DATE PRINTED: 5/18/2022 11:08:54 AM

REV DRAWING NO.

5 A200

STRUCTURAL ENGINEER
 Cunliffe & Associates
 200, 1550 Carling Ave 2nd Floor
 Ottawa, ON K1Z 8S8
 613-729-7242
 cunliffe@cunliffe.ca

MECHANICAL/ELECTRICAL ENGINEER
 Chorley + Bisset
 250 City Centre Ave.
 Ottawa, ON K1R 1C7
 613-241-0300
 email@chorley.com

CIVIL ENGINEER
 McIntosh Perry
 115 Walgreen Road, R.R. 3
 Carp, ON K0A 1L0
 613-836-2184
 www.mcintoshperry.com

GENERAL REFERENCE PLAN NOTES:

NOTE FOR USER: DRAWINGS OF A SIMILAR FUNCTION ie. FLOOR PLAN, ELEVATION, SECTION, INTERIOR ELEVATION ARE TO HAVE COMMON NOTES AND LEGENDS. INDIVIDUAL LEGENDS SHOULD NOT BE CREATED FOR EACH SHEET.

REFERENCE PLAN KEYNOTES:

- 1 VERTICAL PLATFORM LIFT
- 2 FIRE ALARM CONTROL PANEL
- 3 MAILBOXES
- 4 BALCONY
- 5 WINDOW WELL
- 6 JULIETTE BALCONY
- 7 ELECTRICAL PANEL - SEE ELECTRICAL
- 8 COMMUNICATIONS EQUIPMENT WALL BOX - SEE ELECTRICAL
- 9 HOSE BIB
- 10 ROOF ACCESS LADDER
- 11 DOOR OPERATOR PUSH BUTTON ON PEDESTAL - REFER TO ELECTRICAL
- 12 STEEL POST PER STRUCTURAL
- 13 CONCRETE WINDOW WELL - SEE STRUCTURAL

LEGEND:

- ⊕ FLOOR DRAIN PER MECHANICAL
- 45 MIN. FIRE RESISTANCE RATING
- 60 MIN. FIRE RESISTANCE RATING
- BEAM ABOVE

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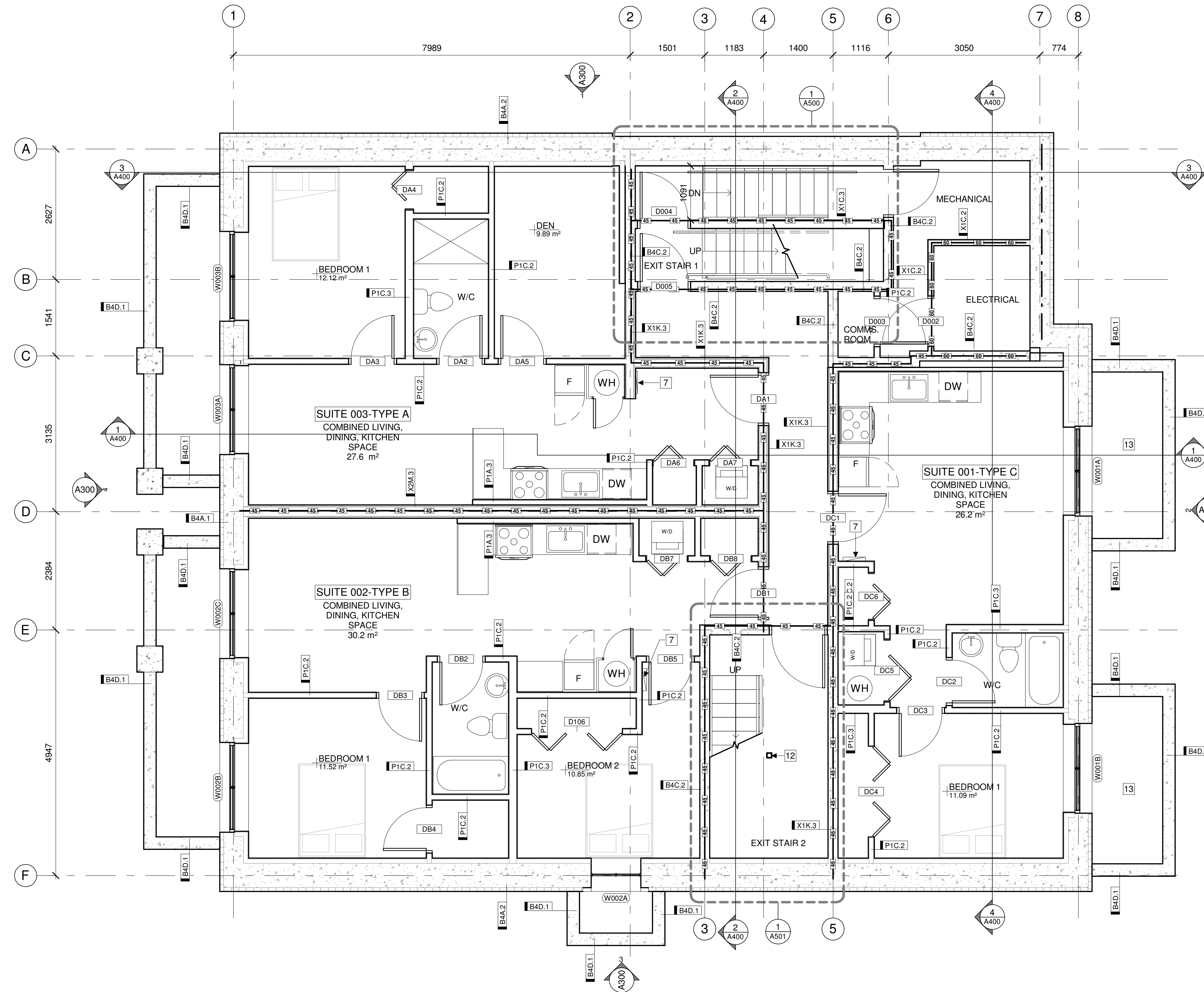
TITLE

BASEMENT REFERENCE PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
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 SCALE: 1 : 50
 DATE PRINTED: 5/18/2022 11:08:58 AM

REV DRAWING NO.

5 A201



1 BASEMENT REFERENCE PLAN
 A201 1:50

GENERAL REFERENCE PLAN NOTES:

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- 12 STEEL POST PER STRUCTURAL
- 13 CONCRETE WINDOW WELL - SEE STRUCTURAL

LEGEND:

- ⊕ FLOOR DRAIN PER MECHANICAL
- 45 MIN. FIRE RESISTANCE RATING
- 60 MIN. FIRE RESISTANCE RATING
- BEAM ABOVE

STAMP

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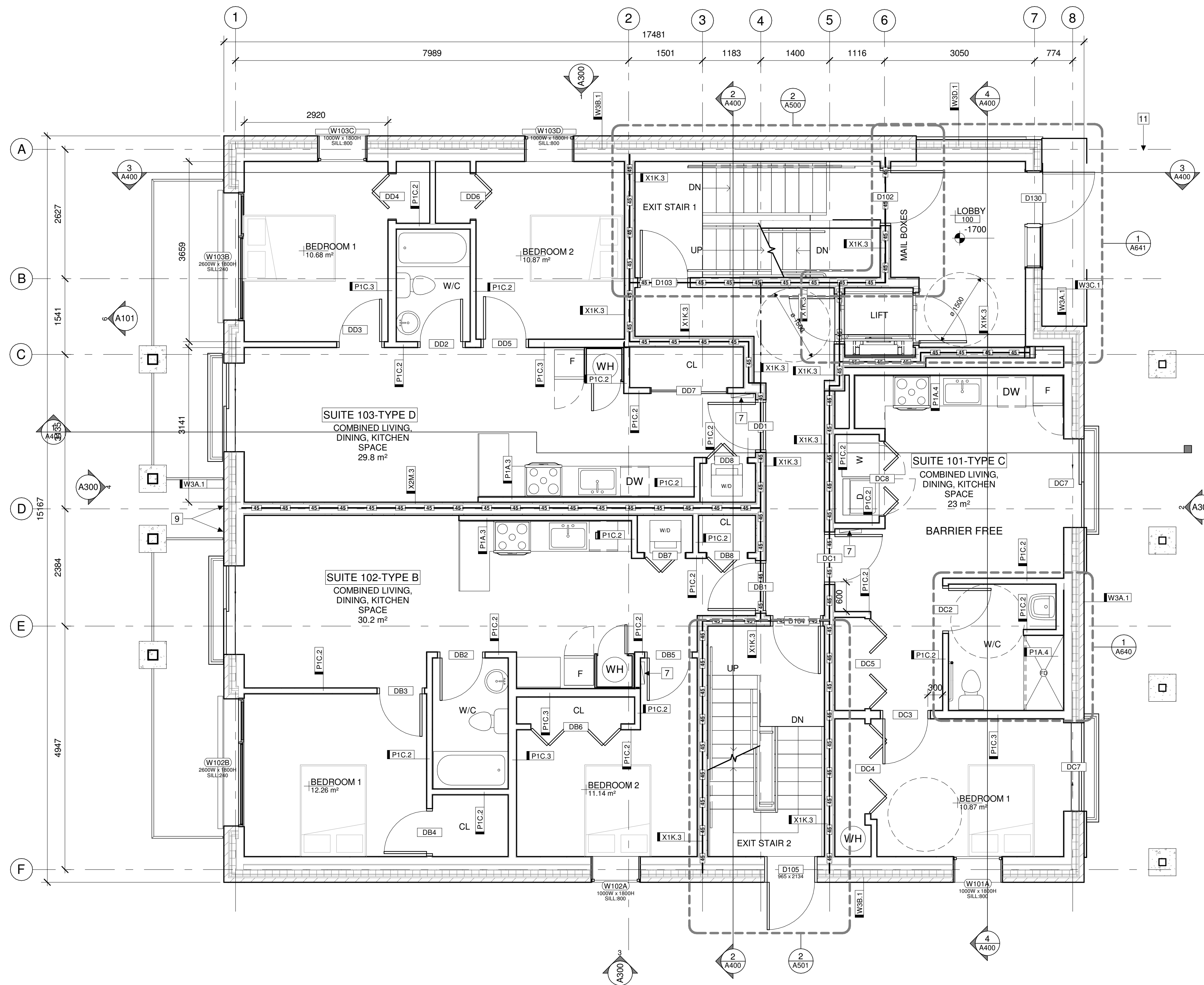
TITLE

FIRST FLOOR REFERENCE PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: 1 : 50
 DATE PRINTED: 5/18/2022 11:09:02 AM

REV DRAWING NO.

5 A202



1 FIRST FLOOR REFERENCE PLAN
 A202 1:50

GENERAL REFERENCE PLAN NOTES:

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- 10 ROOF ACCESS LADDER
- 11 DOOR OPERATOR PUSH BUTTON ON PEDESTAL - REFER TO ELECTRICAL
- 12 STEEL POST PER STRUCTURAL
- 13 CONCRETE WINDOW WELL - SEE STRUCTURAL

LEGEND:

- ⊕ FLOOR DRAIN PER MECHANICAL
- 45— 45 MIN. FIRE RESISTANCE RATING
- 60— 60 MIN. FIRE RESISTANCE RATING
- - - BEAM ABOVE

FIRE RATING LEGEND:

- 45— 45MIN FIRE RESISTANCE RATING
- 60— 60MIN FIRE RESISTANCE RATING
- 90— 90MIN FIRE RESISTANCE RATING

STAMP

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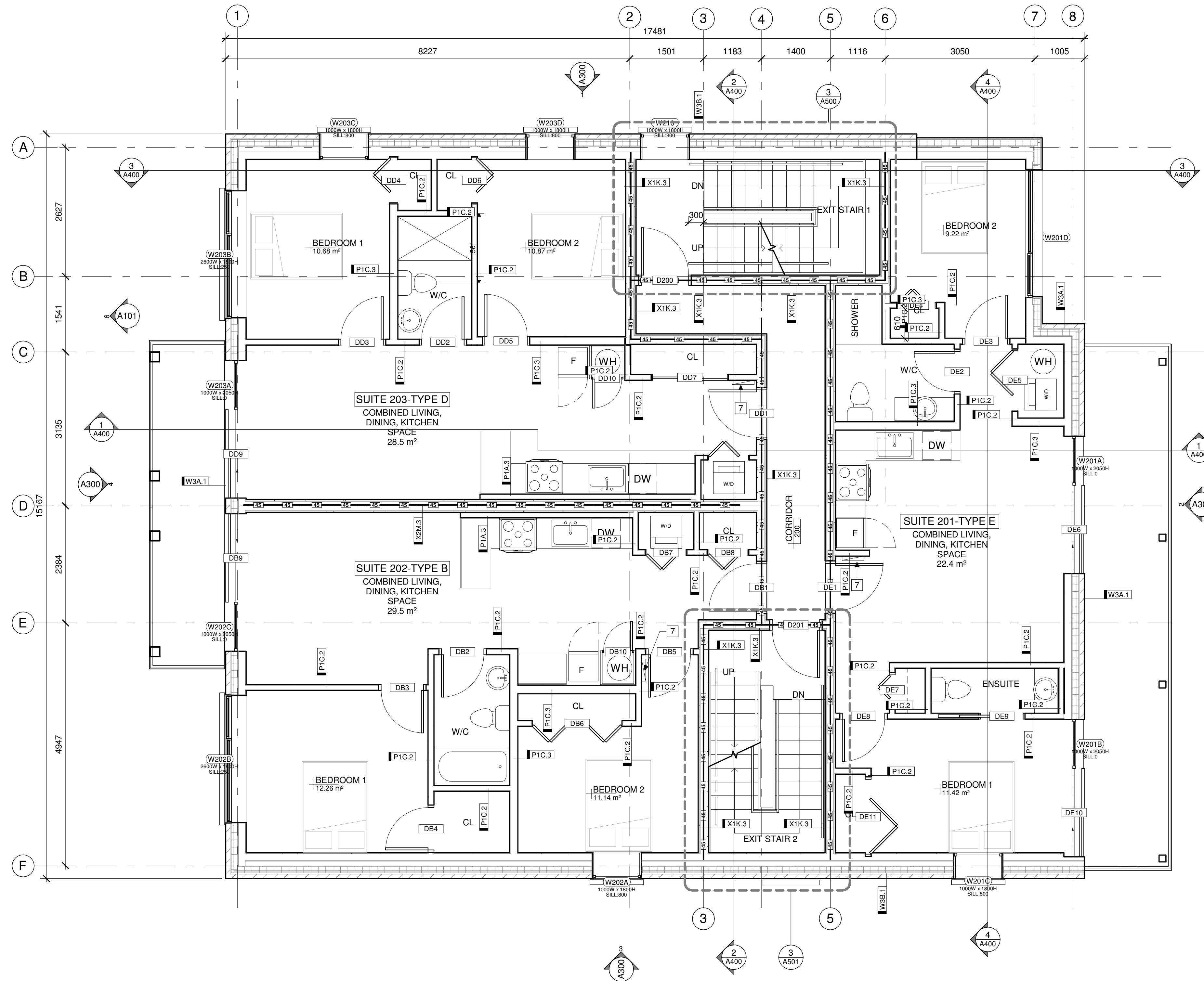
TITLE

SECOND FLOOR REFERENCE PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: 1 : 50
 DATE PRINTED: 5/18/2022 11:09:05 AM

REV DRAWING NO.

5 A203



1 SECOND FLOOR REFERENCE PLAN
 A203 1:50

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- 12 STEEL POST PER STRUCTURAL
- 13 CONCRETE WINDOW WELL - SEE STRUCTURAL

LEGEND:

- ⊕ FLOOR DRAIN PER MECHANICAL
- 45— 45 MIN. FIRE RESISTANCE RATING
- 60— 60 MIN. FIRE RESISTANCE RATING
- — — BEAM ABOVE

FIRE RATING LEGEND:

- 45— 45MIN FIRE RESISTANCE RATING
- 60— 60MIN FIRE RESISTANCE RATING
- 90— 90MIN FIRE RESISTANCE RATING

STAMP

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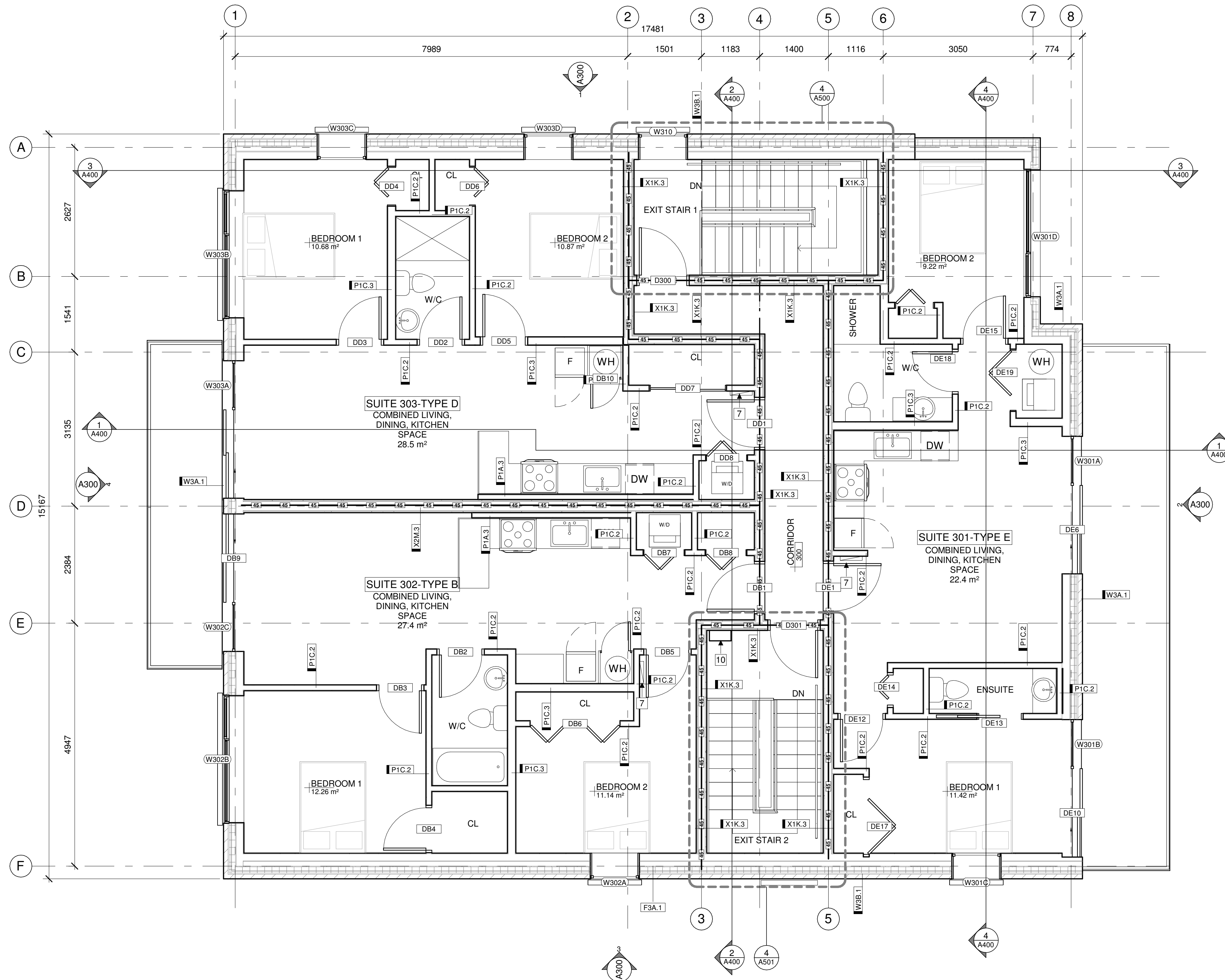
TITLE

THIRD FLOOR REFERENCE PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: 1 : 50
 DATE PRINTED: 5/18/2022 11:09:08 AM

REV DRAWING NO.

5 A204



1 THIRD FLOOR REFERENCE PLAN
 A204 1:50

ROOF PLAN NOTES:

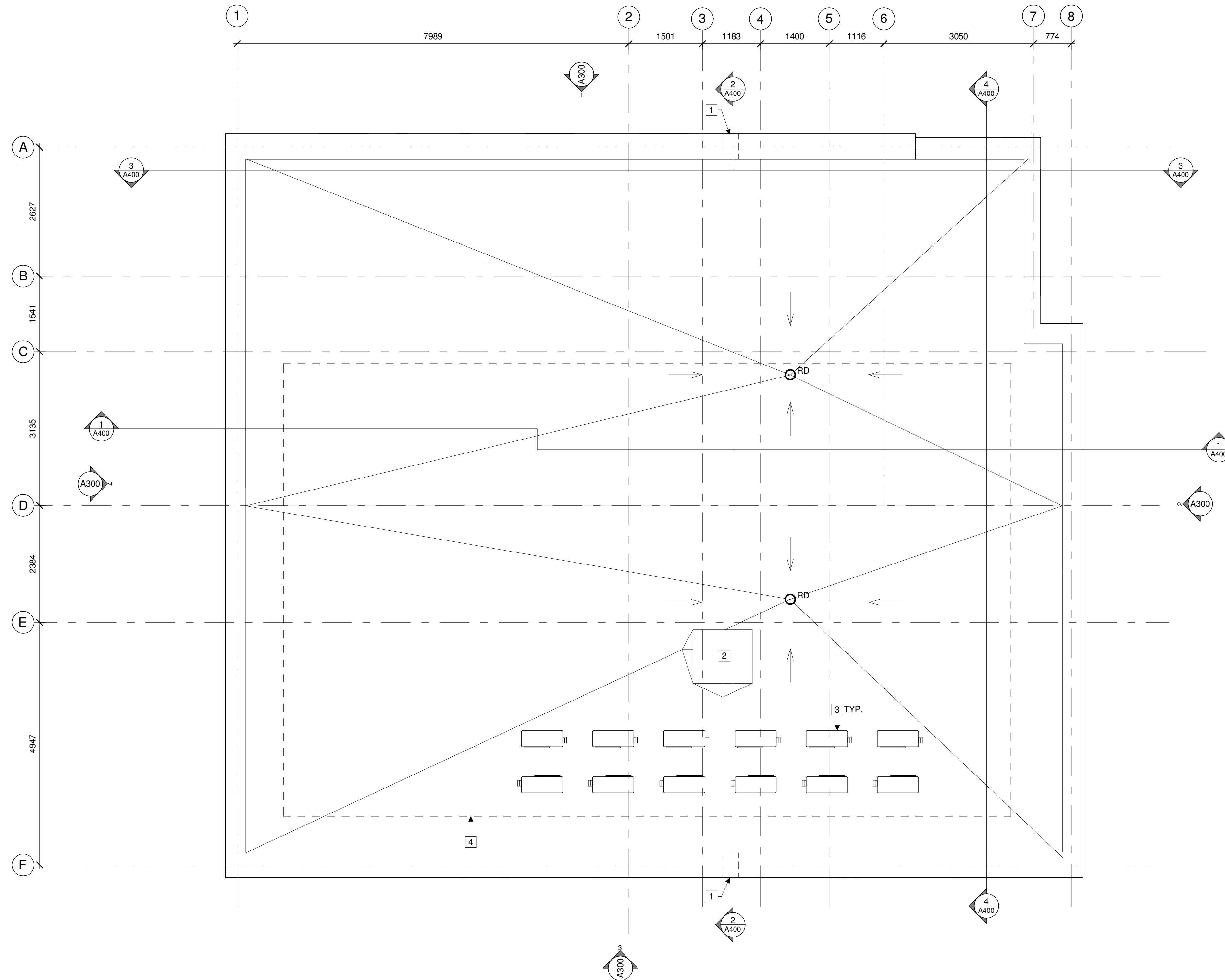
1. NOTES

ROOF PLAN KEYNOTES:

- 1 300mm WIDE PREFINISHED OVERFLOW SCUPPER
- 2 ROOF ACCESS HATCH
- 3 HEAT PUMP CONDENSOR UNIT PER MECHANICAL
- 4 AREA FOR FUTURE SOLAR ARRAY

ROOF PLAN LEGEND:

- RD ROOF DRAIN PER MECHANICAL
- SLOPE ARROW



1 ROOF PLAN
 A205 1:50

STAMP

REV	DATE	ISSUE
5	---	ISSUED FOR BUILDING PERMIT
		ISSUE



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PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

TITLE

ROOF PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: 1:50
 DATE PRINTED: 5/18/2022 11:09:09 AM

REV DRAWING NO.

5 A205

ELEVATION NOTES:

- CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS. ALL GAP FLASHING TO BE COLOUR. ALL OTHER FLASHING TO BE TO MATCH METAL CLADDING.
- PANEL LAYOUT APPROXIMATE. TO BE FINALIZED BY CONSULTANT ONCE MANUFACTURE HAD BEEN SELECTED.

ELEVATION KEYNOTES:

- BALCONY
- 1070mm HEIGHT GUARD
- NON-FREEZE HOSE BIB - SEE MECHANICAL
- DOOR OPERATOR PUSH BUTTON ON PEDESTAL - REFER TO ELECTRICAL

- # CHARCOAL COLOUR FIBRE CEMENT PANEL SOFFIT
- # MECHANICAL LOUVER - SEE MECHANICAL
- # POWER DOOR ACTUATOR BUTTON - SEE ELECTRICAL
- # DOOR C/W SIDELIGHT AND TRANSOM
- # SLOPED PATHWAY - SEE CIVIL
- # LOCATION OF BUILDING SIGNAGE - PROVIDE 16mm PLYWOOD BACKING AS REQUIRED
- # EXHAUST VENT - SEE MECHANICAL
- # OVERFLOW SCUPPER AT 150mm ABOVE ROOF DRAIN LEVEL
- # WALL MOUNTED EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
- # ALUMINUM TRIPLE GLAZED STOREFRONT
- # BRICK SOLDIER COURSE
- # PREFINISHED METAL THRU-WALL FLASHING C/W DRIP EDGE
- # 150mm PREFINISHED METAL CAP FLASHING C/W DRIP EDGE
- # LOCKABLE FROST PROOF HOSE BIB
- # 1070mm HIGH GALVANIZED METAL GUARD RAIL SECURED TO PARAPET. SEE STRUCTURAL FOR DETAIL.
- # MECHANICAL EQUIPMENT - SEE MECHANICAL
- # PREFINISHED METAL REVEAL
- # 12.7mm BRICK CORBEL - SEE 4/A300 FOR PATTERN
- # 200mm FOUNDATION UPSTAND / CEMENT FACED INSULATION ABOVE GRADE
- # PRECAST CONCRETE WINDOW SILL
- # FIRE DEPARTMENT CONNECTION - SEE MECHANICAL
- # INTAKE VENT - SEE MECHANICAL
- # EXPANSION JOINTS W/ BACKER ROD AND SEALANT
- # STEEL ANGLE LINTEL - SEE STRUCTURAL
- # LINTEL OUTRIGGER - SEE STRUCTURAL
- # APPROX. GRADE - SEE CIVIL

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
	BR	BRICK VENEER MANUFACTURER: COLOUR:
	FC	FIBRE CEMENT PANEL MANUFACTURER: COLOUR:

STAMP

4 05/13/2022 ISSUED FOR SITE PLAN CONTROL
REV DATE ISSUE



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CLIENT

78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

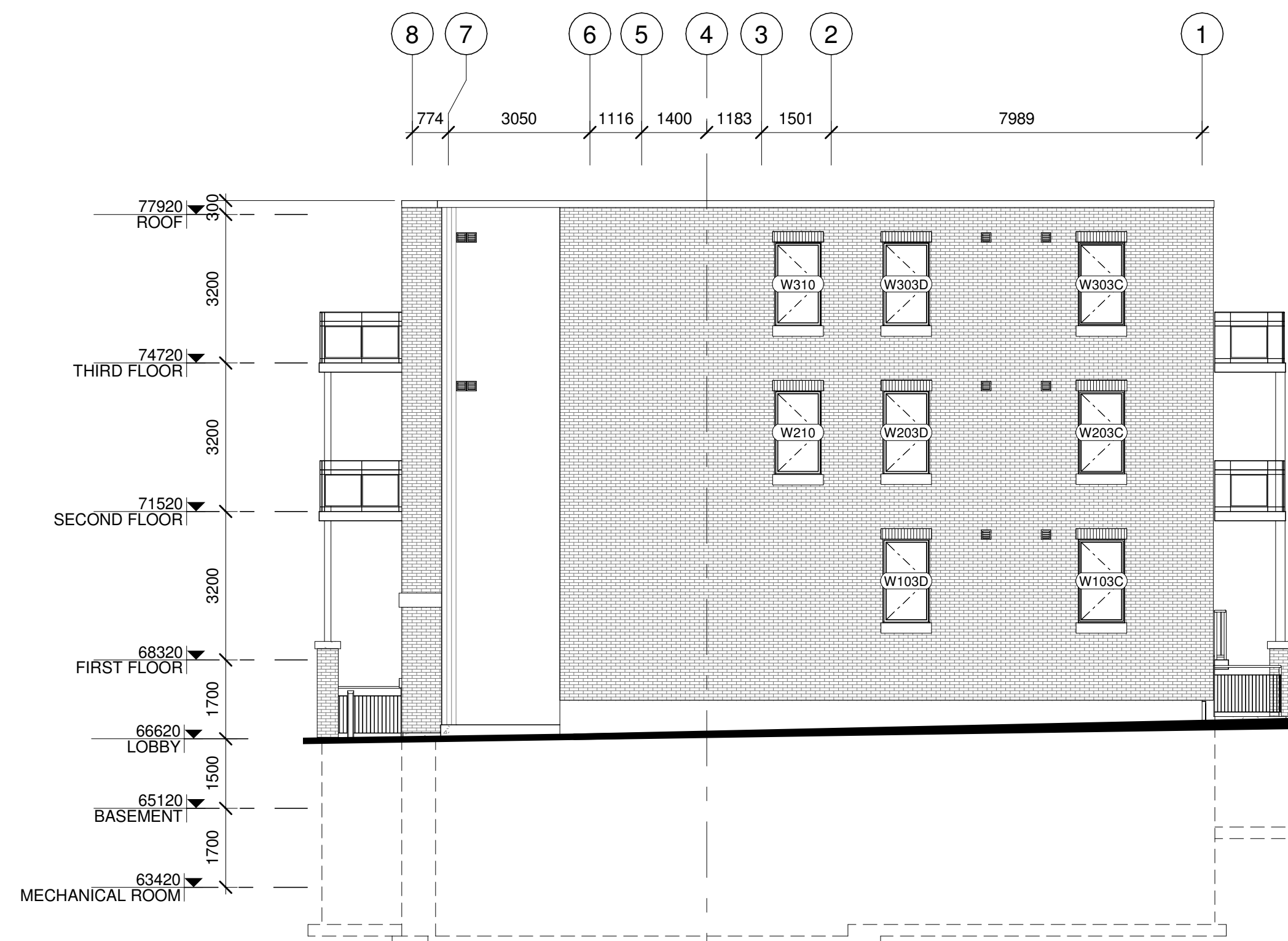
TITLE

EXTERIOR ELEVATIONS

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: As indicated
DATE PRINTED: 5/18/2022 11:09:14 AM

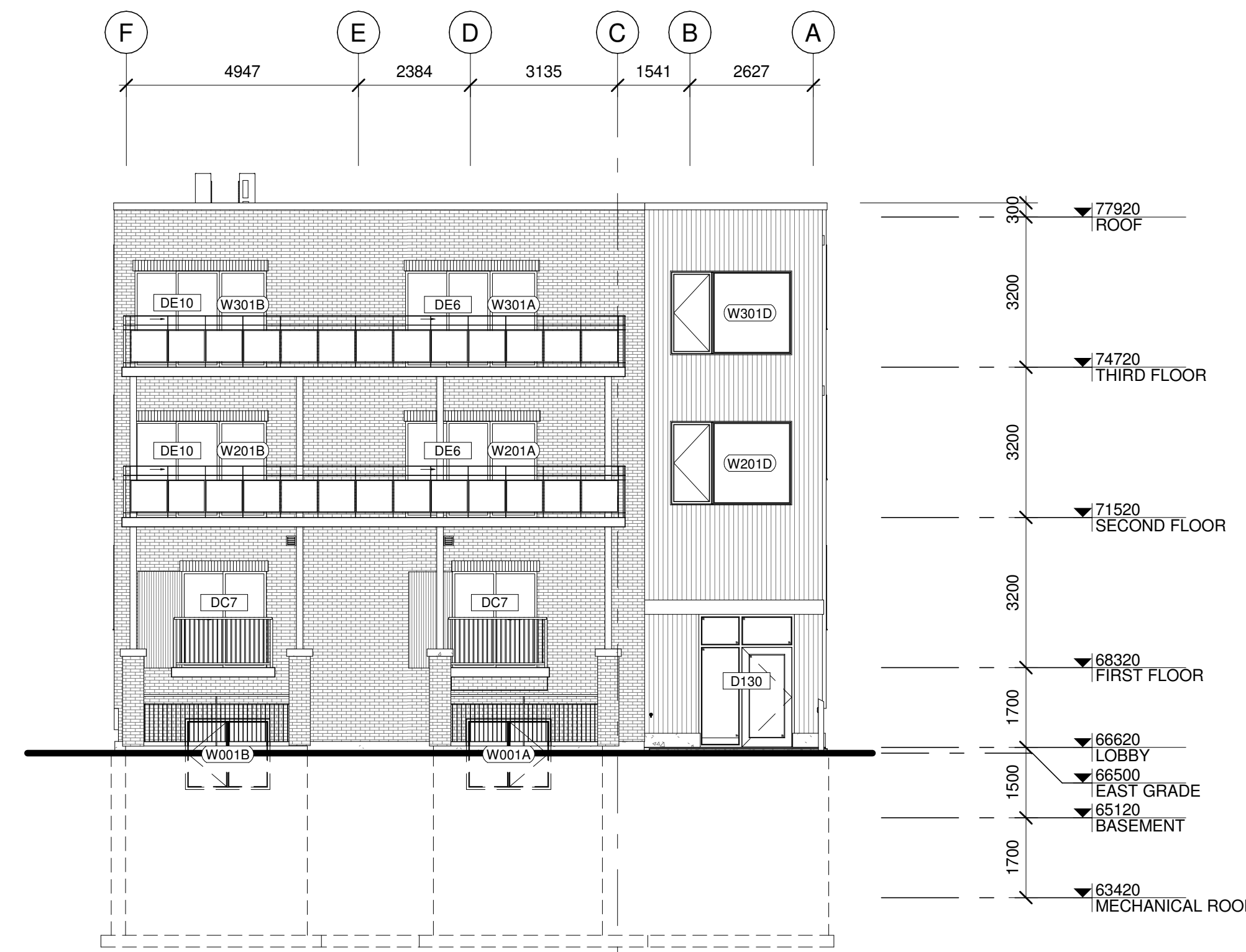
REV DRAWING NO.

4 A300



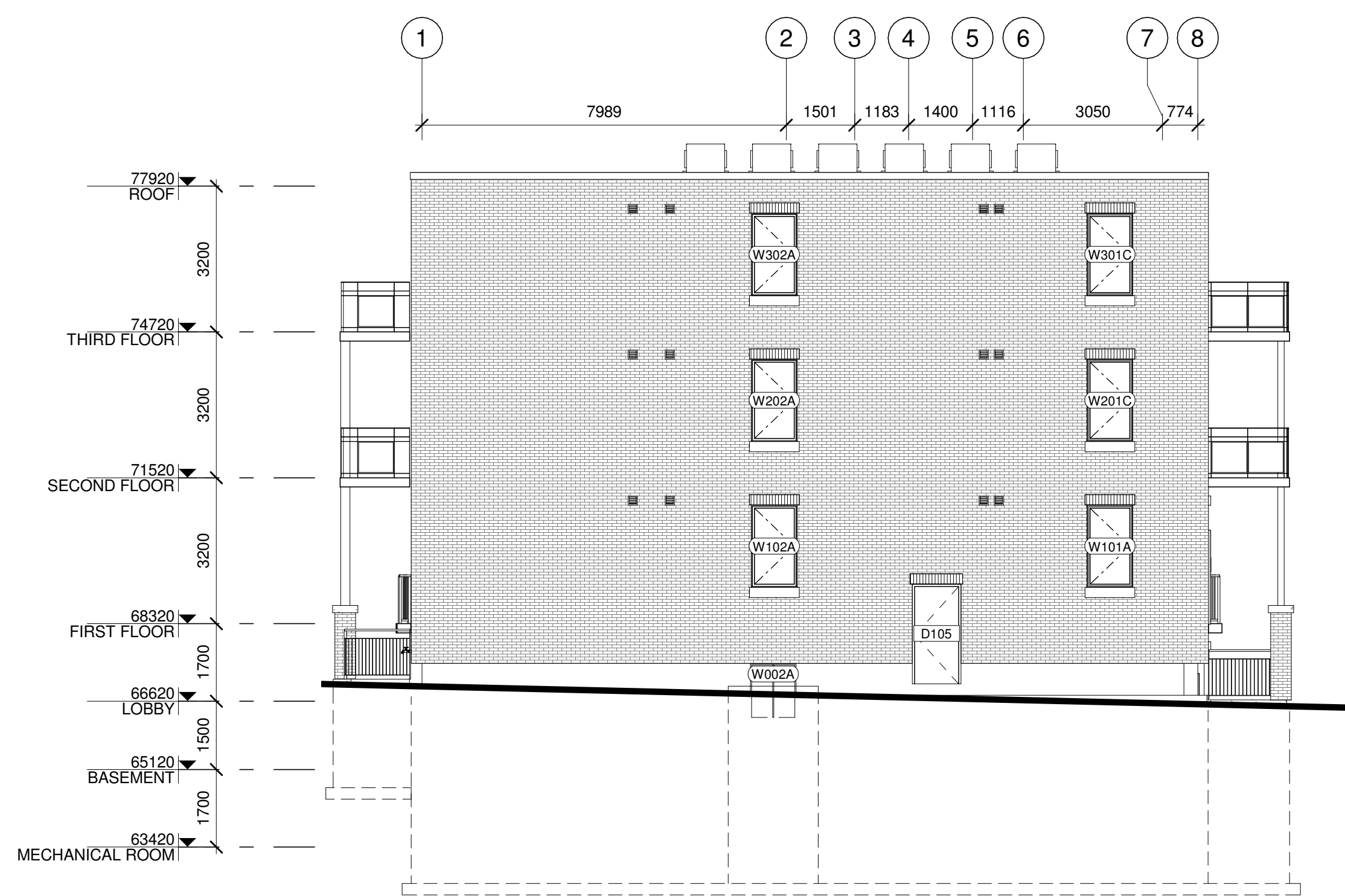
1 NORTH ELEVATION

A300 1:100



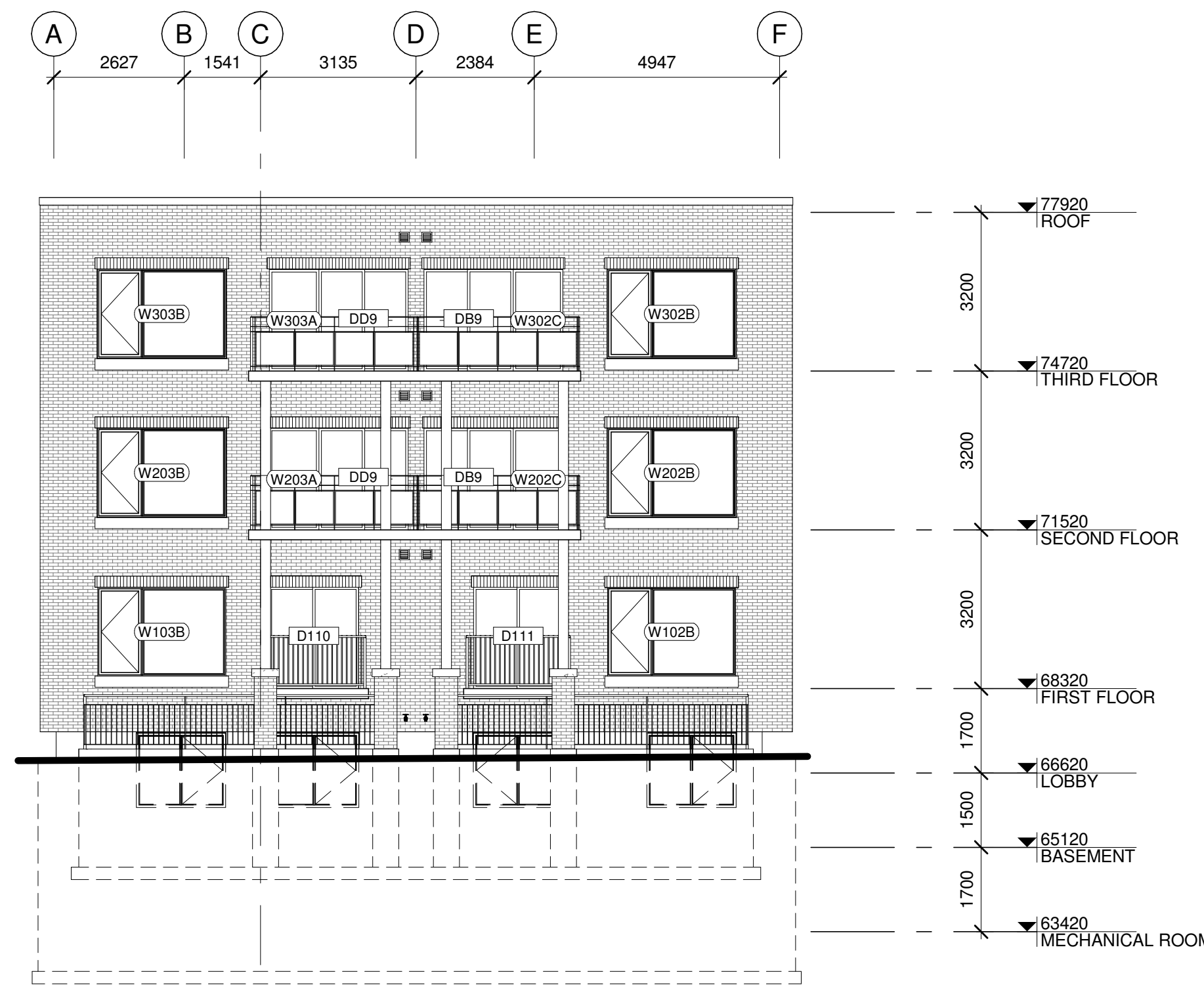
2 EAST ELEVATION

A300 1:100



3 SOUTH ELEVATION

A300 1:100



4 WEST ELEVATION

A300 1:100

GENERAL BUILDING SECTION NOTES:

NOTE FOR USER: DRAWINGS OF A SIMILAR FUNCTION ie. FLOOR PLAN, ELEVATION, SECTION, INTERIOR ELEVATION ARE TO HAVE COMMON NOTES AND LEGENDS. INDIVIDUAL LEGENDS SHOULD NOT BE CREATED FOR EACH SHEET.

BUILDING SECTION KEYNOTES:

- # MECHANICAL SHAFT
- # VERTICAL PLATFORM LIFT
- # FIRE ALARM CONTROL PANEL
- # MAILBOXES
- # BALCONY
- # WINDOW WELL
- # JULIETTE BALCONY

LEGEND:

FIRE RATING LEGEND:

- 45— 45MIN FIRE RESISTANCE RATING
- 60— 60MIN FIRE RESISTANCE RATING
- 90— 90MIN FIRE RESISTANCE RATING

STAMP

REV	DATE	ISSUE
5	03/11/2022	ISSUED FOR BUILDING PERMIT
3	03/11/2022	ISSUED FOR COORDINATION

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CLIENT

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 OTTAWA
 ONTARIO, CANADA

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78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

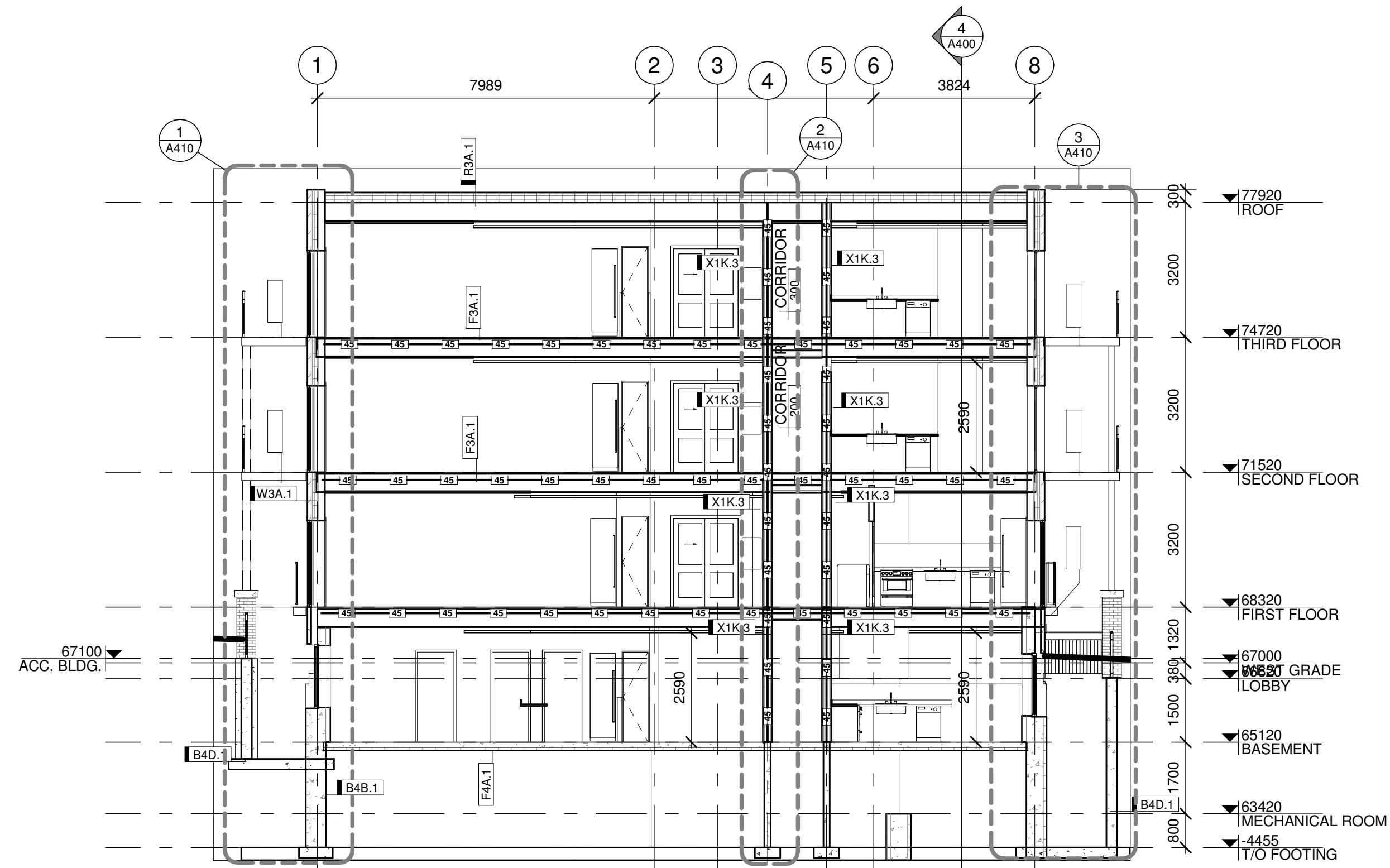
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BUILDING SECTIONS

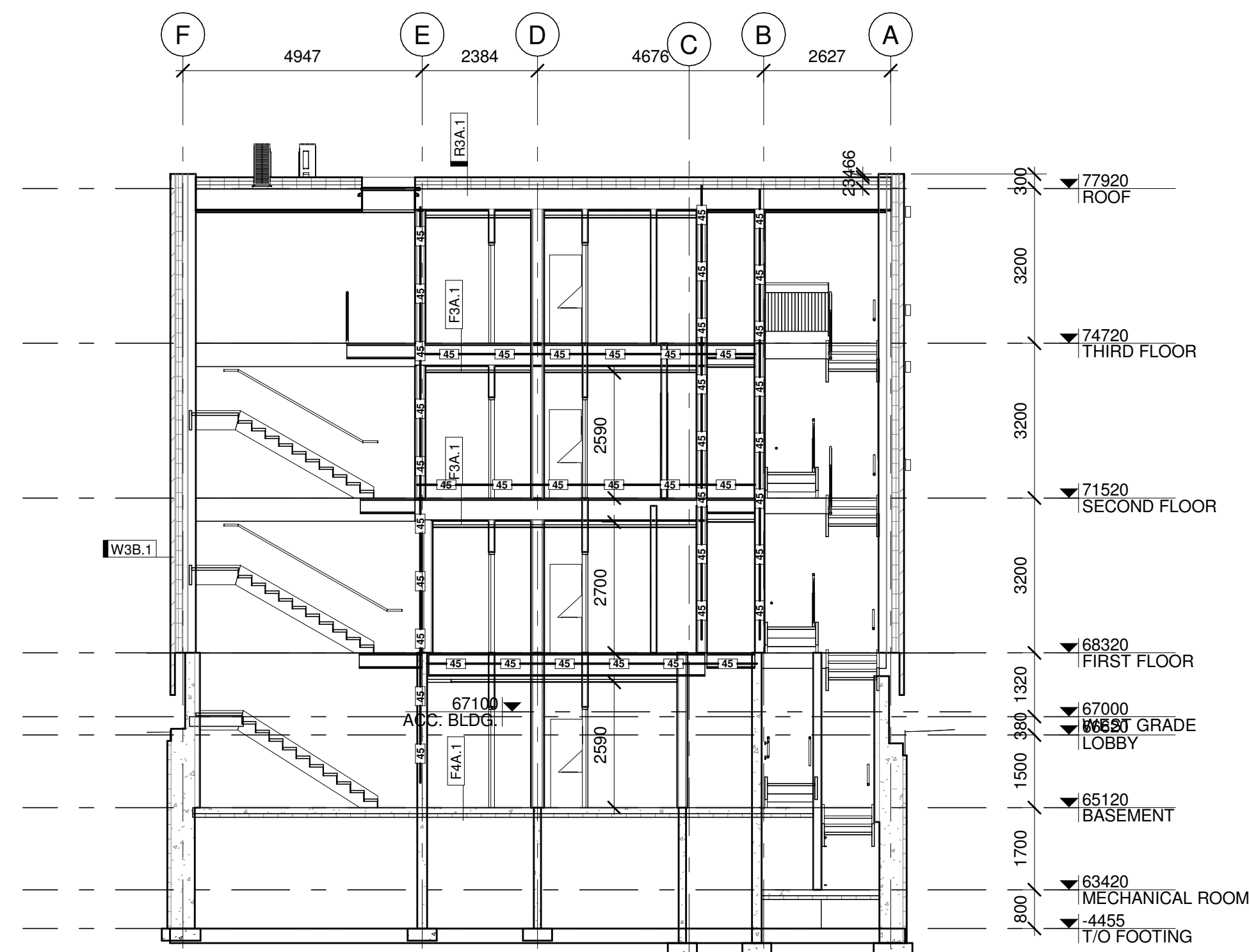
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 DRAWN: JW
 APPROVED: JS
 SCALE: As indicated
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REV DRAWING NO.

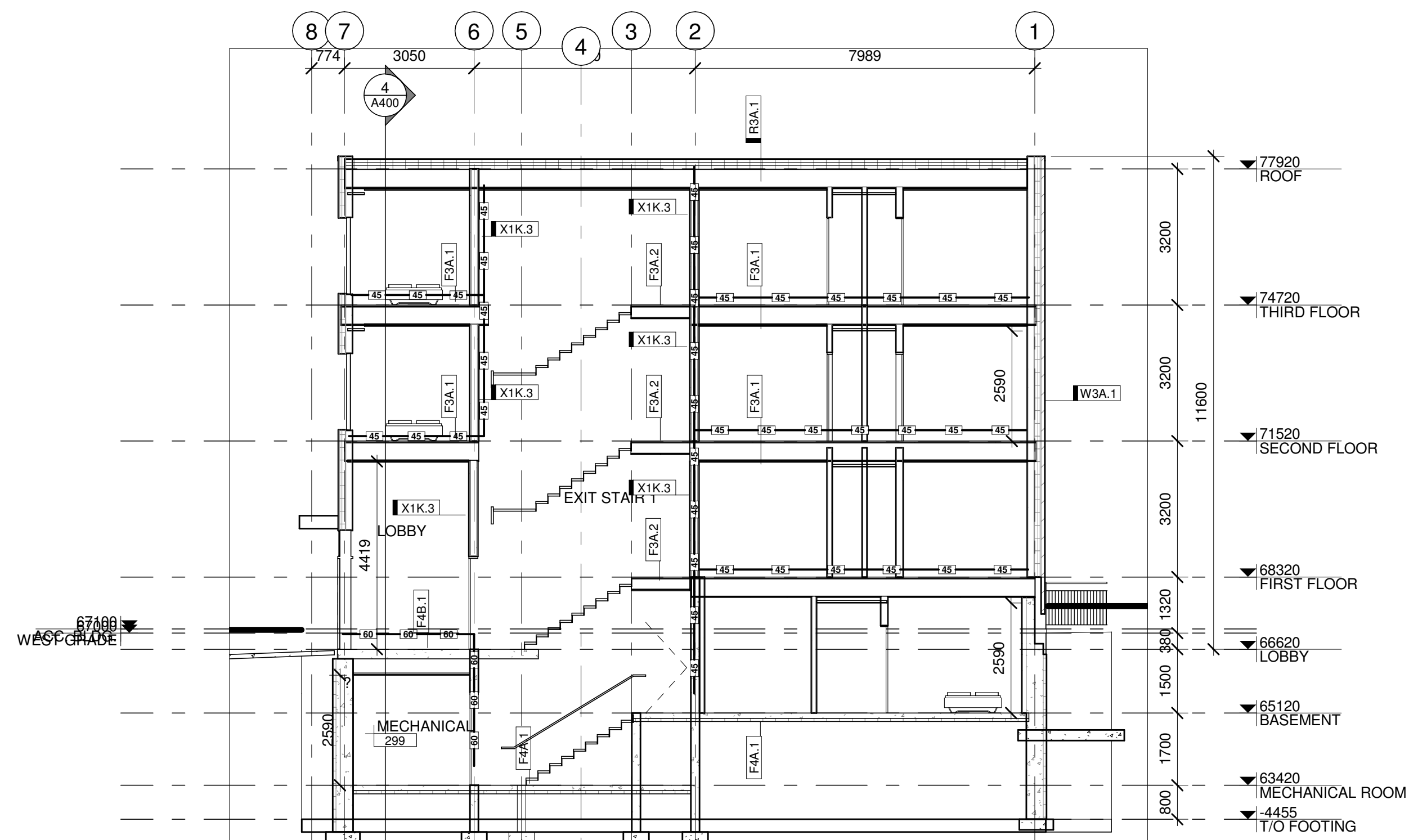
5 A400



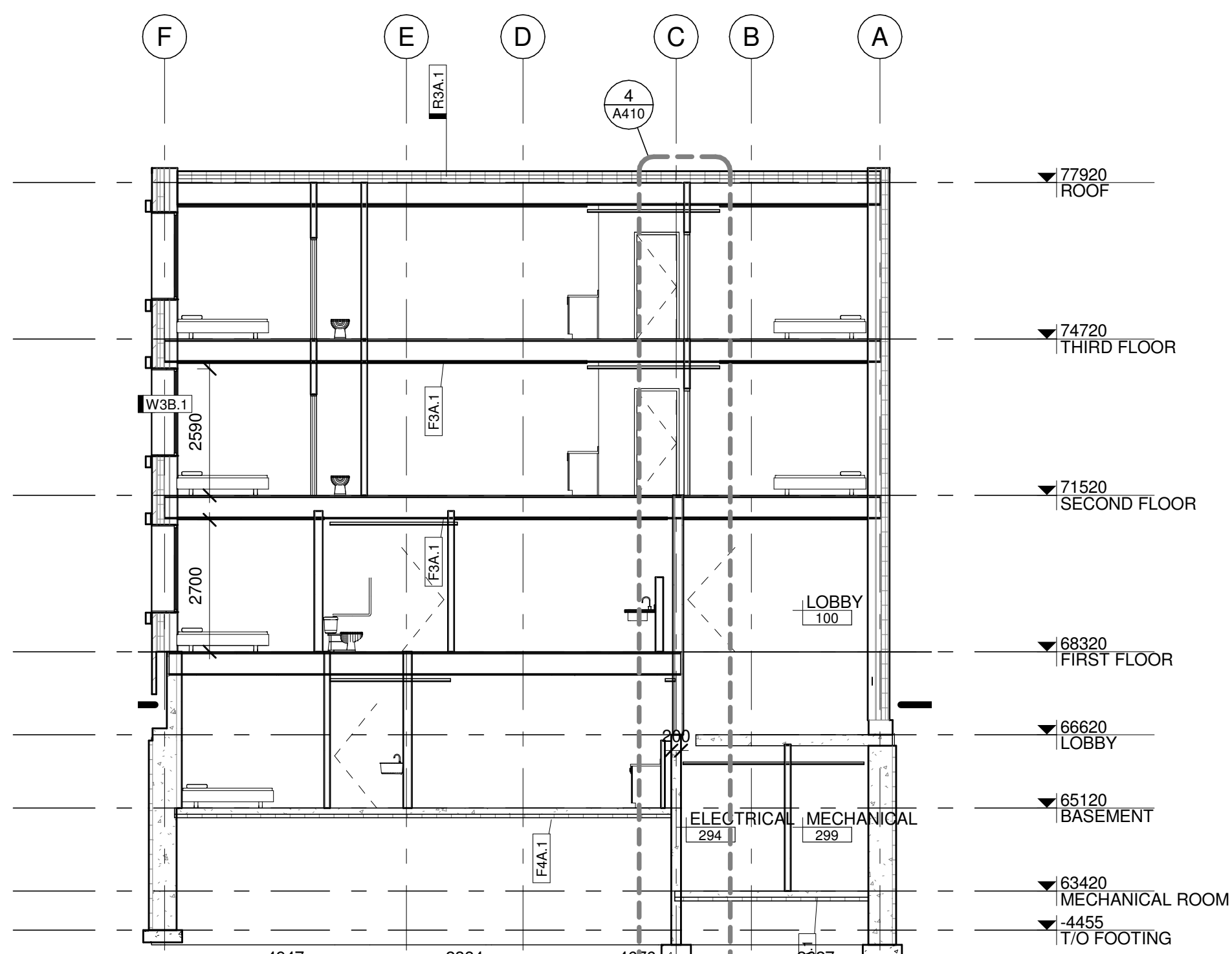
1 CD-SC-BUILDING SECTION 1
 A400 1:100



2 CD-SC-BUILDING SECTION 2
 A400 1:100



3 CD-SC-BUILDING SECTION 3
 A400 1:100



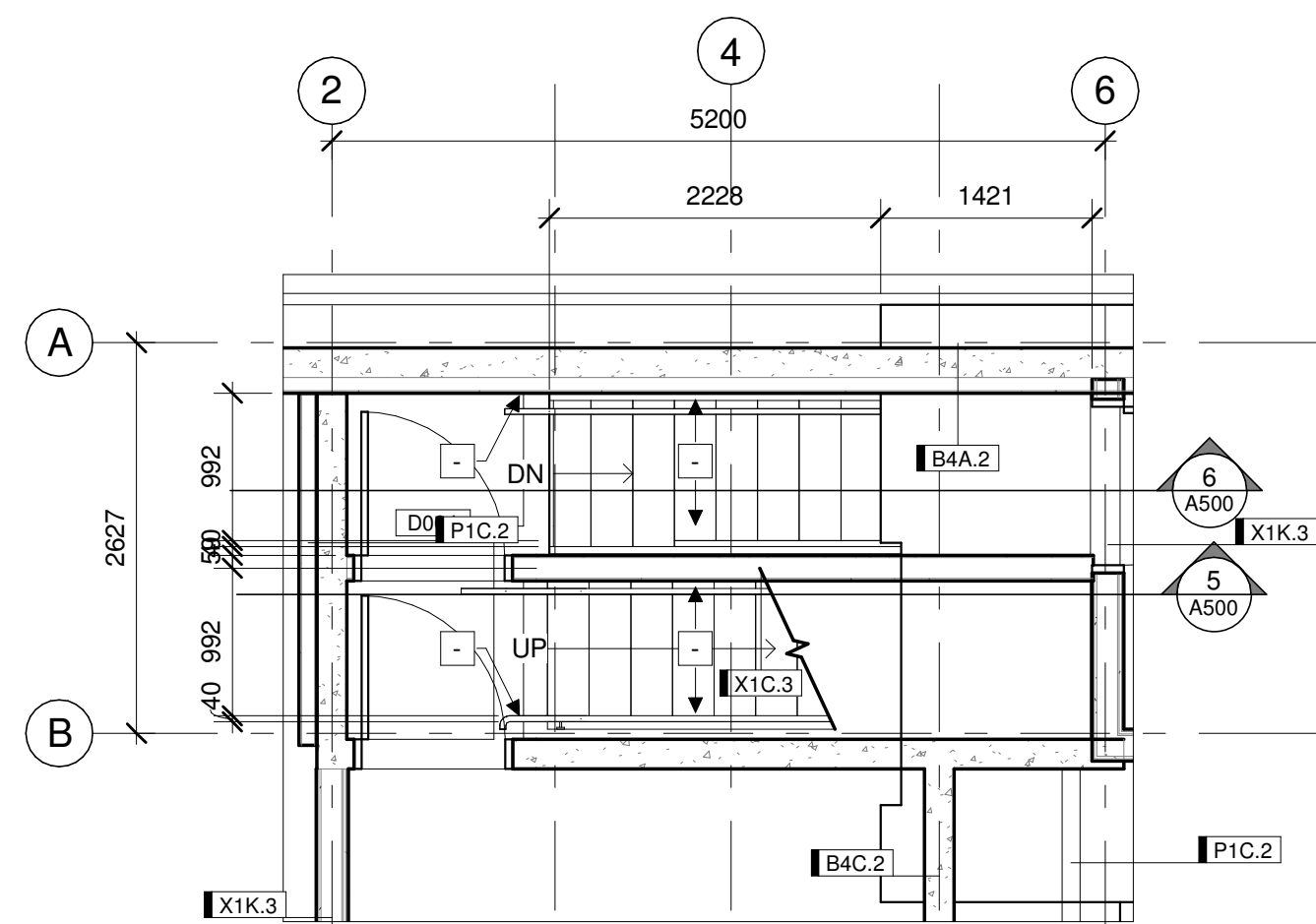
4 CD-SC-BUILDING SECTION 4
 A400 1:100

GENERAL NOTES:

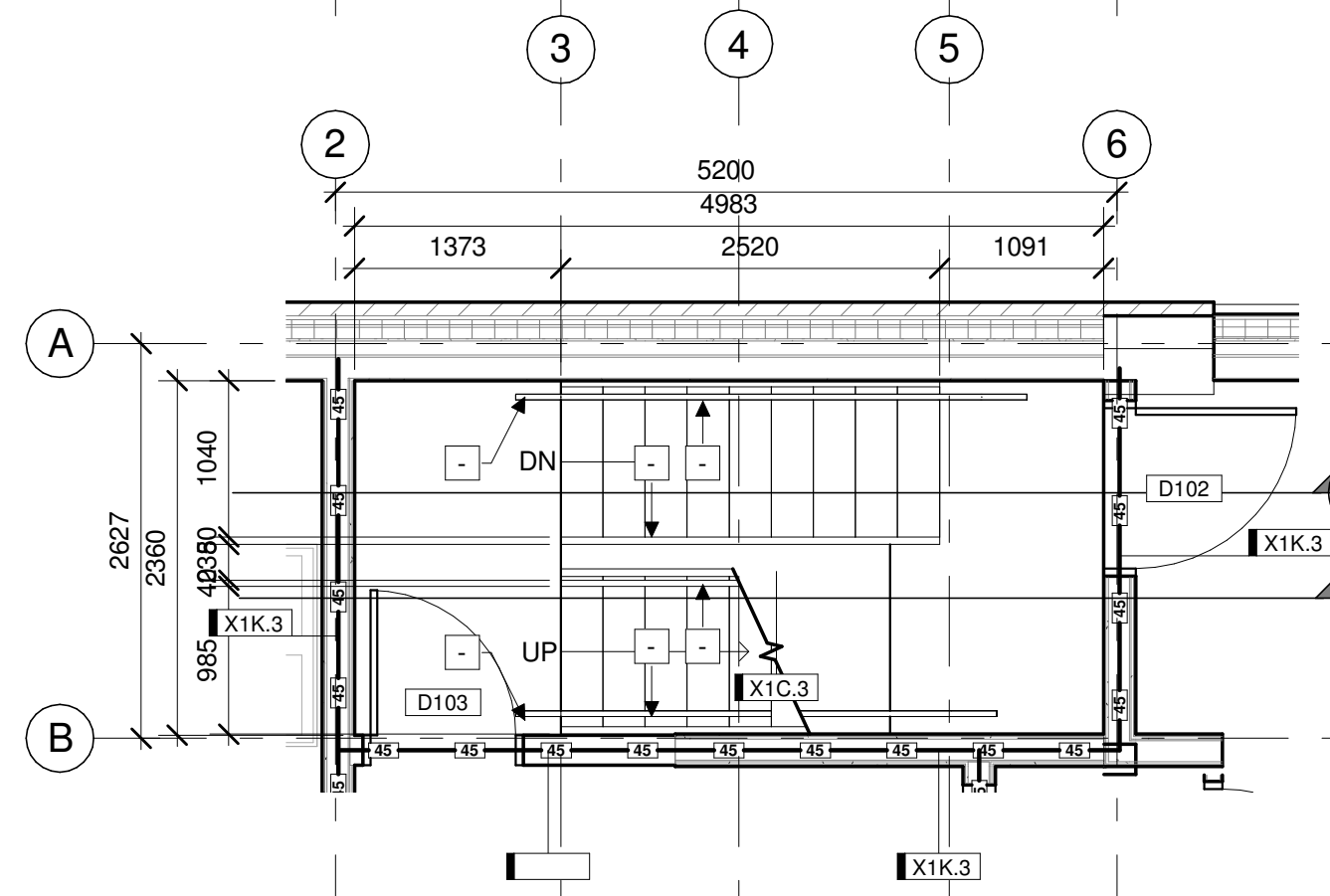
1. DEMARCATÉ LEADING EDGE OF TREADS AND LEADING EDGE OF LANDING WITH COLOUR CONTRAST/DISTINCTIVE VISUAL PATTERN.
2. CONTRACTOR TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS OF STAIRS, HANDRAILS AND GUARDS SEALED AND SIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
3. WOOD FRAMED STAIR TREAD AND RISERS. STAIR FINISH PER FLOOR FINISH PLAN.
4. PROVIDE 50mm MIN. CLEARANCE BETWEEN HANDRAIL AND ANY ADJACENT SURFACE.
5. ALL METAL COMPONENTS FOR GUARDS AND HANDRAILS TO BE PRIMED AND PAINTED. COLOUR PER FINISH PLANS.

STAIR KEYNOTES:

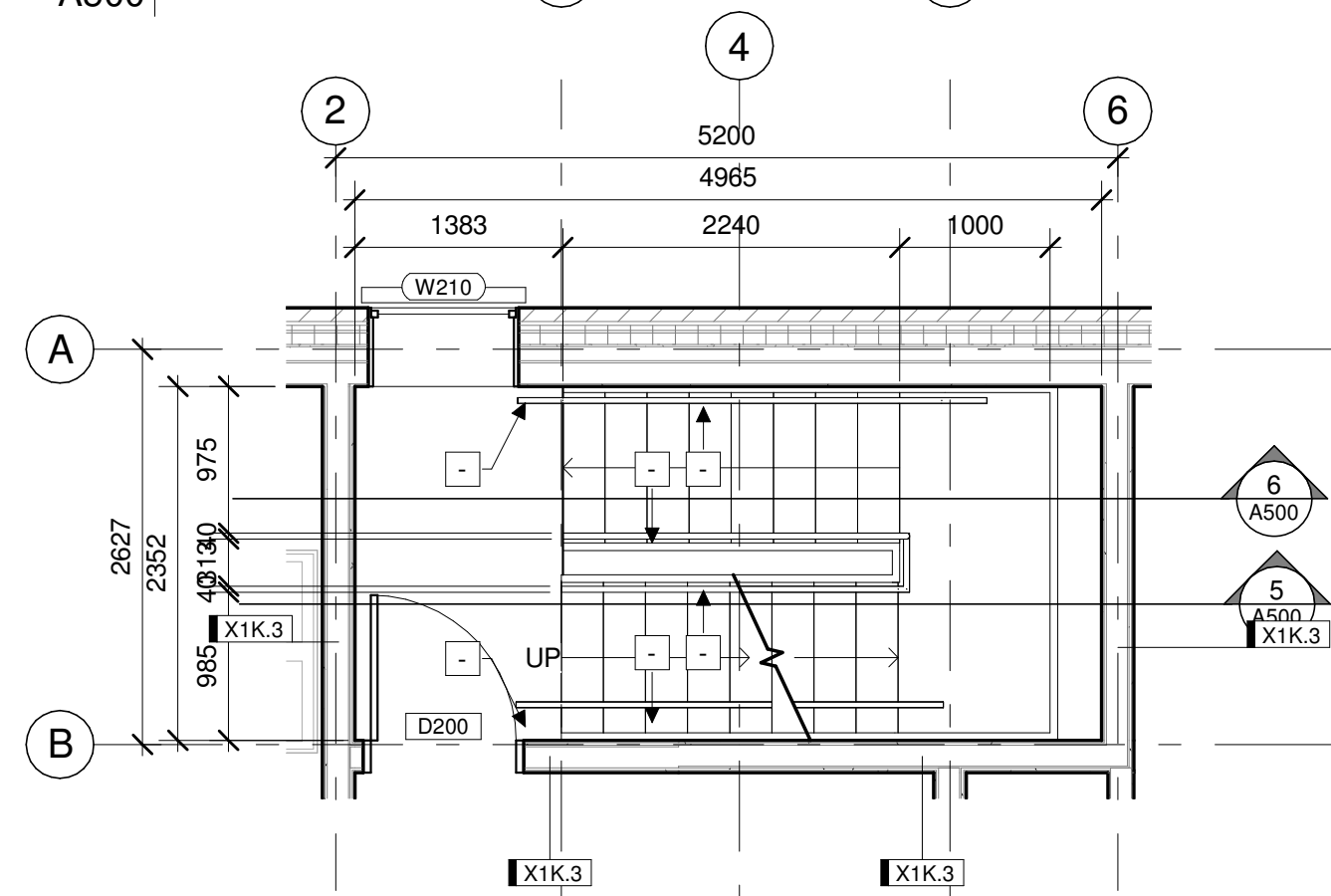
- 1 38mm Ø STEEL PIPE WALL MOUNTED HANDRAIL. PROVIDE 50mm CLEARANCE BETWEEN HANDRAIL AND ADJACENT SURFACE
- 2 300mm HANDRAIL EXTENSION (TYP.)
- 3 1070mm HIGH STEEL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C. CONNECTED TO STRINGERS WITH MOUNTING PLATE
- 4 INTERMEDIATE LANDING - SEE STRUCTURAL
- 5 1070mm HIGH STEEL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C.
- 6 TACTILE INDICATOR
- 7 DEMARCATÉ LEADING EDGE OF TREADS AND LEADING EDGE OF LANDING WITH COLOUR CONTRAST / DISTINCTIVE VISUAL PATTERN (TYP)
- 8 PROVIDE MAX. 6mm CLEARANCE BETWEEN FIRE RATED WALL SURFACE AND STAIR FRAMING. PROVIDE FIRE RATED SEALANT AT ALL STRUCTURAL AND WALL PENETRATIONS, TYP.



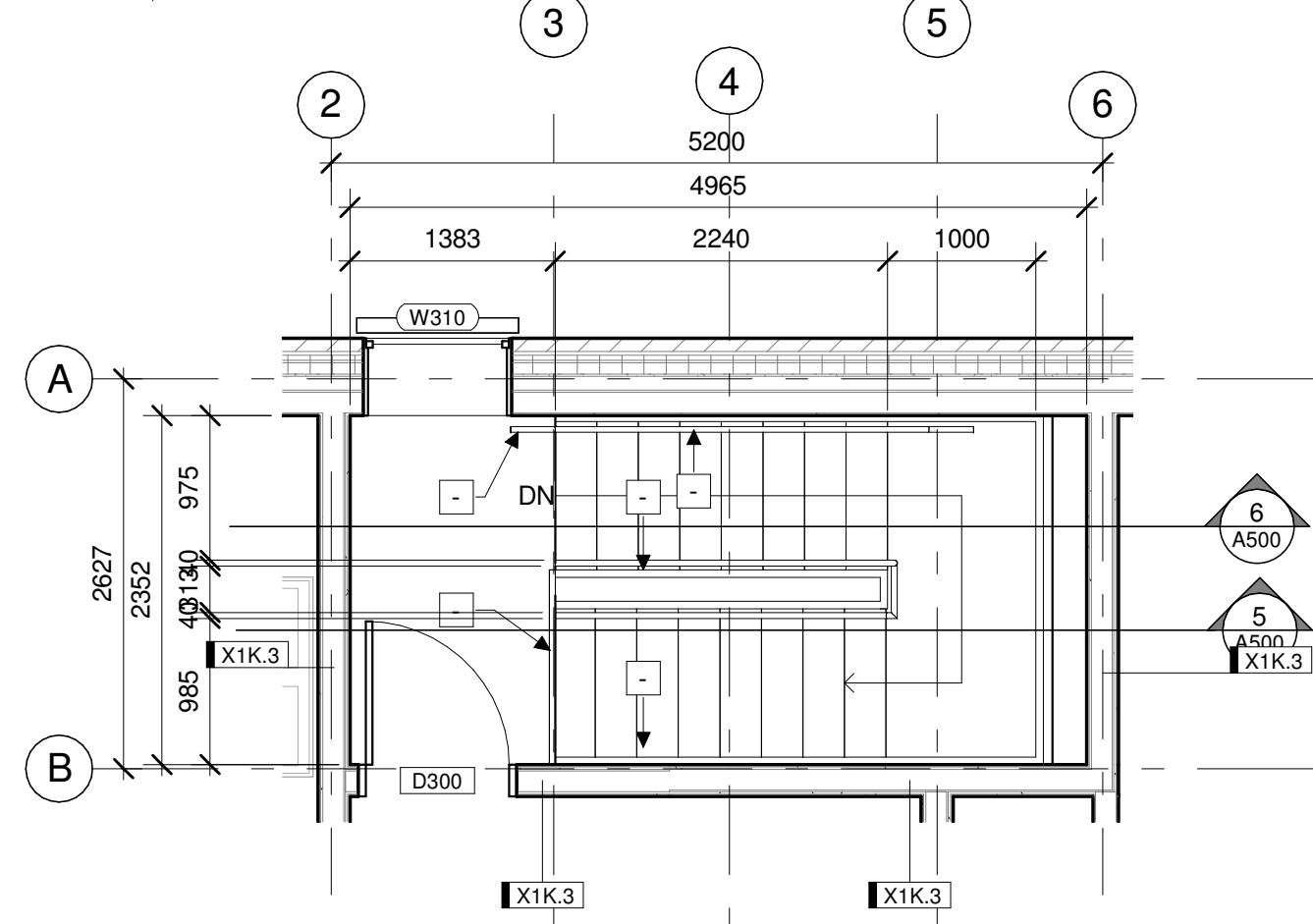
1 PLAN DETAIL: EXIT STAIR 1 - BASEMENT
 A500 | 1:50



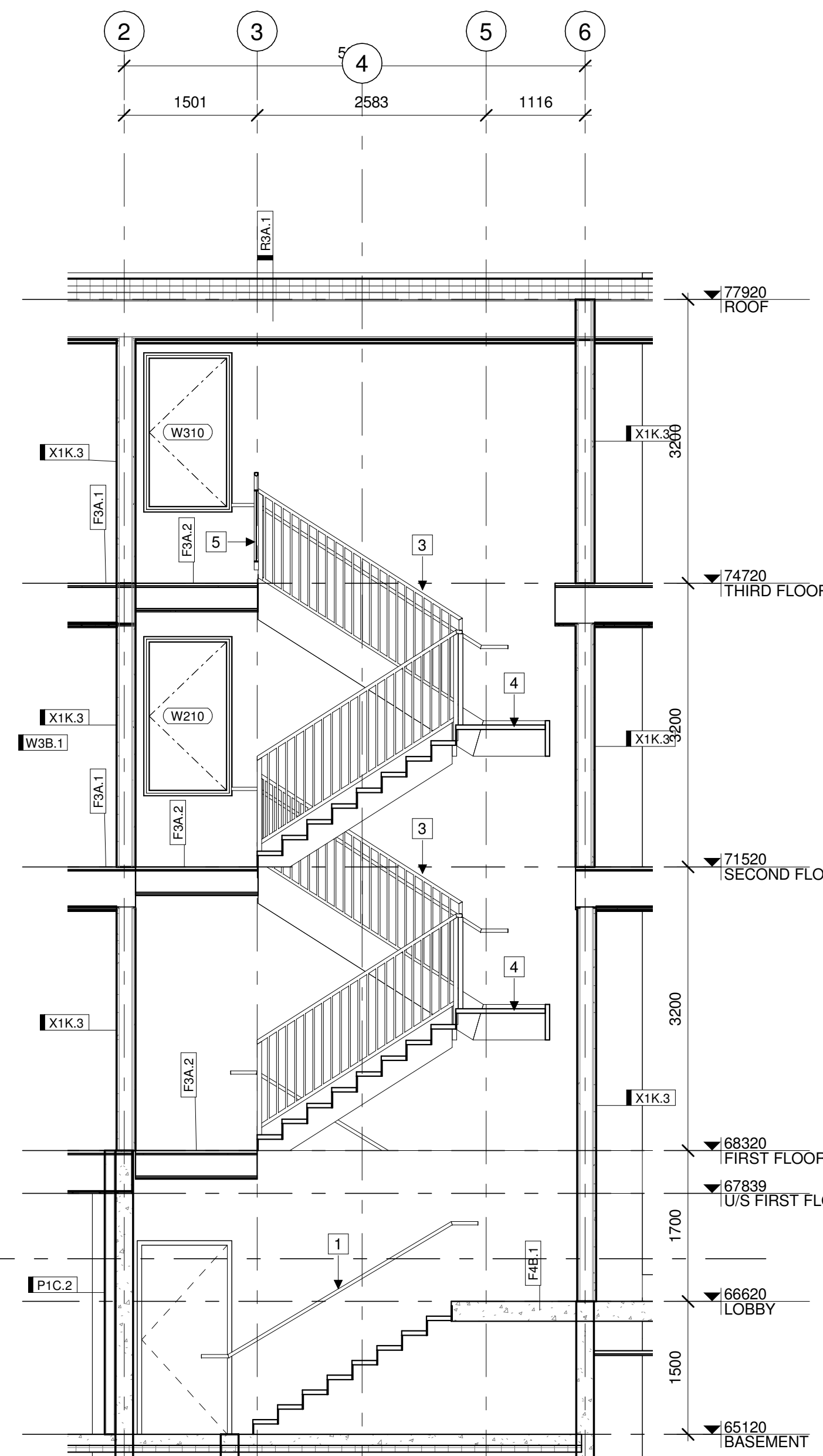
2 PLAN DETAIL: EXIT STAIR 1 - FIRST FLOOR
 A500 | 1:50



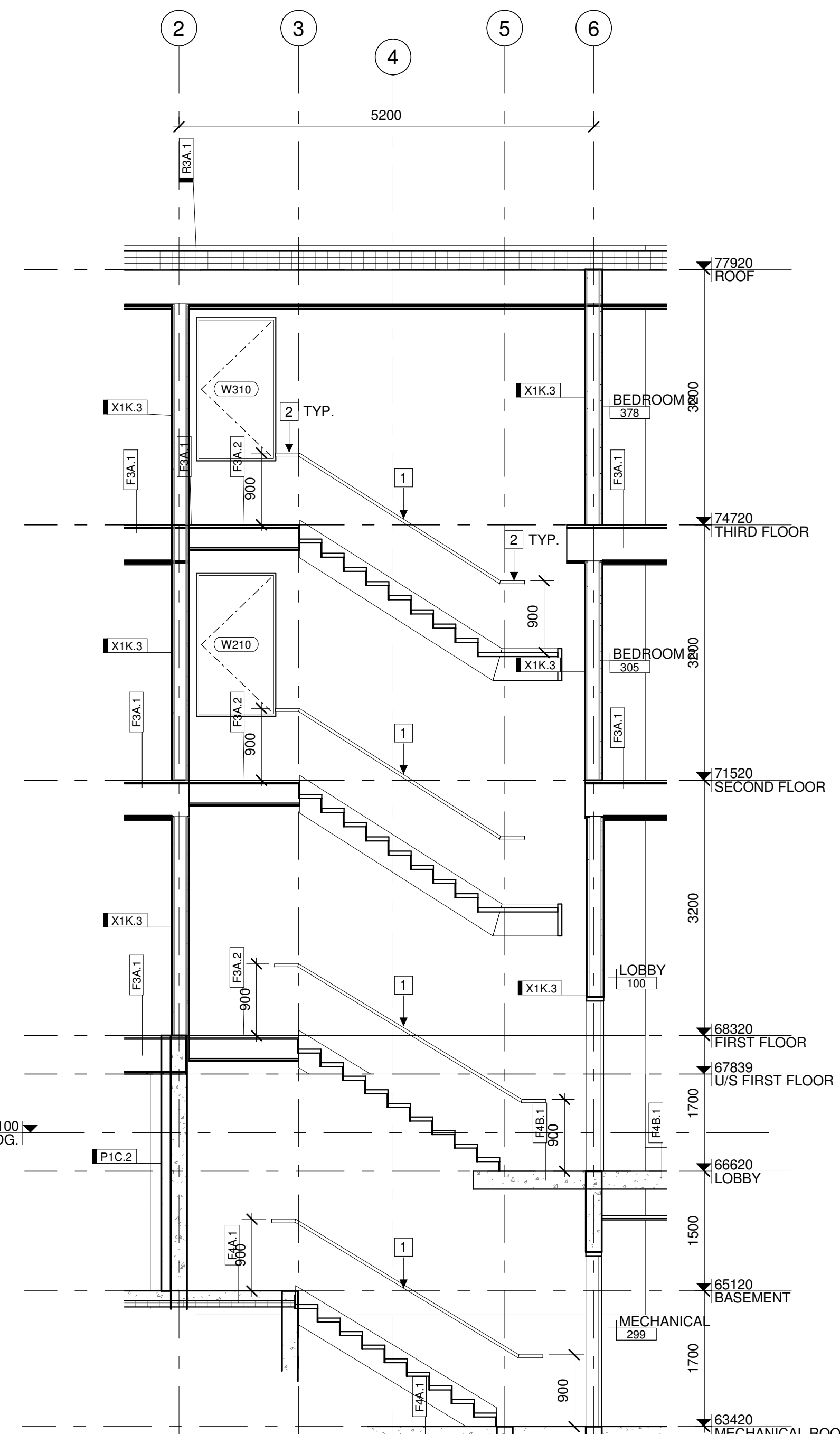
3 PLAN DETAIL: EXIT STAIR 1 - SECOND FLOOR
 A500 | 1:50



4 PLAN DETAIL: EXIT STAIR 1 - THIRD FLOOR
 A500 | 1:50



5 CD-SC-EXIT STAIR 1-SECTION 1
 A500 | 1:50



6 CD-SC-EXIT STAIR 1-SECTION 2
 A500 | 1:50

STAMP

REV DATE ISSUE



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CLIENT

78 ROSEMOUNT AVE INC.
 OTTAWA
 ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

TITLE

EXIT STAIR 1 DETAILS

PROJECT NO: 2021-1320
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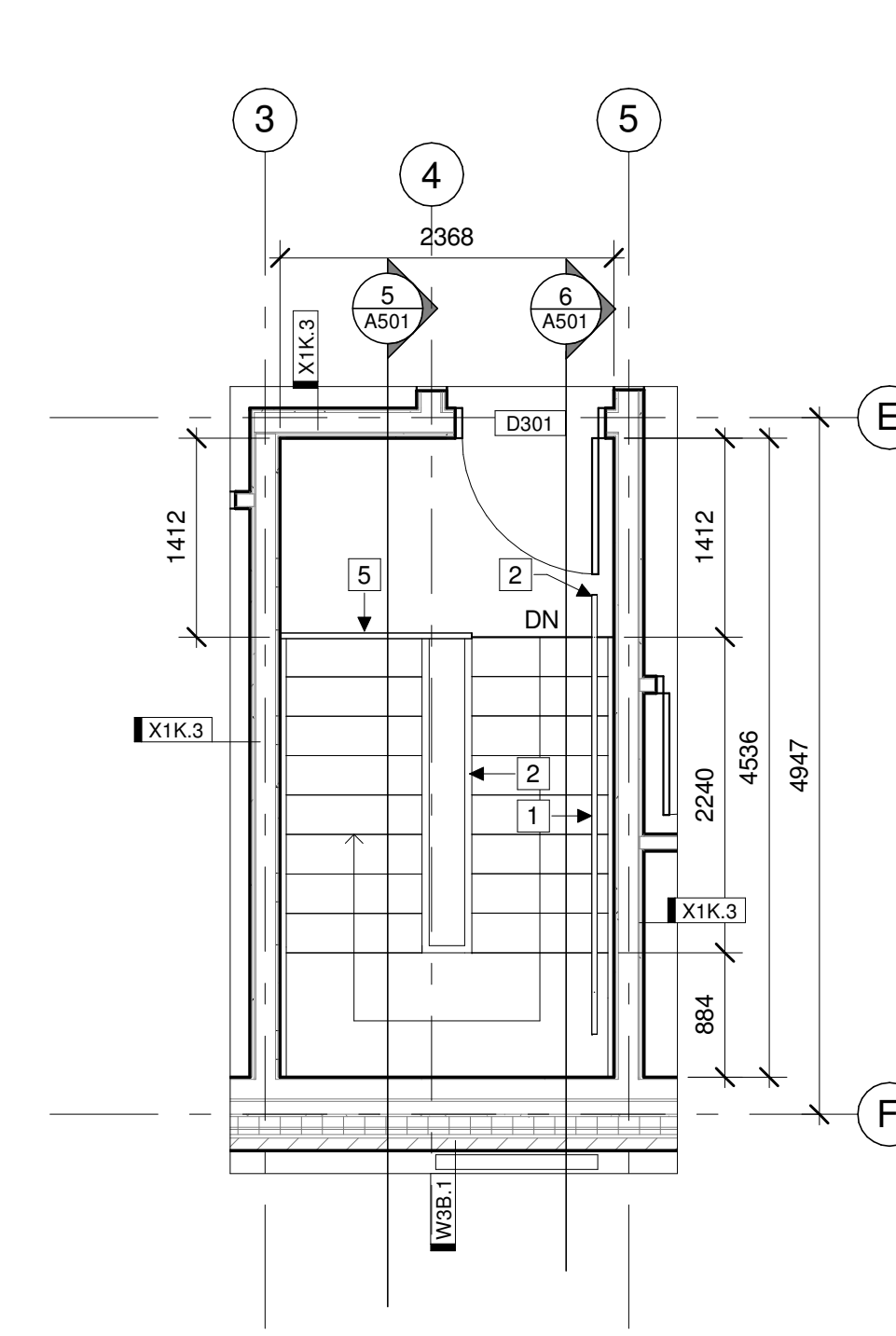
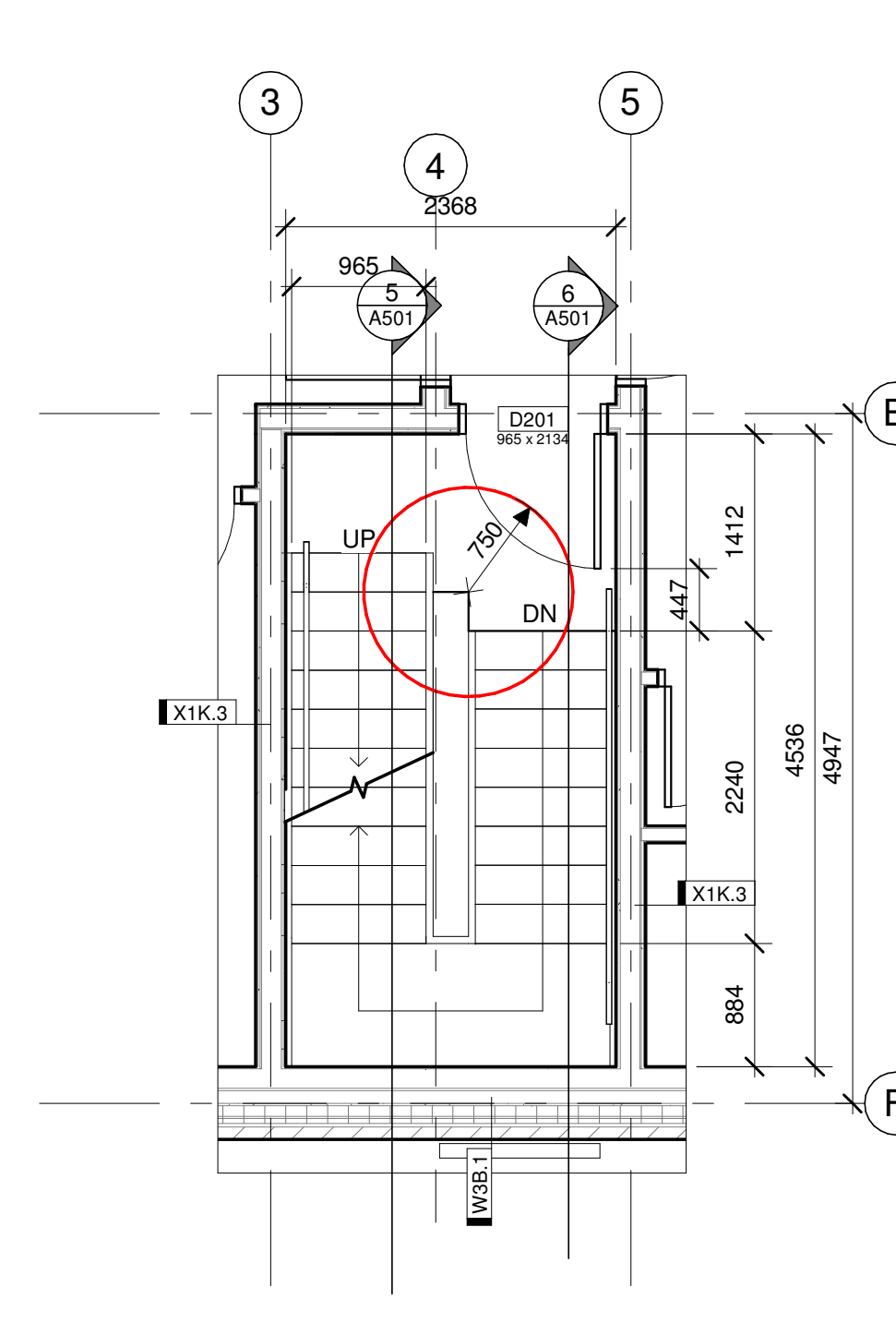
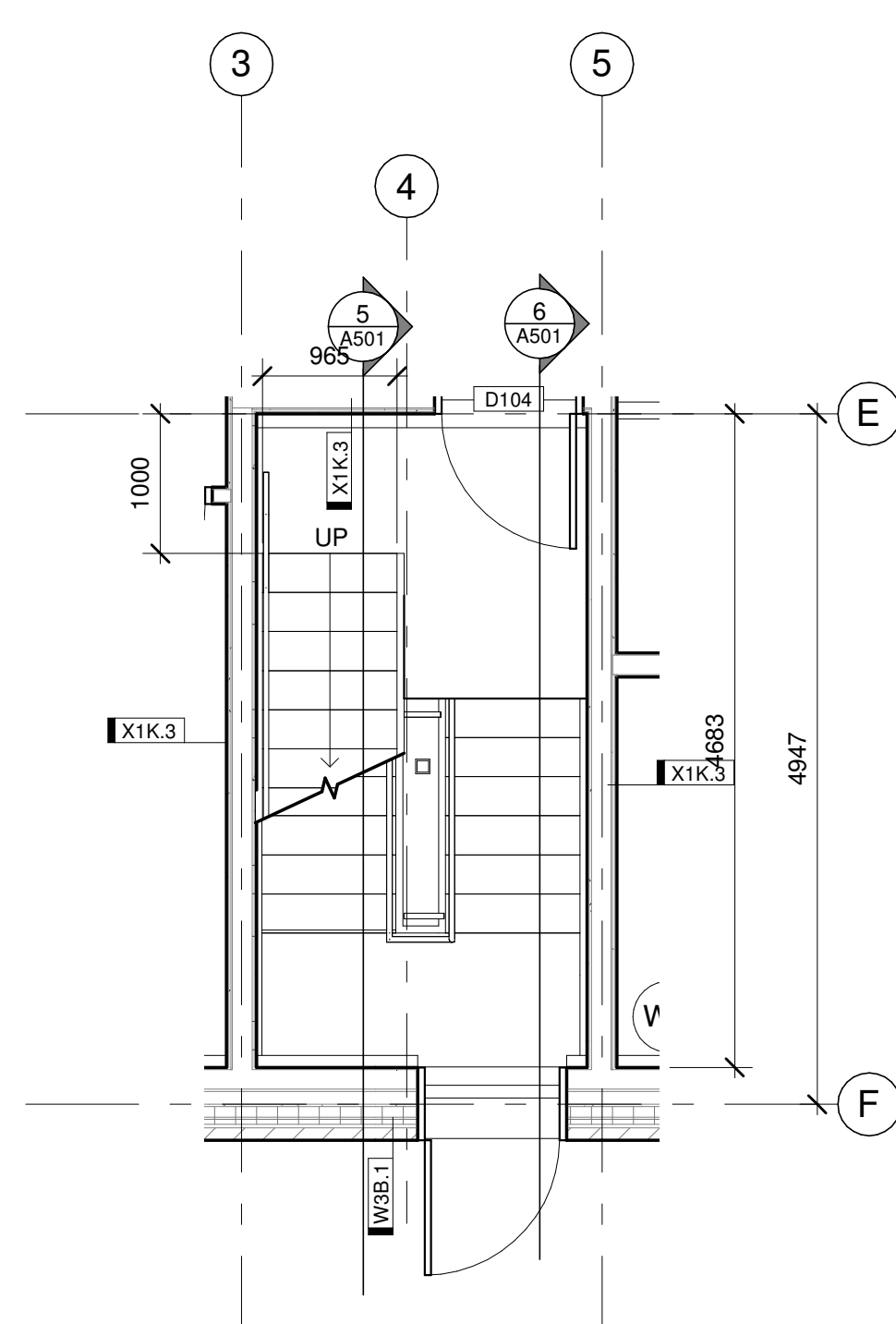
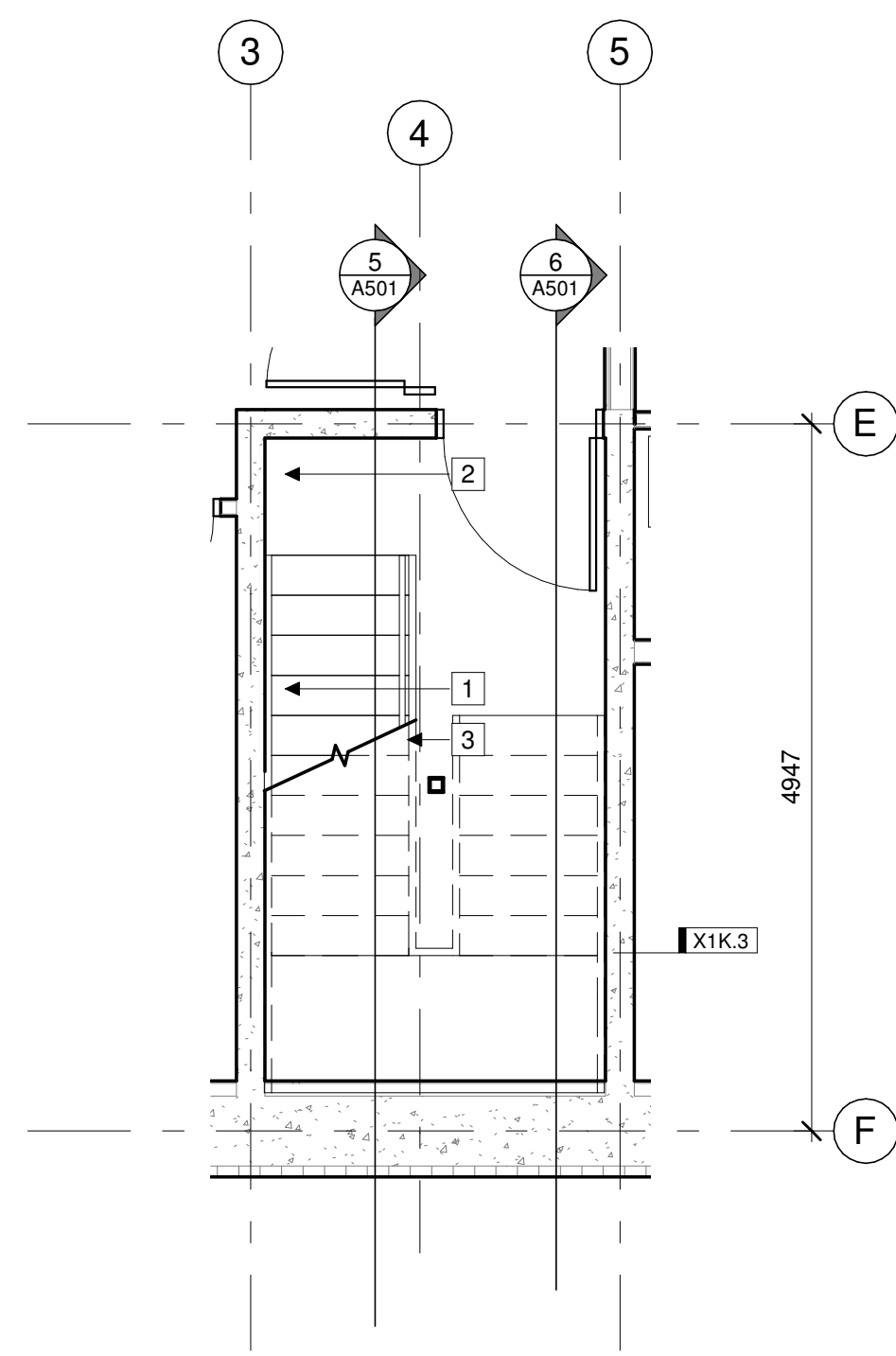
A500

GENERAL NOTES:

1. DEMARCATÉ LEADING EDGE OF TREADS AND LEADING EDGE OF LANDING WITH COLOUR CONTRAST/DISTINCTIVE VISUAL PATTERN.
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STAIR KEYNOTES:

- 1 38mm Ø STEEL PIPE WALL MOUNTED HANDRAIL. PROVIDE 50mm CLEARANCE BETWEEN HANDRAIL AND ADJACENT SURFACE
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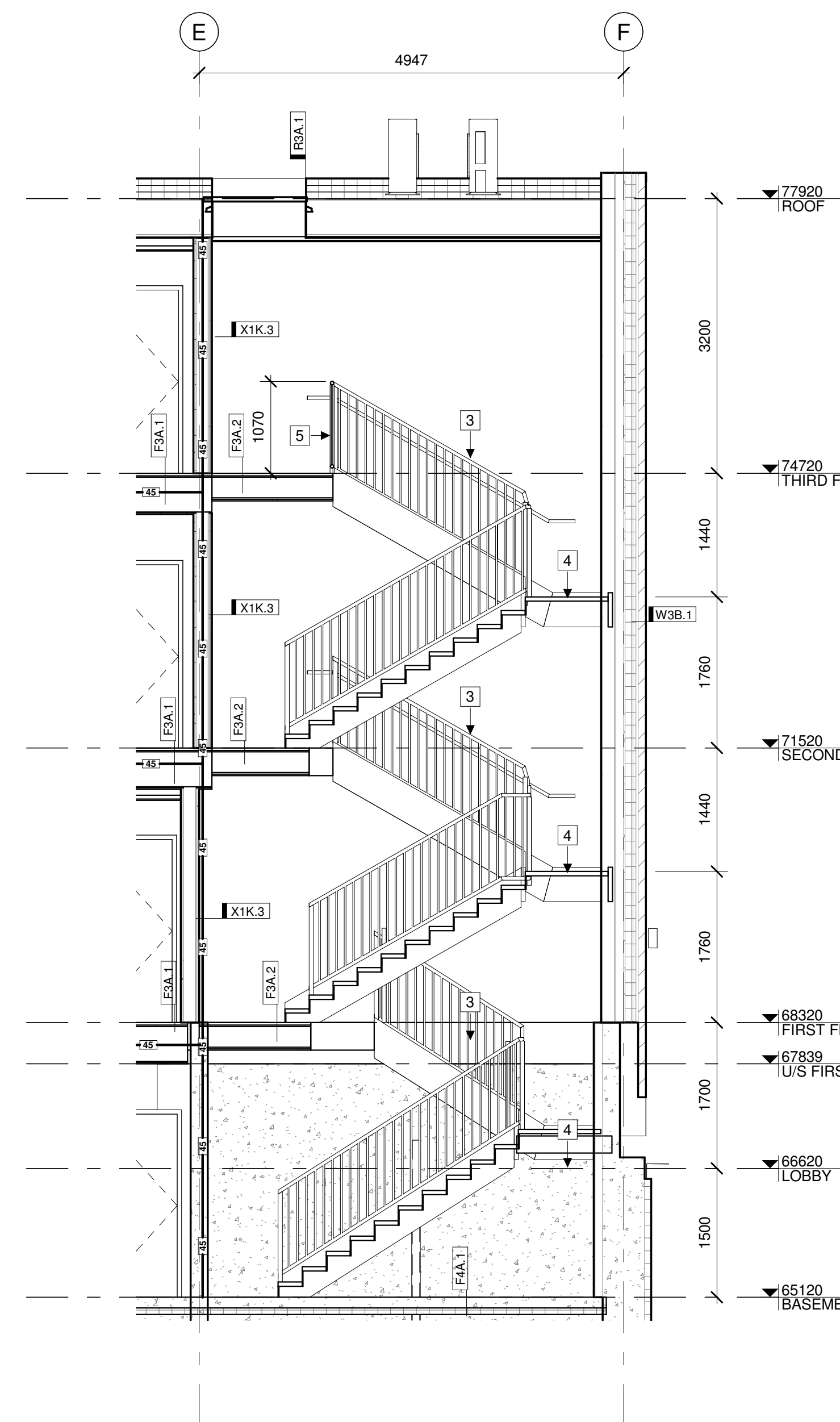


1 PLAN DETAIL: EXIT STAIR 2 - BASEMENT
 A501 | 1:50

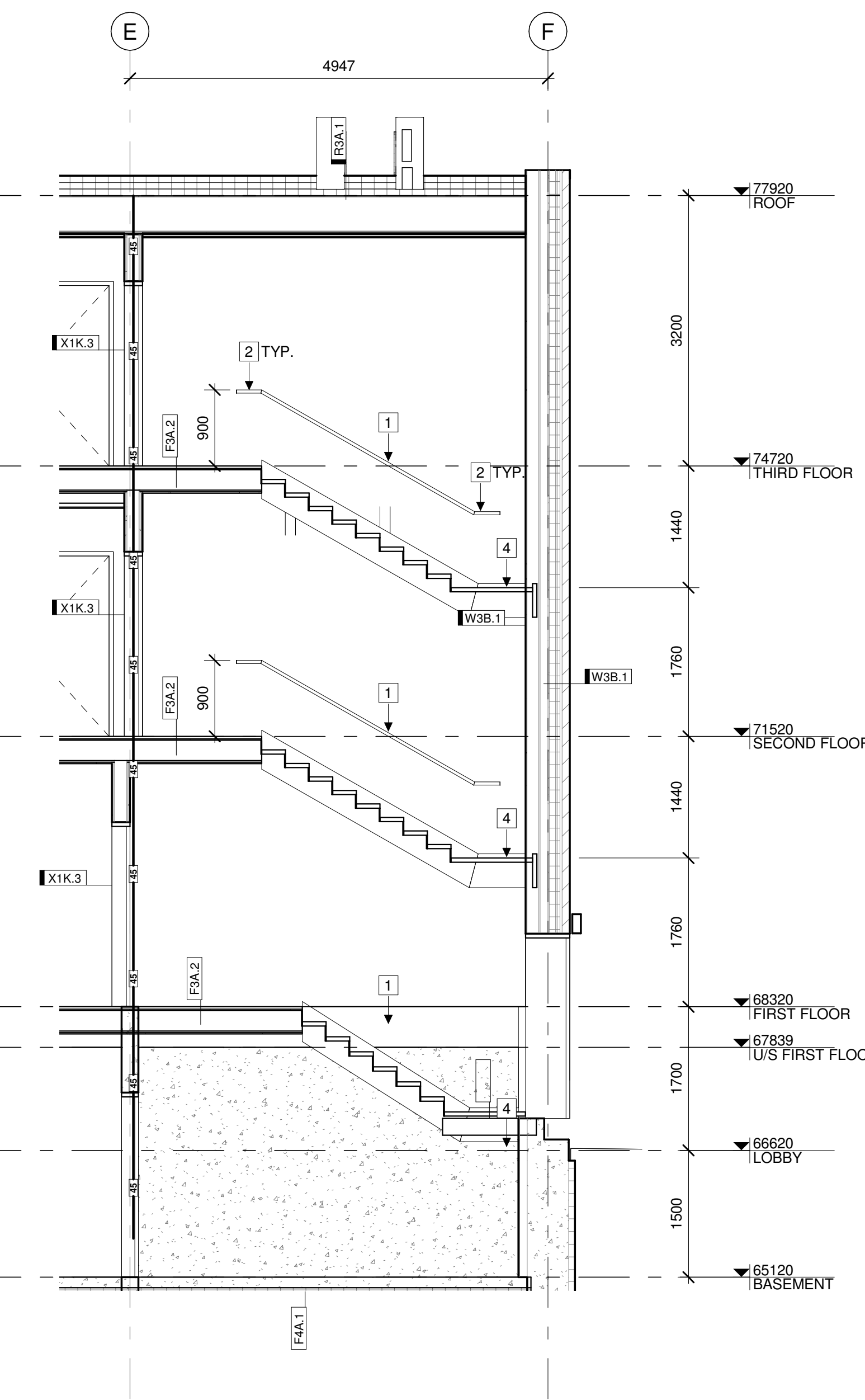
2 PLAN DETAIL: EXIT STAIR 2 - FIRST FLOOR
 A501 | 1:50

3 PLAN DETAIL: EXIT STAIR 2 - SECOND FLOOR
 A501 | 1:50

4 PLAN DETAIL: EXIT STAIR 2 - THIRD FLOOR
 A501 | 1:50



5 CD-SC-EXIT STAIR 2-SECTION 1
 A501 | 1:50



6 CD-SC-EXIT STAIR 2-SECTION 2
 A501 | 1:50

STAMP

REV DATE ISSUE



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CLIENT

78 ROSEMOUNT AVE INC.
 OTTAWA
 ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

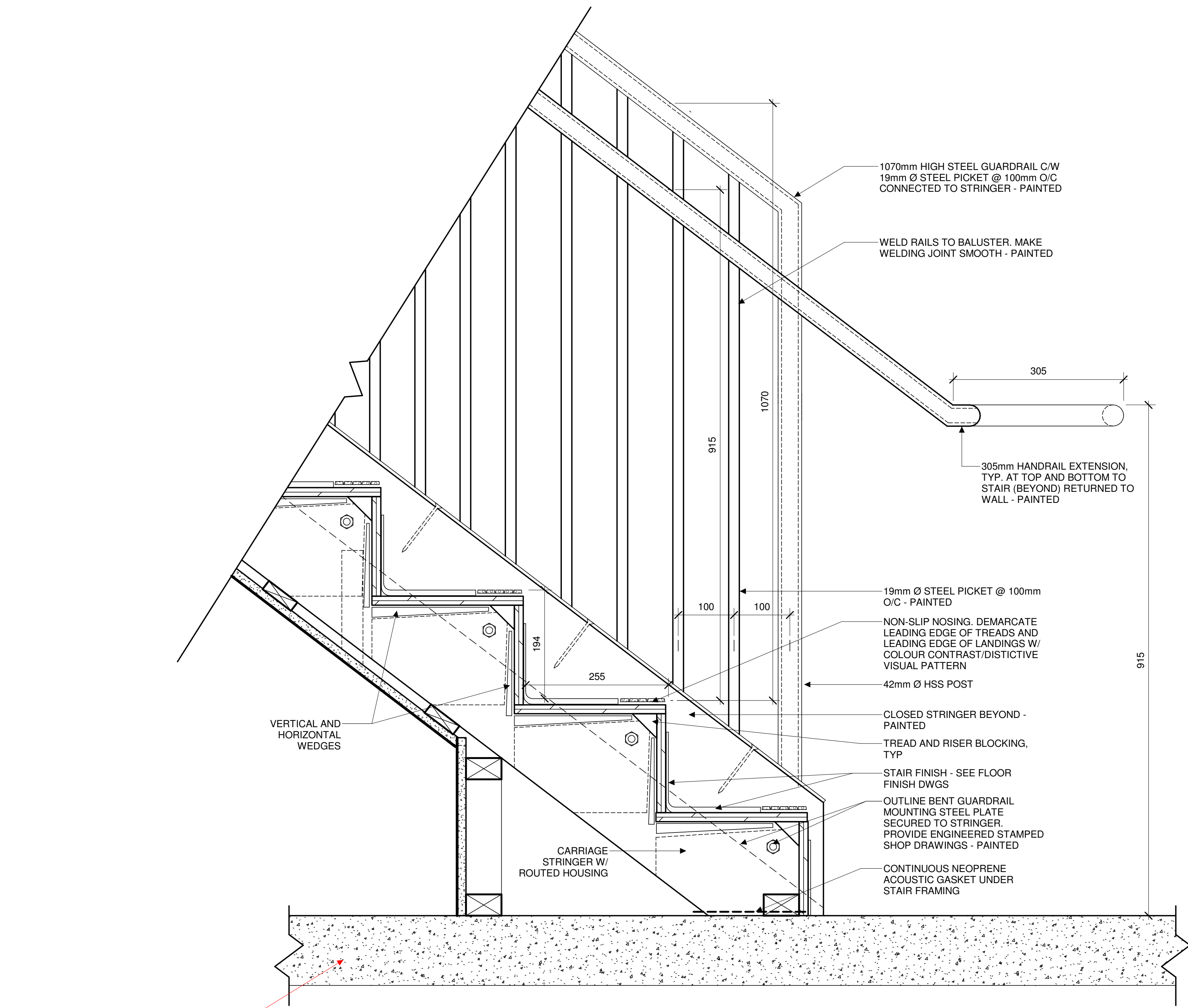
TITLE

EXIT STAIR 2 DETAILS

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: As indicated
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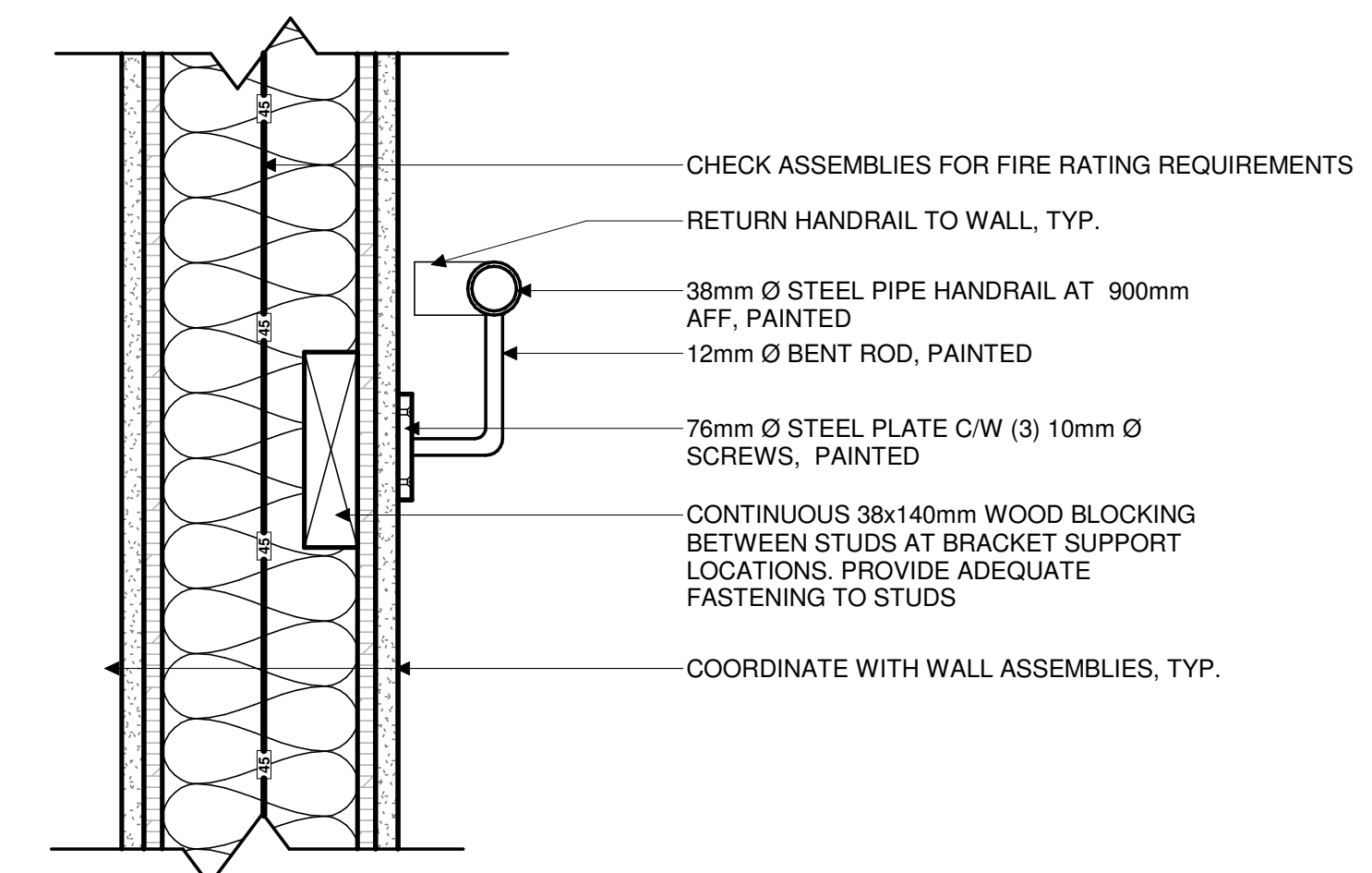
REV DRAWING NO.

A501



2 TYPICAL STAIR SECTION DETAIL
A502 | 1:5

show as wood floor



1 TYPICAL HANDRAIL SECTION DETAIL
A502 | 1:5

STAMP

REV DATE ISSUE

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OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

TITLE

STAIR DETAILS

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: 1:5
DATE PRINTED: 5/18/2022 11:09:28 AM

REV DRAWING NO.

A502

REFLECTED CEILING PLAN NOTES:

1. NOTES
2. NOTES

REFLECTED CEILING PLAN KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

REFLECTED CEILING PLAN LEGEND:

LIGHTING

- RECTANGULAR FIXTURE
- RECTANGULAR FIXTURE SUSPENDED
- LINEAR FIXTURE
- LINEAR FIXTURE SUSPENDED
- LINEAR FIXTURE WALL MOUNTED
- POT LIGHT
- PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- EMERGENCY REMOTE HEAD
- WALL MOUNTED EMERGENCY BATTERY
- EXIT SIGN
- EXIT SIGN WALL MOUNTED
- CEILING MOUNTED OCCUPANCY SENSOR
- CEILING MOUNTED PHOTOCELL

MECHANICAL

- LINEAR DIFFUSER
- SUPPORT DIFFUSER
- RETURN GRILLE

FIRE PROTECTION

- SPRINKLER PENDANT
- SPRINKLER CONCEALED
- SPRINKLER UPRIGHT
- SPRINKLER SIDEWALL
- FIRE ALARM SPEAKER
- SMOKE/HEAT DETECTOR
- STROBE LIGHT

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REV DATE ISSUE



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ONTARIO, CANADA

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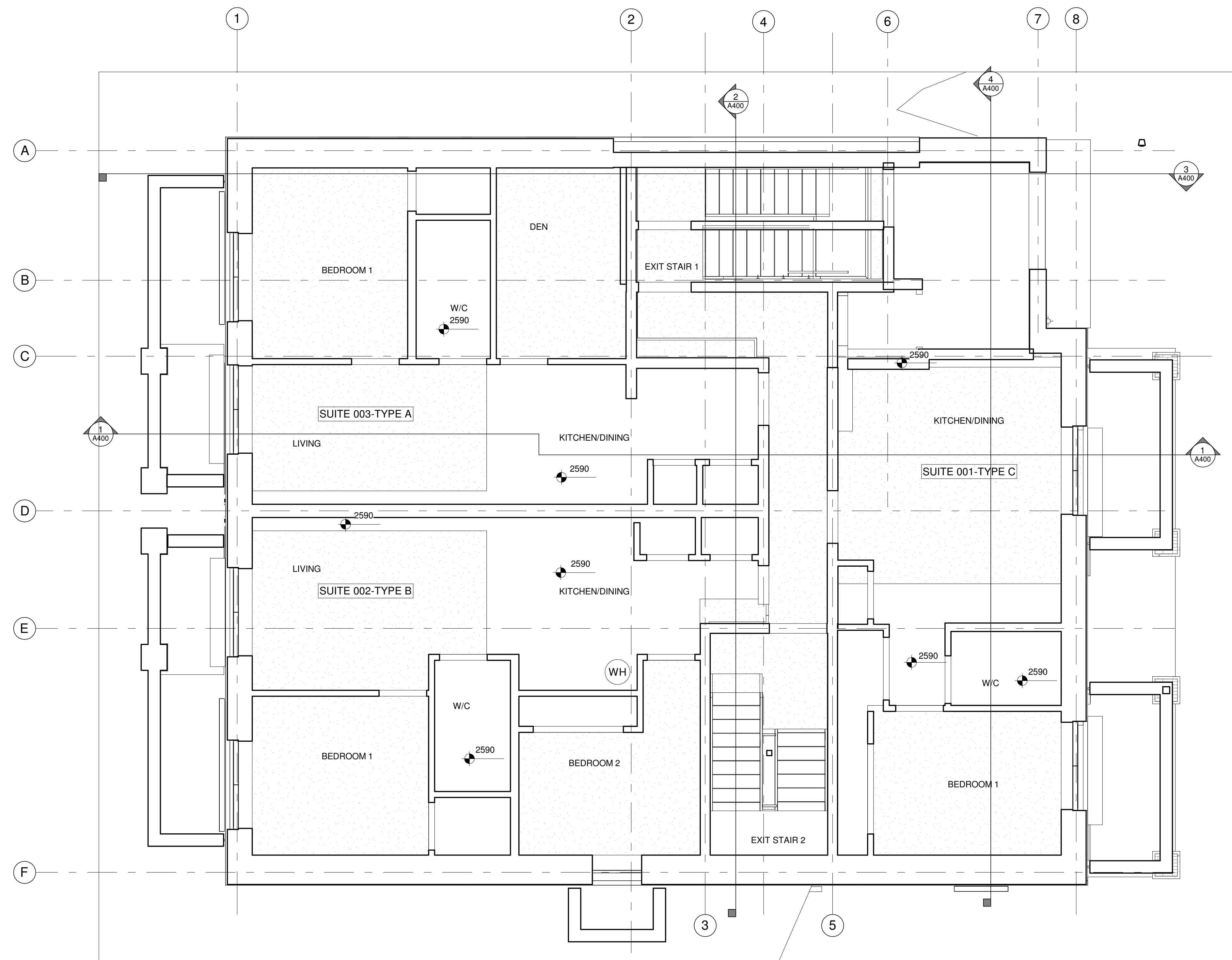
TITLE

**BASEMENT
REFLECTED CEILING
PLAN**

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: As indicated
DATE PRINTED: 5/18/2022 11:09:31 AM

REV DRAWING NO.

A600



REFLECTED CEILING PLAN NOTES:

1. NOTES
2. NOTES

REFLECTED CEILING PLAN KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

REFLECTED CEILING PLAN LEGEND:

LIGHTING

- RECTANGULAR FIXTURE
- RECTANGULAR FIXTURE SUSPENDED
- LINEAR FIXTURE
- LINEAR FIXTURE SUSPENDED
- LINEAR FIXTURE WALL MOUNTED
- POT LIGHT
- PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- EMERGENCY REMOTE HEAD
- WALL MOUNTED EMERGENCY BATTERY
- EXIT SIGN
- EXIT SIGN WALL MOUNTED
- CEILING MOUNTED OCCUPANCY SENSOR
- CEILING MOUNTED PHOTOCELL

MECHANICAL

- LINEAR DIFFUSER
- SUPPORT DIFFUSER
- RETURN GRILLE

FIRE PROTECTION

- SPRINKLER PENDANT
- SPRINKLER CONCEALED
- SPRINKLER UPRIGHT
- SPRINKLER SIDEWALL
- FIRE ALARM SPEAKER
- SMOKE/HEAT DETECTOR
- STROBE LIGHT

STAMP

REV DATE ISSUE



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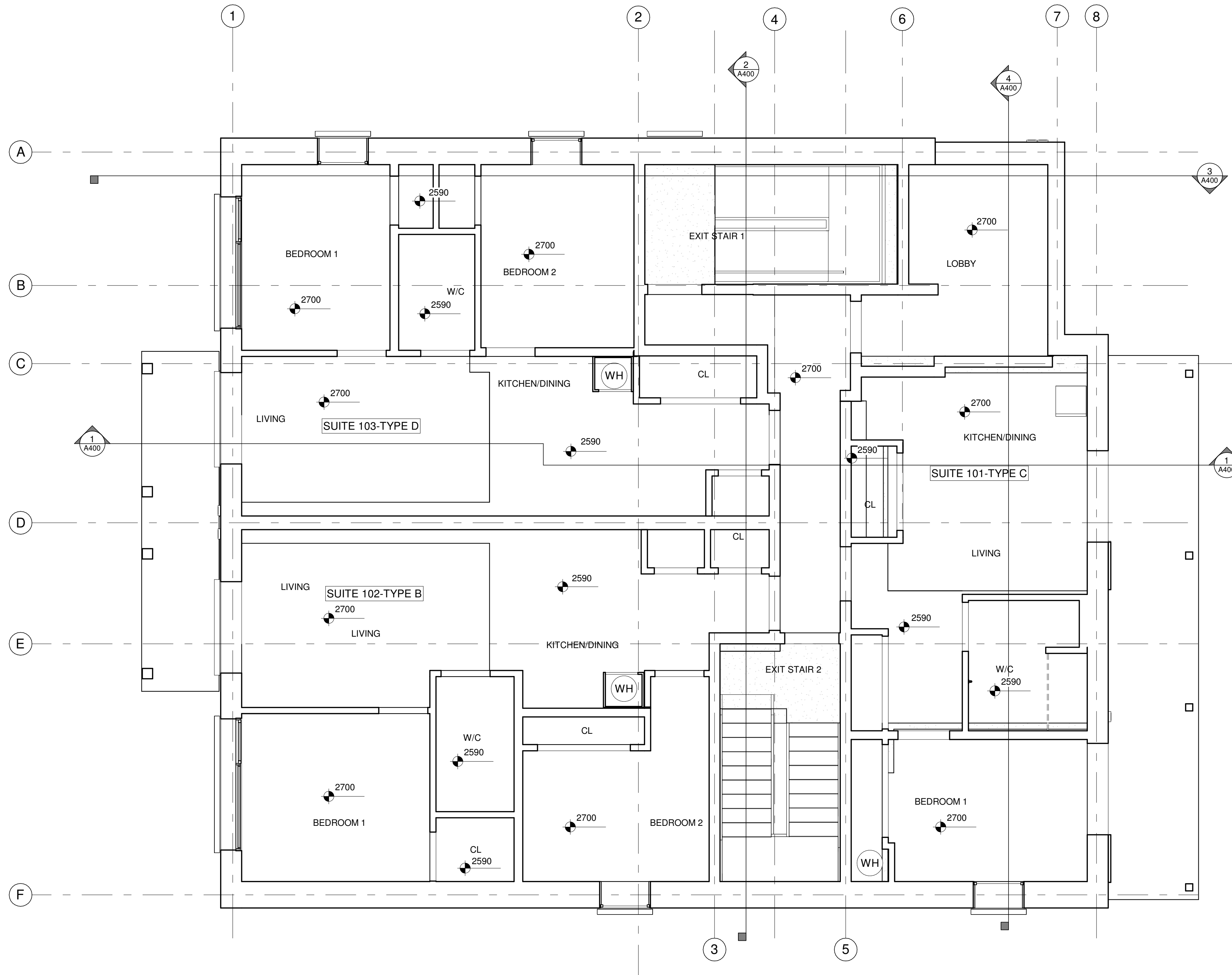
TITLE

FIRST FLOOR REFLECTED CEILING PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: As indicated
 DATE PRINTED: 5/18/2022 11:09:32 AM

REV DRAWING NO.

A601



FIRST FLOOR REFLECTED CEILING PLAN
 A601 1:50

REFLECTED CEILING PLAN NOTES:

1. NOTES
2. NOTES

REFLECTED CEILING PLAN KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

REFLECTED CEILING PLAN LEGEND:

LIGHTING

- RECTANGULAR FIXTURE
- RECTANGULAR FIXTURE SUSPENDED
- LINEAR FIXTURE
- LINEAR FIXTURE SUSPENDED
- LINEAR FIXTURE WALL MOUNTED
- POT LIGHT
- PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- EMERGENCY REMOTE HEAD
- WALL MOUNTED EMERGENCY BATTERY
- EXIT SIGN
- EXIT SIGN WALL MOUNTED
- CEILING MOUNTED OCCUPANCY SENSOR
- CEILING MOUNTED PHOTOCELL

MECHANICAL

- LINEAR DIFFUSER
- SUPPORT DIFFUSER
- RETURN GRILLE

FIRE PROTECTION

- SPRINKLER PENDANT
- SPRINKLER CONCEALED
- SPRINKLER UPRIGHT
- SPRINKLER SIDEWALL
- FIRE ALARM SPEAKER
- SMOKE/HEAT DETECTOR
- STROBE LIGHT

STAMP

REV DATE ISSUE



NOTES

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CLIENT

78 ROSEMOUNT AVE INC.
 OTTAWA
 ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

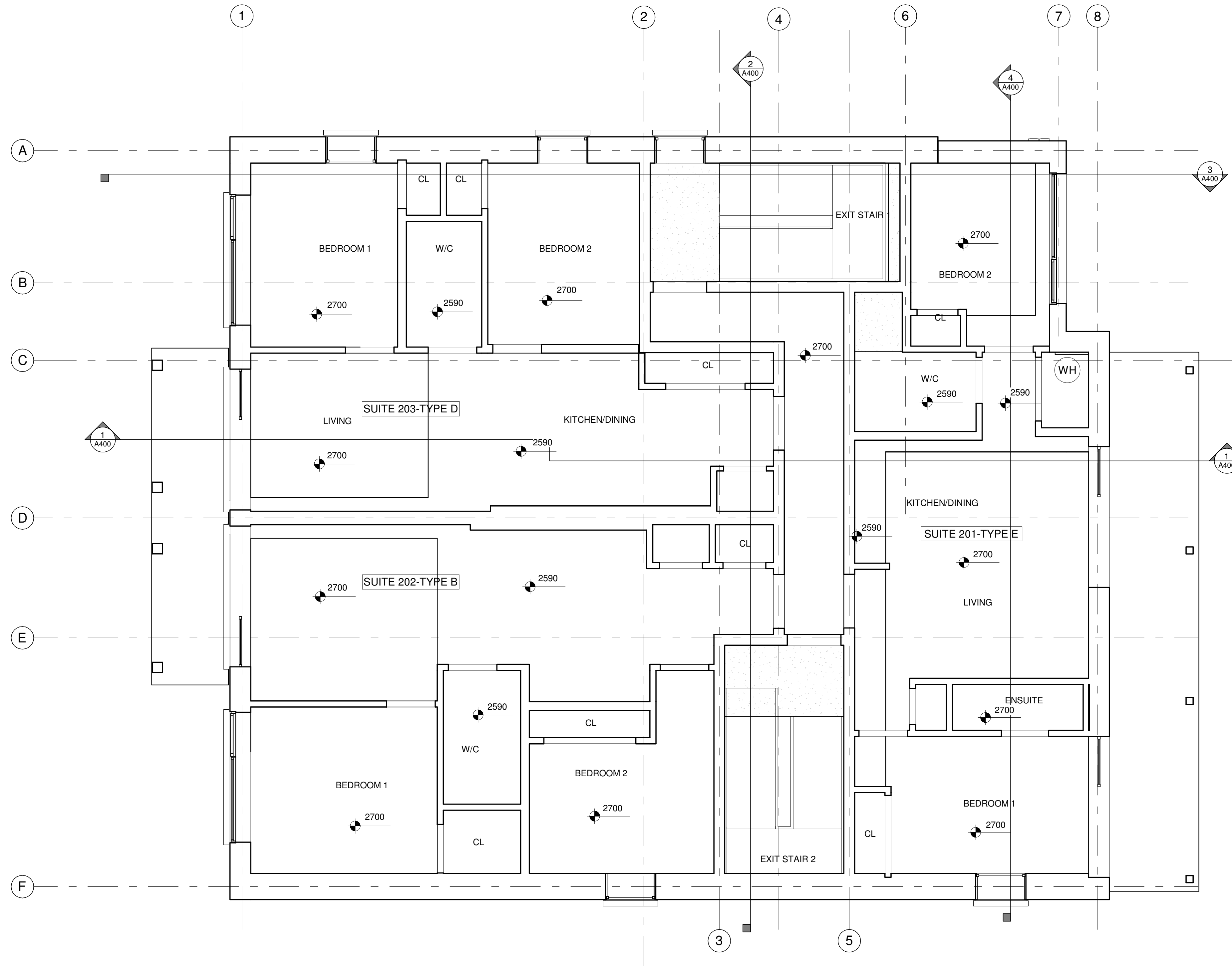
TITLE

SECOND FLOOR REFLECTED CEILING PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: As indicated
 DATE PRINTED: 5/18/2022 11:09:34 AM

REV DRAWING NO.

A602



1 SECOND FLOOR REFLECTED CEILING PLAN
 A602 1:50

REFLECTED CEILING PLAN NOTES:

1. NOTES
2. NOTES

REFLECTED CEILING PLAN KEYNOTES:

- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT
- # SAMPLE TEXT MULTI LINE
- # SAMPLE TEXT

REFLECTED CEILING PLAN LEGEND:

LIGHTING

- RECTANGULAR FIXTURE
- RECTANGULAR FIXTURE SUSPENDED
- LINEAR FIXTURE
- LINEAR FIXTURE SUSPENDED
- LINEAR FIXTURE WALL MOUNTED
- POT LIGHT
- PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- EMERGENCY REMOTE HEAD
- WALL MOUNTED EMERGENCY BATTERY
- EXIT SIGN
- EXIT SIGN WALL MOUNTED
- CEILING MOUNTED OCCUPANCY SENSOR
- CEILING MOUNTED PHOTOCELL

MECHANICAL

- LINEAR DIFFUSER
- SUPPORT DIFFUSER
- RETURN GRILLE

FIRE PROTECTION

- SPRINKLER PENDANT
- SPRINKLER CONCEALED
- SPRINKLER UPRIGHT
- SPRINKLER SIDEWALL
- FIRE ALARM SPEAKER
- SMOKE/HEAT DETECTOR
- STROBE LIGHT

STAMP

REV DATE ISSUE



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CLIENT

78 ROSEMOUNT AVE INC.
 OTTAWA
 ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON K1Y 1P6

TITLE

THIRD FLOOR REFLECTED CEILING PLAN

PROJECT NO: 2021-1320

DRAWN: JW

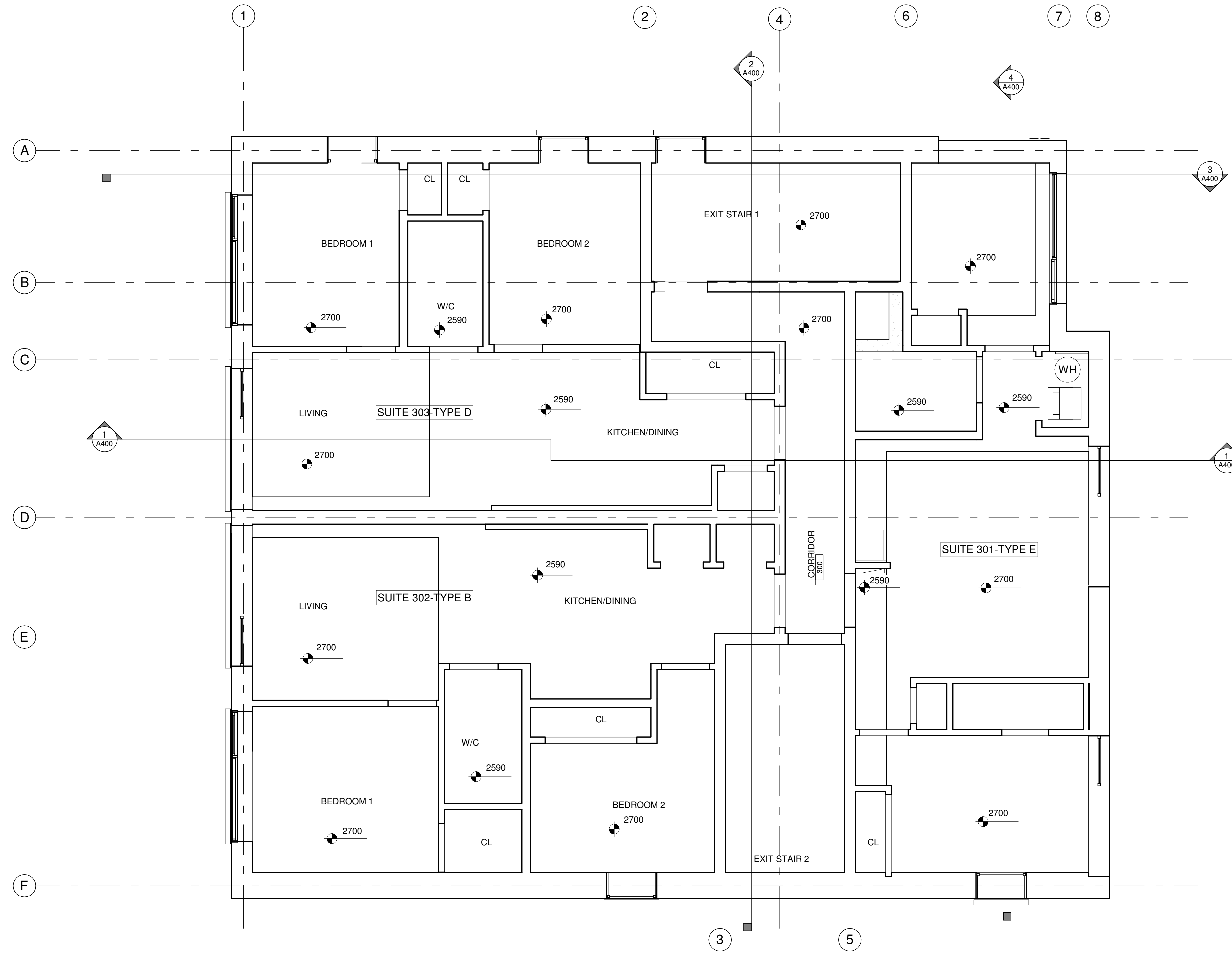
APPROVED: JS

SCALE: As indicated

DATE PRINTED: 5/18/2022 11:09:35 AM

REV DRAWING NO.

A603



GENERAL NOTES:

1. -

KEYNOTES:

- 1 SINK
- 2 MILLWORK
- 3 DRYER
- 4 WASHER
- 5 LAUNDRY TUB
- 6 STACKED WASHER/DRYER
- 7 SHOWER CURTAIN ROD
- 8 WALL MOUNTED ACCESSIBLE LAVATORY WITH TOP LOCATED AT 840mm AFF. PROVIDE 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD - SEE MECHANICAL
- 9 WATER CLOSET. BARRIER FREE WATER CLOSETS TO BE 430mm MIN & 460mm MAX AFF WITH 900mm x 1500mm CLEAR TRANSFER SPACE C/W BACK SUPPORT - SEE MECHANICAL
- 10 NEW 915mm MILLWORK GATE
- 11 NEW SURFACE MOUNTED WATER BOTTLE REFILL STATION. DISPENSING HEIGHT AT 1200mm AFF
- 12 100mm DEPTH WALL MOUNTED SHELF AT 1100mm AFF
- 13 SURFACE MOUNTED COAT HOOK AT 1200mm AFF, PROJECTION AT NOT MORE THAN 50mm
- 14 DOOR OPERATOR PUSH BUTTON
- 15 EMERGENCY CALL SYSTEM ACTIVATION BUTTON
- 16 EMERGENCY SIGN THAT CONTAINS THE WORDS: "IN THE EVENT OF EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE". PROVIDE SIGN IN LETTERS 25mm HIGH WITH A 5mm STROKE POSTED ABOVE EMERGENCY BUTTON
- 17 16mm PLYWOOD BACKING WALL REINFORCEMENT
- 18 MIRROR AT 1000mm AFF
- 19 SOAP DISPENSER W/ DISPENSING HEIGHT AT 1200mm AFF
- 20 WALL SURFACE MOUNTED COMBINATION PAPER TOWEL/WASTE RECEPTACLE W/ DISPENSING HEIGHT AT 1200mm AFF
- 21 SPACE FOR FUTURE ADULT-SIZE CHANGE TABLE. PROVIDE 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD. PROVIDE ADEQUATE WALL REINFORCEMENT AND TABLE SUPPORT
- 22 TOILET TISSUE DISPENSER TO BE INSTALLED NEXT TO BARRIER FREE WATER CLOSETS. LOCATE BELOW GRAB BAR, 600mm AFF IN LINE WITH OR NOT MORE THAN 300mm IN FRONT OF LEADING EDGE OF TOILET.
- 23 600mm HORIZONTAL STAINLESS STEEL GRAB BAR. PROVIDE 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD
- 24 L-SHAPED GRAB BAR: 750mm HORIZONTAL AND VERTICAL COMPONENTS. LOCATE HORIZONTAL COMPONENT AT 750mm AFF (850mm AFF IN SHOWERS) AND VERTICAL COMPONENT AT 150mm IN FRONT OF LEADING EDGE OF TOILET BOWL. PROVIDE 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD
- 25 SANITARY NAPKIN DISPOSAL. PROVIDE 16mm PLYWOOD BACKING BEHIND GYPSUM BOARD
- 26 WALL MOUNTED EMERGENCY CALL VISUAL SIGNAL ABOVE DOOR BOTH WASHROOM AND CORRIDOR SIDE
- 27 FOLD DOWN GRAB BAR

STAMP

REV DATE ISSUE



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CLIENT

78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

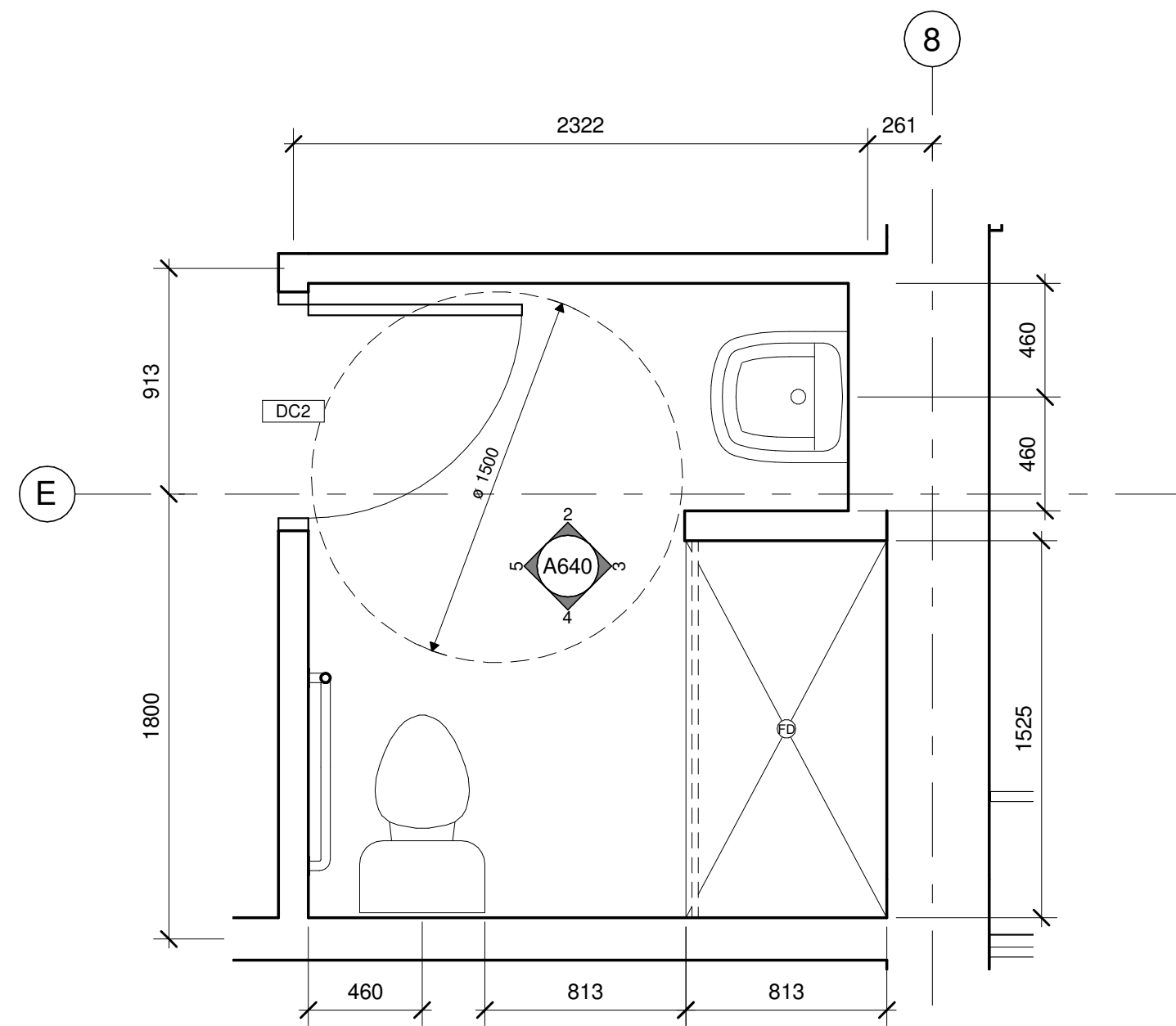
TITLE

WASHROOM DETAILS

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: As indicated
DATE PRINTED: 5/18/2022 11:09:37 AM

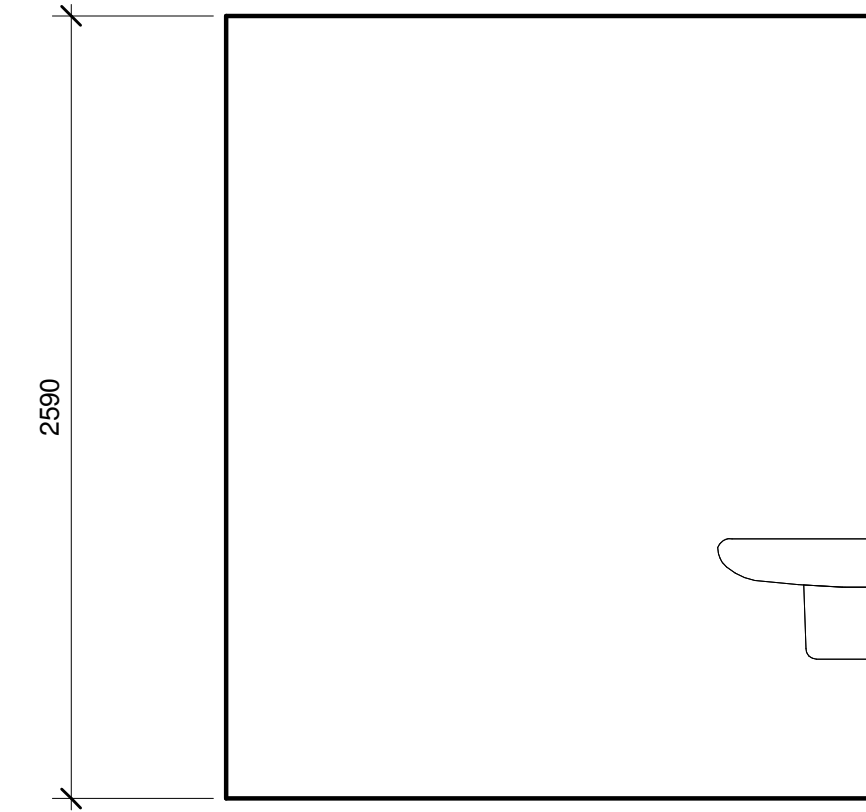
REV DRAWING NO.

A640



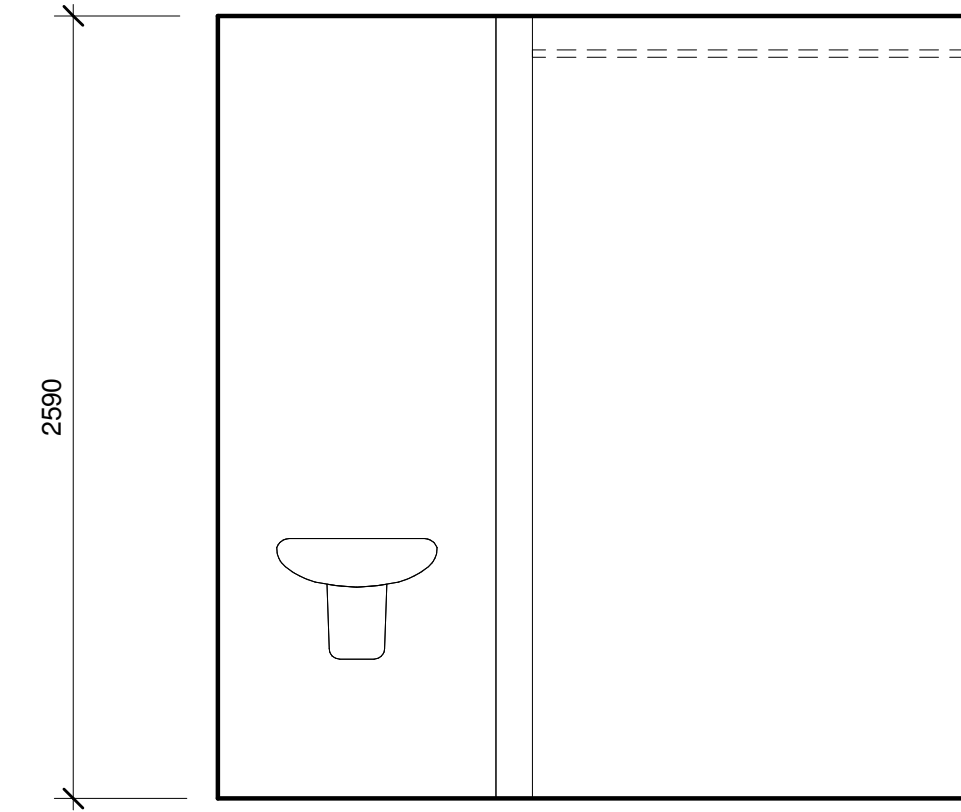
1 CD-FPLP-L01-BARRIER FREE WASHROOM

A640 | 1:25



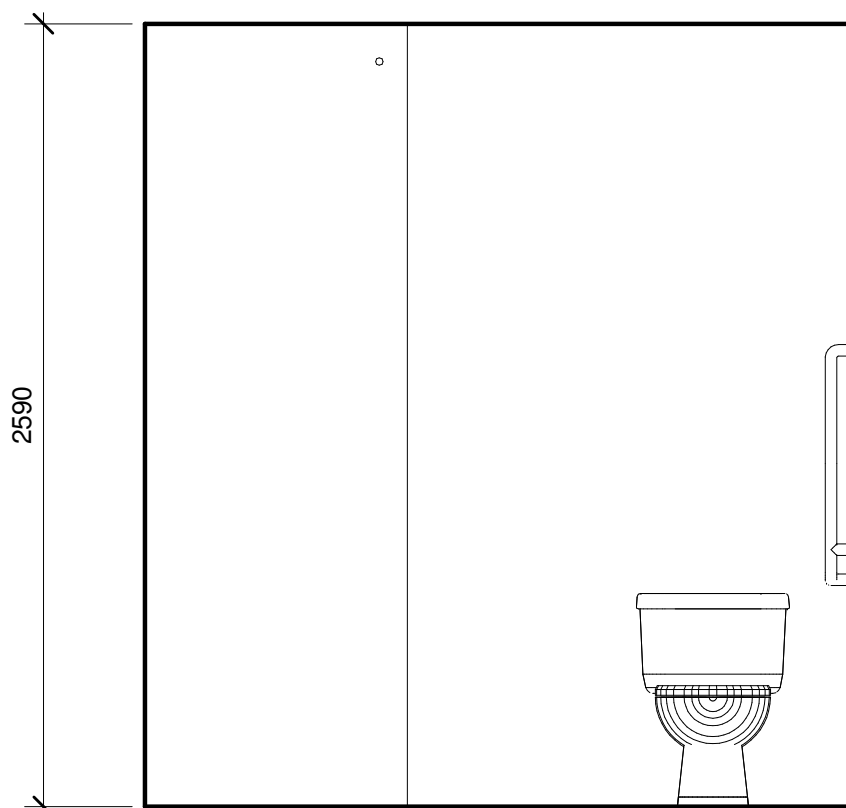
2 CD-ELIN-BF WASH - NORTH

A640 | 1:25



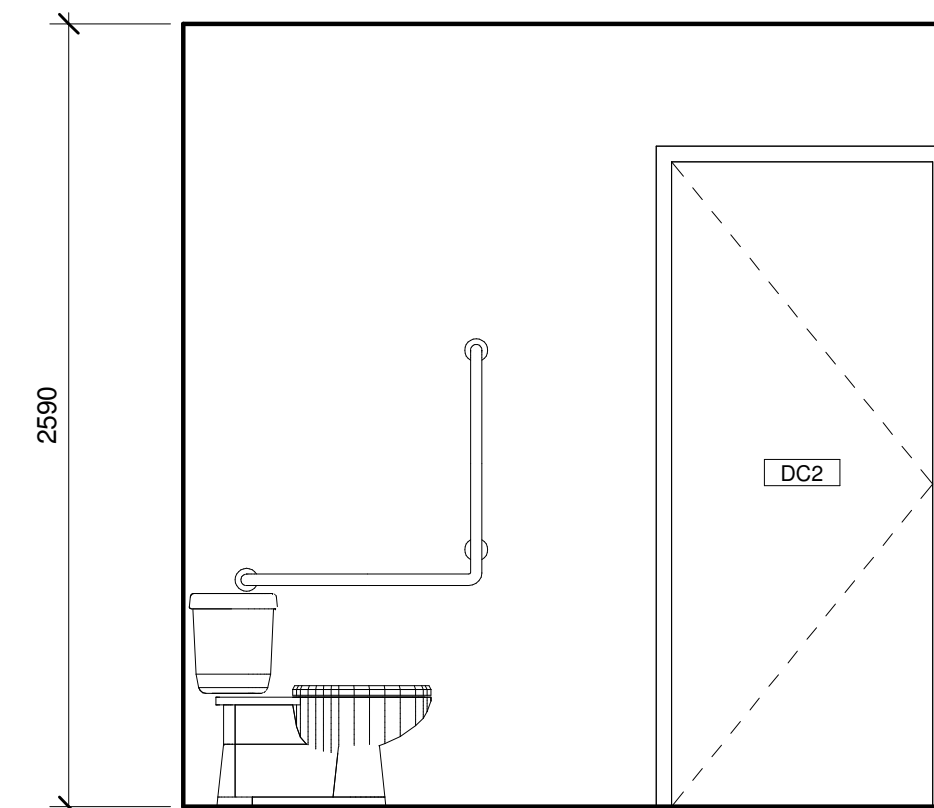
3 CD-ELIN-BF WASH -EAST

A640 | 1:25



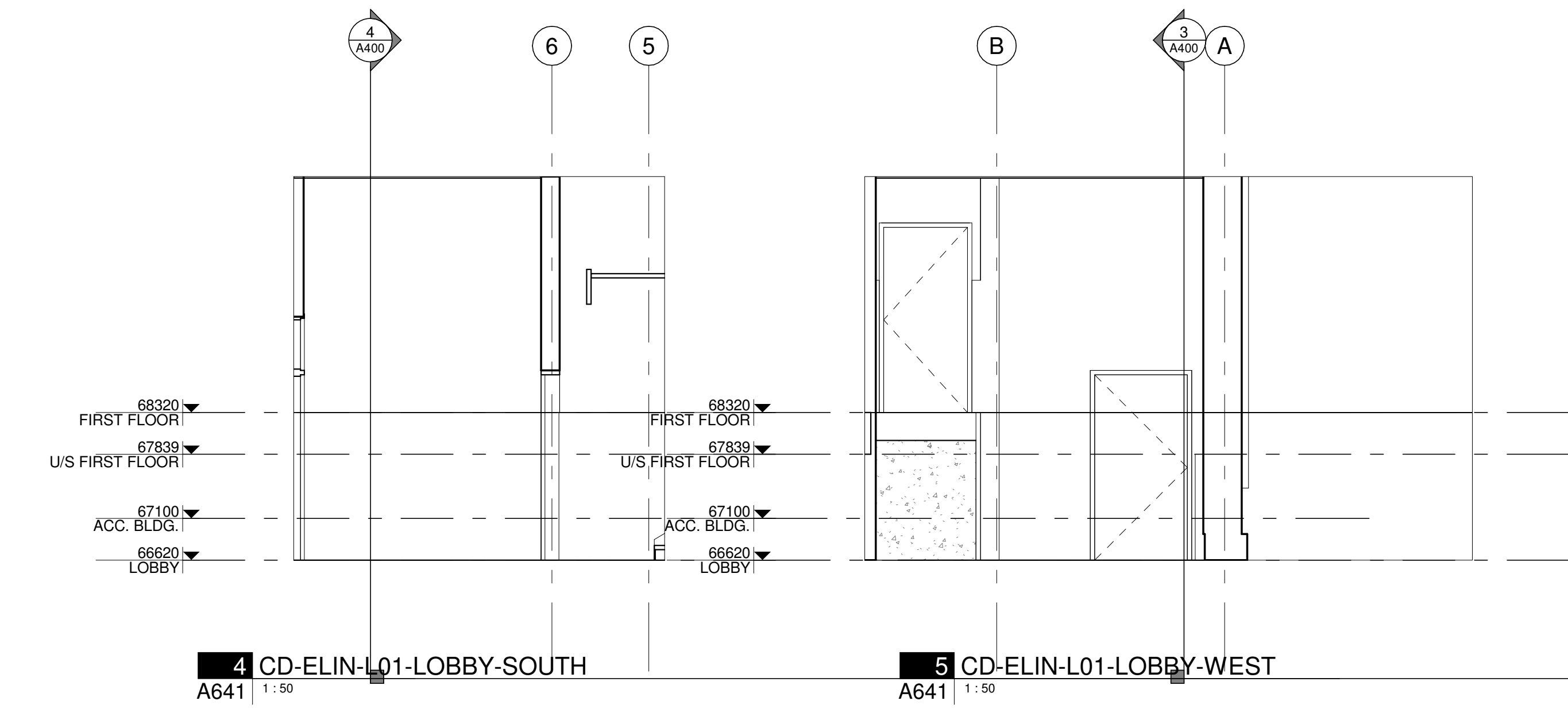
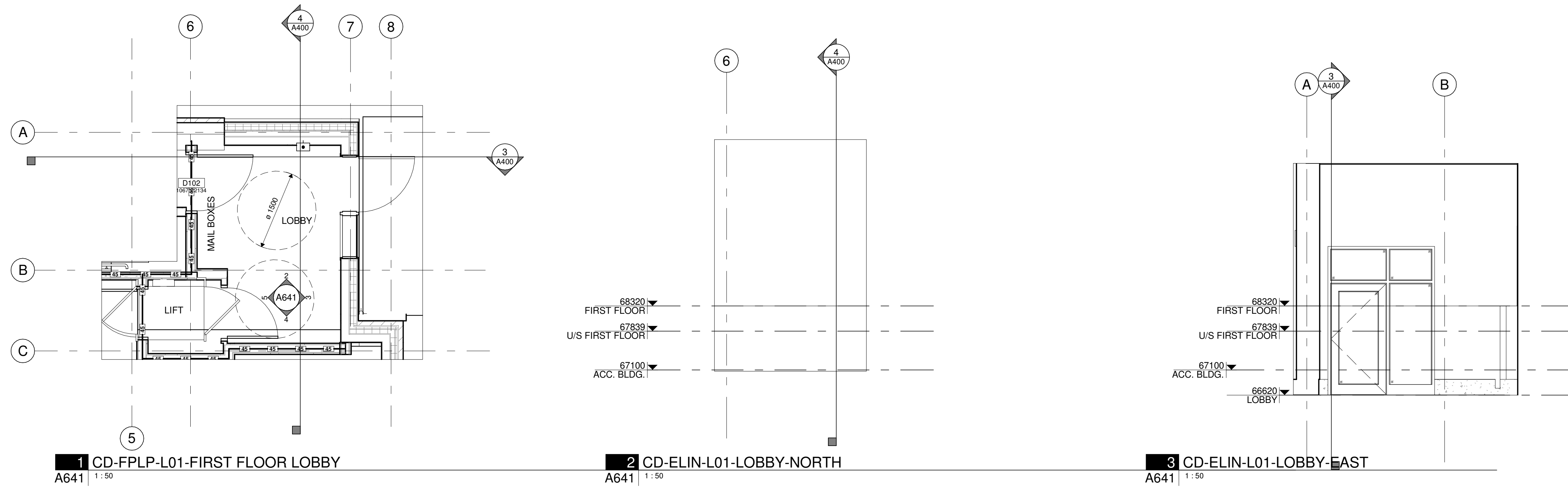
4 CD-ELIN-BF WASH -SOUTH

A640 | 1:25



5 CD-ELIN-BF WASH -WEST

A640 | 1:25



STAMP

REV DATE ISSUE



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CLIENT

78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

TITLE

PLAN DETAILS AND INTERIOR ELEVATIONS

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: 1 : 50
DATE PRINTED: 5/18/2022 11:09:40 AM

REV DRAWING NO.

A641

A700 - Door Schedule																									
MARK	LOCATION				OPENING				PANEL							FRAME			GLAZING MATL	RATING	HARDWARE SET	COMMENTS			
	ROOM NO.	ROOM NAME	ROOM NO.	ROOM NAME	WIDTH	HEIGHT	R.O. WID	R.O. HGT	TYPE	MATL	FINISH	THICK	Double?	Unequal?	CONFIG	PANEL WIDTH	LEAF TYPE	LEAF WIDTH					FM Frame Type	MATL	FINISH
MECHANICAL ROOM																									
D002	294	ELECTRICAL	299	MECHANICAL	915	2134	1017	2185	F			44	No	No	SINGLE	915			FM1				1 HR	(none)	
D003	295	COMM.	299	MECHANICAL	915	2134	1017	2185	F			44	No	No	SINGLE	915			FM1					(none)	
BASEMENT																									
D004	251	EXIT STAIR 1			965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
D005	244	CORRIDOR	251	EXIT STAIR 1	965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
D106			231	BEDROOM 2	1829	2032	1930	2083	P			44	Yes	No	PAIR	914								(none)	
D120	240	KITCHEN/DINING			592	2134	642	2159	F			44	No	No	SINGLE	592			FM1					(none)	
D121	238	KITCHEN/DINING			592	2134	642	2159	F			44	No	No	SINGLE	592			FM1					(none)	
LOBBY																									
D102			100	LOBBY	1067	2134	1169	2185	F			44	No	No	SINGLE	1067			FM1					(none)	
D130			100	LOBBY	2033	2185	1969	2153																(none)	
WEST GRADE																									
D105					965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
FIRST FLOOR																									
D103	249	EXIT STAIR 1			965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
D104			290	EXIT STAIR 2	965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
D108					915	2134	1017	2185	F			44	No	No	SINGLE	915			FM1					(none)	
D109			100	LOBBY	965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
D110	212	LIVING			1800	2050			FG			50							FM6					(none)	
D111	315	LIVING			1800	2050			FG			50							FM6					(none)	
D122	256	KITCHEN/DINING			592	2134	642	2159	F			44	No	No	SINGLE	592			FM1					(none)	
D123	204	KITCHEN/DINING			592	2134	642	2159	F			44	No	No	SINGLE	592			FM1					(none)	
SECOND FLOOR																									
D113					813	2032	851	2083	F			44	No	No	SINGLE	813			FM4					(none)	
D200	324	EXIT STAIR 1	200	CORRIDOR	965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
D201	200	CORRIDOR	309	EXIT STAIR 2	965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
THIRD FLOOR																									
D107	375	KITCHEN/DINING			592	2134	642	2159	F			44	No	No	SINGLE	592			FM1					(none)	
D300	345	EXIT STAIR 1	300	CORRIDOR	965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	
D301	300	CORRIDOR	312	EXIT STAIR 2	965	2134	1067	2185	F			44	No	No	SINGLE	965			FM1					(none)	

STAMP

REV DATE ISSUE

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CLIENT

78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON K1Y 1P6

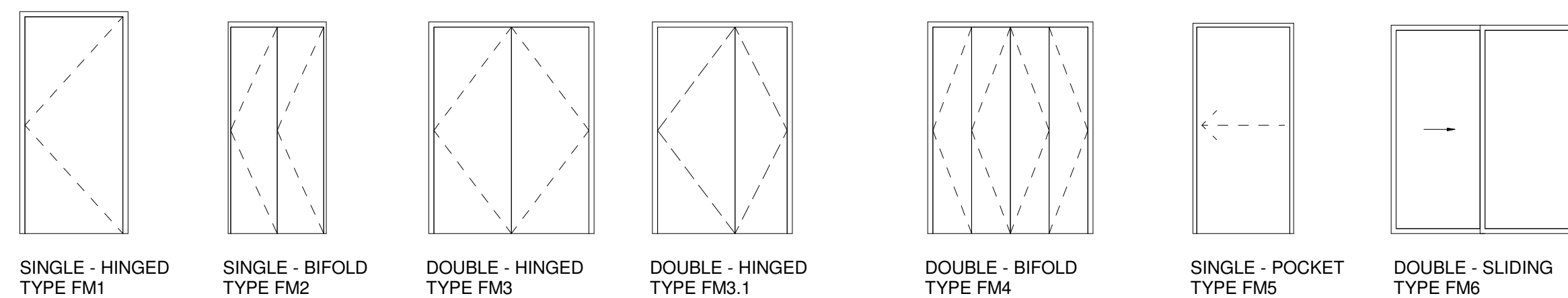
TITLE

DOOR SCHEDULE - COMMON AREAS

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: 1 : 50
DATE PRINTED: 5/18/2022 11:09:41 AM

REV DRAWING NO.

A700



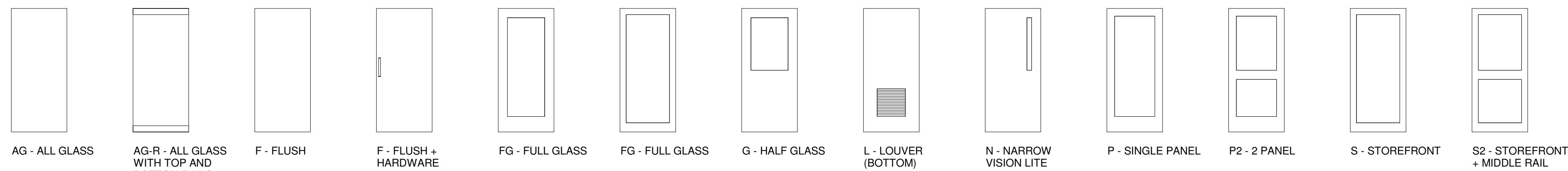
DOOR FRAME LEGEND

1 : 50

GLAZING LEGEND:

- GL1 TEMPERED SAFETY GLAZING
- GL2 INSULATED GLAZING UNIT - TEMPERED
- GL3 FIRE RATED GLASS

A700 - Door Hardware (Key Schedule)																								
Key Name	Hardware Function Description	LOCKSET				ACCESS																		
		Panic	Passage	Storeroom	Classroom	Electric Strike	Card Reader	Request For Exit	Door Contact	Closer	Astragal	Coordinator	Push/Pull	Kickplate	Drop Bolt	Floor Stop	Overhead Stop	Wall Stop	Weatherstrip	Threshold Sweep				
HW1	Exit Door																							



DOOR PANEL LEGEND

1 : 50

STRUCTURAL ENGINEER
Cunliffe & Associates
200, 1550 Carling Ave 2nd Floor
Ottawa, ON K1Z 8S8
613-729-7242
cunliffe@cunliffe.ca

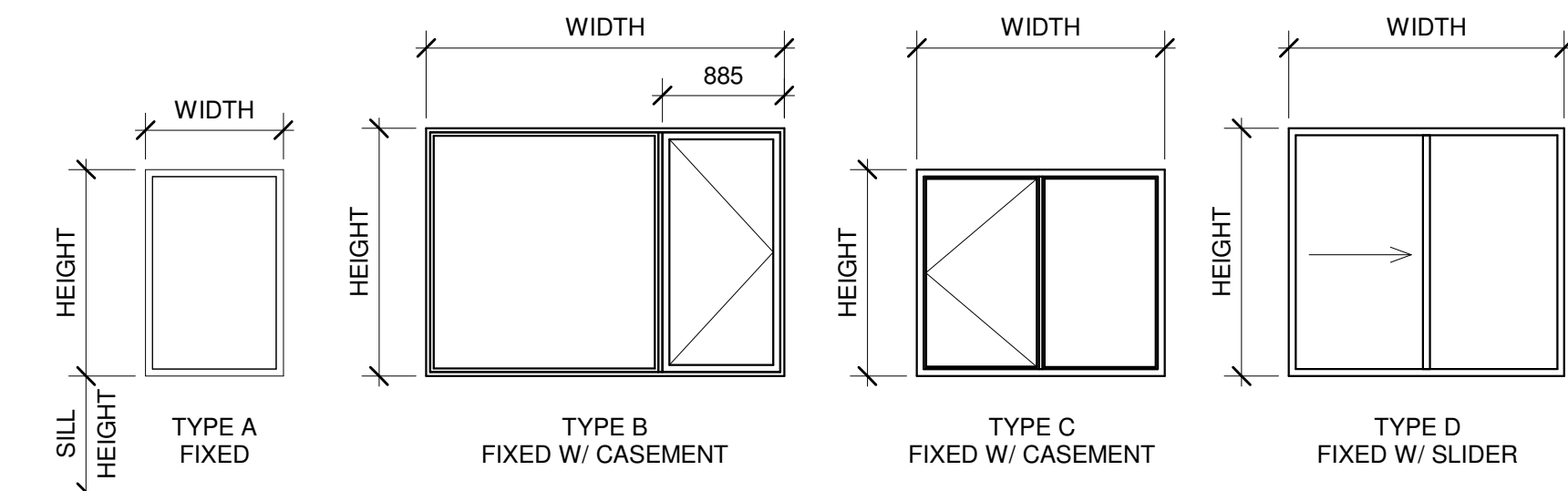
MECHANICAL/ELECTRICAL ENGINEER
Chorley + Bisset
250 City Centre Ave.
Ottawa, ON K1R 1C7
613-241-0300
email@chorley.com

CIVIL ENGINEER
McIntosh Perry
115 Walgreen Road, R.R. 3
Carp, ON K0A 1L0
613-836-2184
www.mcintoshperry.com

Window Schedule									
Mark	Room: Number	Room: Name	Type	Width	Height	Sill Height	Head Height	Glazing Type	Comments
BASEMENT									
W001A			C	1800	1500	600	2100		
W001B	236	BEDROOM 1	C	1800	1500	600	2100		
W002A	231	BEDROOM 2	D	1000	1200	1119	2319		
W002B			C	1800	1500	800	2300		
W002C	239	LIVING	C	1800	1500	800	2300		
W003A			C	1800	1500	800	2300		
W003B			C	1800	1500	800	2300		
FIRST FLOOR									
W101A			A	1000	1800	800	2600		
W102A	202	BEDROOM 2	A	1000	1800	800	2600		
W102B			B	2600	1800	240	2040		
W103B			B	2600	1800	240	2040		
W103C			A	1000	1800	800	2600		
W103D	334	BEDROOM 2	A	1000	1800	800	2600		
SECOND FLOOR									
W201A			A	1000	2050	0	2050		
W201B	326	BEDROOM 1	A	1000	2050	0	2050		
W201C			A	1000	1800	800	2600		
W201D			B	2600	1800	253	2053		
W202A	218	BEDROOM 2	A	1000	1800	800	2600		
W202B			B	2600	1800	250	2050		
W202C	350	LIVING	A	1000	2050	0	2050		
W203A			A	1000	2050	0	2050		
W203B			B	2600	1800	250	2050		
W203C			A	1000	1800	800	2600		
W203D	339	BEDROOM 2	A	1000	1800	800	2600		
W210	324	EXIT STAIR 1	A	1000	1800	800	2600		
THIRD FLOOR									
W002D			110	103	103	2600	2703		
W002E			110	103	103	2600	2703		
W301A			A	1000	2050	0	2050		
W301B	380	BEDROOM 1	A	1000	2050	0	2050		
W301C			A	1000	1800	800	2600		
W301D			B	2600	1800	253	2053		
W302A	313	BEDROOM 2	A	1000	1800	800	2600		
W302B			B	2600	1800	250	2050		
W302C	346	LIVING	A	1000	2050	0	2050		
W303A			A	1000	2050	0	2050		
W303B			B	2600	1800	250	2050		
W303C			A	1000	1800	800	2600		
W303D	344	BEDROOM 2	A	1000	1800	800	2600		
W310	345	EXIT STAIR 1	A	1000	1800	800	2600		

GLAZING LEGEND:

- GL1 TEMPERED SAFETY GLAZING
- GL2 INSULATED GLAZING UNIT - TEMPERED
- GL3 FIRE RATED GLASS



WINDOW LEGEND
1 : 50

STAMP

REV DATE ISSUE

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CLIENT

78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

TITLE

WINDOW SCHEDULE

PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: 1 : 50
DATE PRINTED: 5/18/2022 11:09:42 AM

REV DRAWING NO.

A710