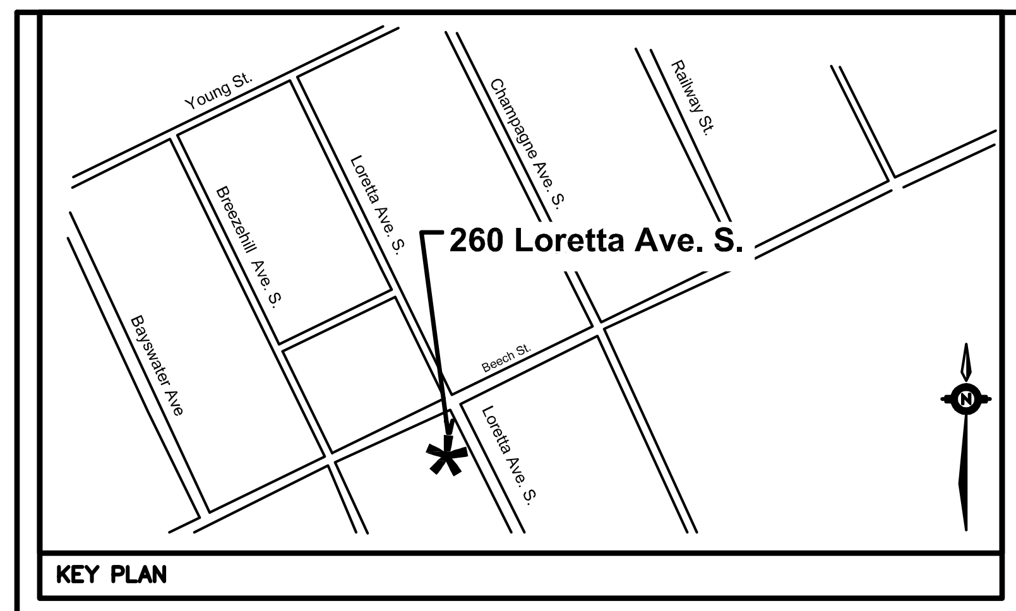
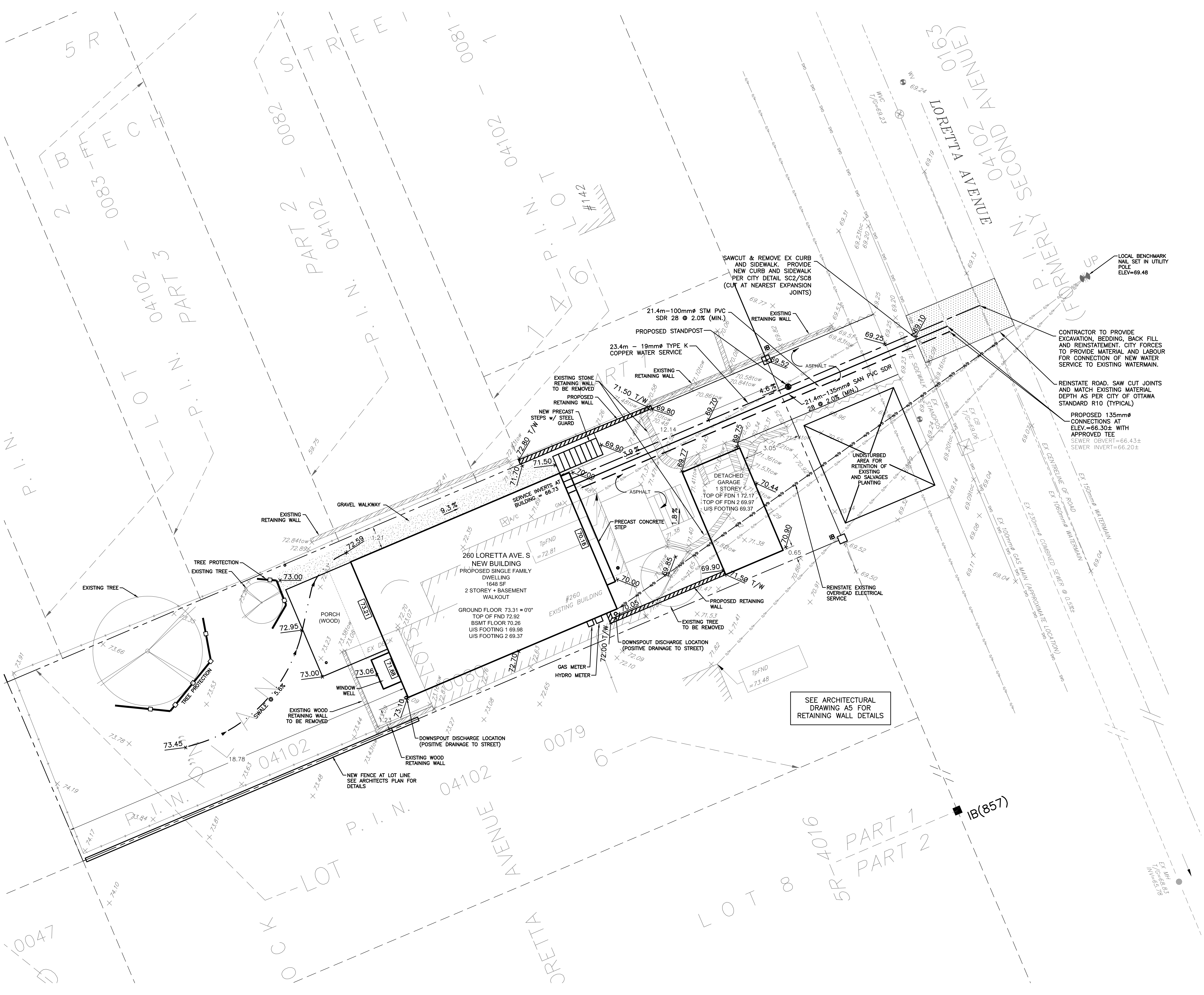
Date of plot; May 02, 2012 – 10:30am



KEY PLAN



LEGEND

×97.86	PROPOSED GRADE
×97.86	EXISTING GRADE
1.7% ←	SLOPE AND DRAINAGE DIRECTION
—▶— · · ——	PROPOSED SWALE & DIRECTION
– – – – – – –	EXISTING COMBINED SEWER
——— – ———	EXISTING WATERMAIN
———×———	EXISTING FENCE
—— – – ——	PROPERTY LINE
————————	SANITARY SEWER
——— ———	STORM SEWER
——— – ———	WATERMAIN

NOTES

1. CONTRACTOR IS RESPONSIBLE FOR LAYOUT REQUIRED FOR CONSTRUCTION PURPOSES.
2. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
4. EXISTING GRADES ARE TO BE MAINTAINED AT THE BASE OF ANY TREES TO BE PRESERVED.
5. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE ARE PROVIDED.
6. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
7. NEW SEWER CONNECTIONS TO HAVE APPROVED BACKWATER VALVES INSTALLED (S14.1/S14).
8. BUILDING DOWNSPOUTS TO DISCHARGE TO GROUND SURFACE AND DRAIN TOWARDS STREET.
9. SERVICES TO BE INSTALLED AS PER CITY DETAIL S11.3 (ADHERE TO REQUIRED SEPARATION).
10. EXISTING SANITARY SERVICE TO BE PLUGGED AND CAPPED AT PROPERTY LINE.
11. TREE PROTECTION TO BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROVIDE METAL CONSTRUCTION FENCING AT EXISTING TREES ON SITE. PROTECTION TO REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION

NOTE
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	ISSUED FOR BUILDING PERMIT	MAY 2/12	KLM
1.	ISSUED FOR REVIEW	APR 26/12	KLM

LICENSED PROFESSIONAL ENGINEER
R.L. MURPHY
MAY 2, 2012
PROVINCE OF ONTARIO

exp.

exp Services Inc.
t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6
Canada
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BASEPLAN	JDA
DESIGN	ACF
CHECKED	KLM
CAD	ACF
PROJ. MGR.	KLM
APPROVED	KLM

SCALE
1:100
0 1 2 3 4

260 LORETTA AVENUE SOUTH
CITY OF OTTAWA

SERVICING AND GRADING PLAN

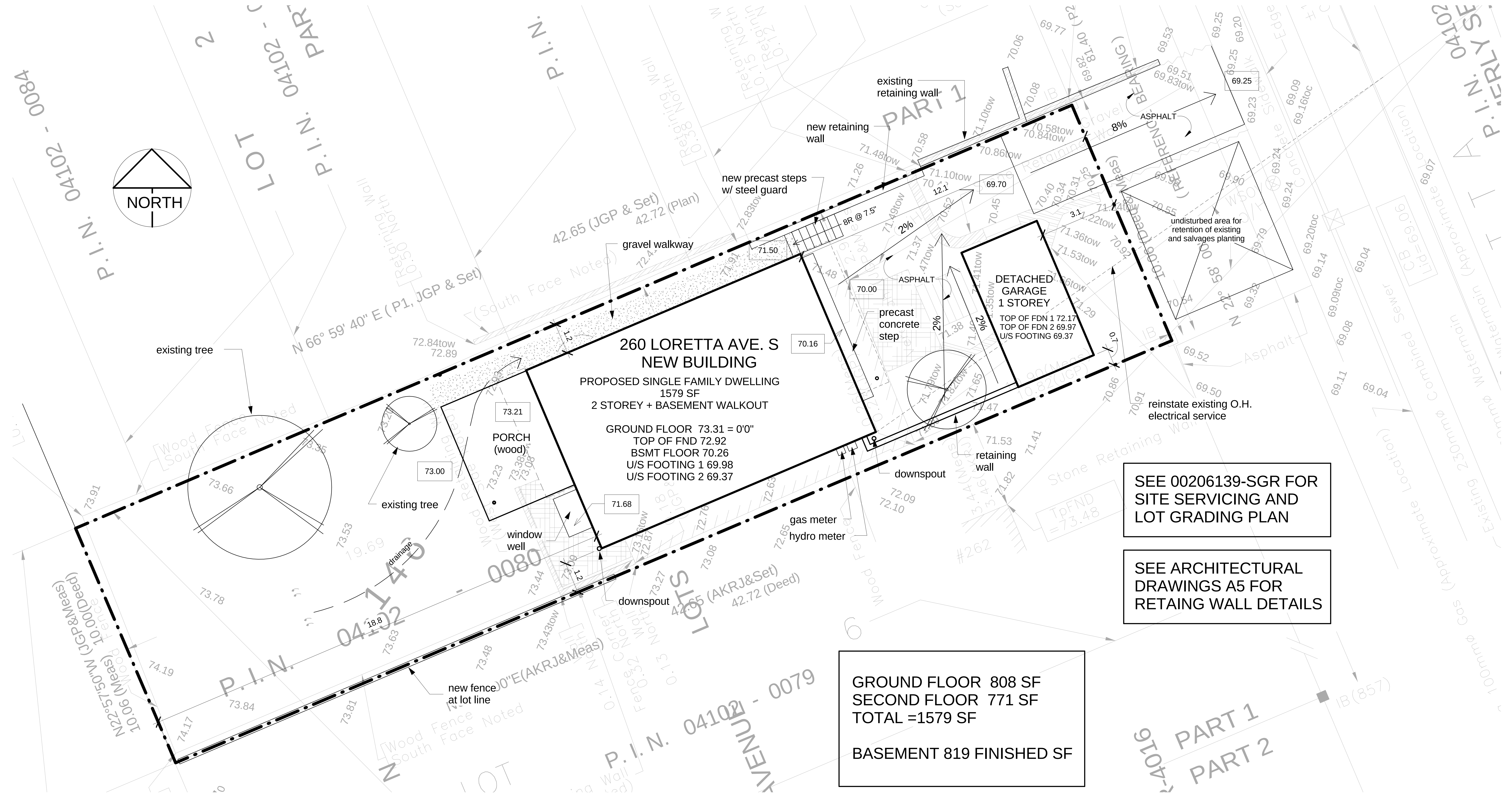
PROJECT No. OTT–00206139–A0
SURVEY BY FARLEY, SMITH & DENIS
DATE APRIL 2012
DRAWING No. 00206139–SGR

ZONING DATA

ZONING

Accessory Building - Detached Single Family Dwelling		
	Requirements	**Proposed**
Lot Width	9m min.	10.05m
Lot Area	270m2 min.	427.6m2
Units		1
Number of Storeys		2 + bsmt walkout
Number of Bedrooms		2
Building Height	11m max.	9m
Parking		no change
Setbacks		
Front	3.0m min.	12.1m
Rear	25% of lot depth, 7.5m min. (10.6m) 25% of lot area (106.9m2)	18.8m 188.54m2
Side	combined minimum 1.8m (one side no less than 0.6m)	combined total 2.4m (1.2m min.)

Accessory Building - Detached Garage		
	Requirements	**Proposed**
Front	same as principle building 3.0m min.	3.1m
Interior Side	same as principle building 1.8m combined (one side no less than 0.6m)	0.6m
Rear	0.6m	36.3m



SEE 00206139-SGR FOR SITE SERVICING AND LOT GRADING PLAN

SEE ARCHITECTURAL DRAWINGS A5 FOR RETAING WALL DETAILS

GROUND FLOOR 808 SF
SECOND FLOOR 771 SF
TOTAL =1579 SF

BASEMENT 819 FINISHED SF

① site plan
1/8" = 1'-0"

SURVEY INFORMATION FROM:

Topographic Plan Survey of Part of Lot 6 in Block 'N'
West of Loretta Avenue
Registered Plan 146
City of Ottawa, dated September 23, 2011
by
Farley, Smith & Denis Surveying Lt.d
190 Colonnade Rd, Ottawa, ON
K2E 7J5

List of Drawings

a0	General Notes & Assemblies
a1	Plans
a2	Sections
a3	Elevations
a4	Foundation Plan & Foundation Details
g1	Garage Plan-Section-Elevation
i1	Stair Section
s1	Site Plan

no.	date	revision
2	2012/05/07	issued for permit
1	2012/04/05	issued for pricing

-It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/ or omissions to the architect.
-All contractors must comply with all pertinent codes and by-laws.
-Do not scale drawings.
-This drawing may not be used for construction until signed.
-Copy right reserved.

JOHN DONKIN
ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:
Law/ Inch Residence
260 Loretta Ave. S.
Ottawa ON

drawing:
Site Plan

drawn:	date:	scale:
mw	2012/05/07	1/8" = 1'-0"

project no: 1103lore

drawing no. s1

revision no.

260 LORETTA AVENUE OUTLINE SPECIFICATION 20120307

A. General
1. The contractor will construct the building in accordance with the approved permit drawings and the Construction Documents including:
- the architectural drawings
- the schedule of products
- all supplemental instructions
- change notices and directives
- approved shop drawings
- engineering reports

2. The contractor will use appropriate techniques to achieve compliance with the Building Code Act and the Ontario Building Code.
2. Where site conditions affect compliance with the Ontario Building Code, the contractor will notify the designer and the municipal building inspector.
3. The contractor will maintain on site at all times, copies of the approved permit drawings, the Ontario Building Code, and the Construction Documents including the architectural drawings, the schedule of products, all supplemental instructions, change notices and directives, approved shop drawings, and all engineering reports.
4. The contractor will provide 3 copies of all engineering and municipal inspection reports to the architect immediately upon receipt.
5. The Contractor will call for inspections as required by the municipality, the Building Code Act and the Building Permit. If the municipality deems that a call for inspection has been made prematurely and levies a charge for
re-inspection, the contractor will pay the full charge.
6. The contractor will maintain a safe and orderly site and comply with all health and safety regulations.
7. The contractor will maintain liability and property damage insurance during construction.
8. The contractor and all subcontractors will maintain registration and good standing with WSIB during construction.
9. The contractor will be and will remain a member in good standing of 'Tarion' and will meet and administer all the requirements of the 'Tarion' program.
10. The requirements of the 'Tarion' program will be in separate from and in addition to the requirements of the Construction Contract. Satisfaction of the requirements of the 'Tarion' program will not constitute satisfaction of the requirements of the Construction Contract.

B. Shop drawings and samples
1. The Contractor will provide for review 1 copy in PDF format of required shop drawings and catalogue cuts and 2 copies of required material samples at least one month prior to ordering materials and products except HVAC shop drawings are to be provided one month prior to the start of construction.

shop drawings
-prefabricated engineered wood framing components and systems
-windows and doors
-structural steel and miscellaneous metal including railing systems
-millwork

catalogue cuts
-HVAC equipment
-light fixtures and associated products
-plumbing fixtures

samples
-exterior finish materials
-shingles
-flooring materials
-tile and other interior finishes
-hardware associated with millwork
-millwork finishes and fittings
-door hardware
-paint colours

C. Geotechnical Engineering
1. The contractor will coordinate review by the geotechnical engineer during excavation.
2. A geotechnical engineer will inspect the site:
a) upon commencement of excavation
b)prior to the excavation being advanced below the underside of footing level for adjacent structures
c)upon completion of the excavation to footing depth and
d)immediately prior to pouring footings.
3. If site conditions require variation from the approved drawings, the geotechnical engineer will provide specifications and details and inspect the work to verify compliance with his recommendations.
4. Geotechnical engineering fees will be paid by the contractor.

D. Structural Engineering
1. Shop drawings for prefabricated engineered wood framing components and systems are to be stamped by an engineer qualified to practice in the province of Ontario.
2. Shop drawings are to include drawings of each component, all details and connections and a dimensioned layout to scale showing all components and connections.
3. Upon completion of framing, the contractor will call for review of all structural work by a structural engineer.
4. Deficiencies noted by the engineer will be repaired and a reinspection performed.
5. If the structural engineer deems that a call for inspection has been made prematurely and levies a charge for re-inspection, the contractor will pay the additional charge. All other structural engineering fees will be paid by the owner.

E. Site services and utilities
1. Sanitary, storm and water services are to be installed in accordance with the approved drawings and as required by local authorities.
2. Provide electrical service at at location indicated and as approved by hydro inspectors.
3. Provide gas service from main in street.

F. Site layout
1. Lay out of the building will be performed by a qualified Surveyor to comply with the approved plans.
2. The Contractor will provide a certified 'as-built' survey upon completion of the foundation.

G. Site grading and drainage
1. Grade site to approved grades, providing effective drainage in accordance with the approved drawings and as required by local authorities.
2. Provide 'as-built' grading information on certified 'as-built' survey.
3. Slope grade away from building (minimum 2%).
4. Provide 4" perforated drainage tile c.w. geotextile filter sock at perimeter of footings, connected through backwater valve to storm sewer. Bed drainage tile in clear stone with minimum 8" cover.
5. Provide prefabricated steel window well with drain tile from 4" gravel in well to perimeter drain tile.
6. Stockpile and protect disturbed topsoil.
7. Provide straw bales and filter fencing to control runoff from site and protect sewer inlets.
8. Protect slopes from erosion during construction using diversion swales, tarps and mulch.
9. Fence and maintain in an undisturbed state an area for retention of salvaged vegetation as indicated.

H. Excavation and backfill
1. The Contractor will excavate to the required grades in accordance with the drawings and the recommendations of the geotechnical engineer.
2. Footings will be placed on undisturbed, non-organic native fill inspected and approved by the geotechnical engineer.
3. Backfill beneath slabs on grade will be compacted engineered fill.
4. Backfill at the outside of the foundation will be clear sand adjacent to the foundation, with reclaimed native material over.

I. Footings/Foundation
1. Provide poured concrete foundation and concrete footings complete with required reinforcing.
2. Provide 4" clear stone beNeath basement floor slab.
3. Provide 3" concrete slab-on-grade at basement with thermal break between slab and walls and footings.
4. Provide ½" dia. anchor bolts at 7'0 oc at all exterior sill plates.
5. Provide other anchors as indicated.
6. Provide bituminous damp proofing at exterior of building foundation.
7. Provide purpose-made drainage membrane (c.w. manufacturer's fittings) from grade to u/s of foundation.
8. Provide cement parging on wire mesh at exposed exterior faces of concrete foundation.
9. Provide radon venting system consisting of 4" perforated plastic tile with geotextile sock at 8'0 centres in gravel bed beneath floor slab connected to 3" ABS vertical vent terminating at roof.

J. Framing
1. See 'Building Assemblies' for construction of framed walls, floors and roofs.
2. Framing will be as indicated on drawings and as required by the Building Code.
3. Prefabricated engineered wood components are to be installed in accordance with the approved shop drawings and the manufacturer's details and specifications.
3. All framing material to be SPF No. 1 or 2 or better, FSC certified.
4. All sheet metal fittings, hangers etc to be galvanised.
6. Use No. 1 or better red cedar decking and PT spruce framing material as indicated at exterior locations.
7. Use preservative treated wood where wood is in direct contact with concrete, or separate wood from concrete with a single layer of asphaltic building paper or other suitable separating layer.
8. Provide hangers at all flush framing connections.
9. Provide blocking beneath all interior walls running perpendicular to joists or positioned between joists.
10. Block beneath all posts and columns to carry loads down to foundation.

K. Steel fabrications
1. All steel to be 350W grade except where noted.
2. All shop and field welding shall be carried out by personnel certified under CSA-W59 for shop and field welding.
3. The contractor shall verify all dimensions prior to commencement of construction.
4. The contractor shall submit shop drawings for all miscellaneous metal work.
5. All structural steel shall be shop cleaned, prepped primed and coated with 2 coats corrosion inhibitive paint. Paint to be touched up where damaged during erection.

L. Insulation
1. Provide continuous insulation layer as indicated in 'Building Assemblies', on drawings and as follows;

Exterior walls
-'roxul' batt R22
-2" xps rigid insulation R10Foundation walls
-'roxul' batt R22
-1 1/2" xps rigid insulation R7.5
Roof assembly
-'roxul' batt R58
Basement floor
-2" xps rigid insulation R10
Acoustic insulation
-'roxul' batt to fill void
Edges of windows and doors
-non-expanding foam-in-place insulation
Edges of floor platforms
-'roxul' batt R23

2. Provide non expanding foam-in-place insulation to full depth of frame at all edges of all exterior windows and doors and to full depth of wall at other penetrations of building envelope.
3. Provide sound attenuating acoustic insulation at all voids in walls and floors adjacent to baths and powder rooms and in voids containing cast iron drains.
4. Provide a single layer of R23 roxul batt insulation to cover foam-in-place insulation at floor platform.
5. Provide prefabricated foam insulation depressors at each truss along eaves.

M. Vapour and air barriers
1. Provide continuous vapour barrier at all exterior building assemblies as indicated in 'Building Assemblies' and on drawings.
2. Provide continuous sheet olefin air barrier with lapped and taped joints at all exterior walls as indicated in 'Building Assemblies' and on drawings.
3. Tie vapour and air barriers together at all openings in exterior wall with self adhesive bituminous membrane at all edges of openings.
4. Install siding within 1 month of installation of Tyvek

N. Roofing
1. At house (R1) provide 35 year asphalt shingles on building paper c.w. self adhesive bituminous eaves protection.
2. All visible flashings and trim to be prepainted steel.
3. Flat roof to be corrugated galvalume roofing. Provide minimum 2% slope.
4. Provide continuous ridge vent with asphalt shingle finish to match roofing.
5. Provide vents at east and west gables at roof R1 in location and size indicated.
6. Provide alternate price for steel roofing (29 gauge 'Ameri-cana' galvalume by Ideal Roofing). Delete roof sheathing and provide 2x4 wood strapping @ 24"oc and all req'd mfg's fittings and trim.

O. Exterior finishes
Siding
1. Provide stained wood siding and trim as indicated.
2. Apply siding on preservative treated furring fastened to sheathing to provide a continuous, drained air space behind siding.
3. Maintain minimum 6" separation of siding and soil, and 4" separation of siding and roof surface
4. Provide galvalume flashings with weep holes at heads of all openings in siding.
5. Shingle flashing beneath shingled building paper to provide effective drainage of air space behind siding.
6. Exposed miscellaneous trim at siding including window stops to be clear red cedar, unstained.
Exterior trellises and decks
1. Rear deck to be pressure treated spruce structure, with red cedar 5/4 decking, unstained.
2. Support structure at trellises to be painted steel with bolted connections.
3. Wood at front and rear trellises to be red cedar, unstained.
Prefinished steel and aluminium trim
1. Provide prefinished aluminium fascia.
2. Provide prefinished unventilated aluminum soffit.
3. Provide prefinished aluminium trim where required as miscellaneous trim between window units, colour to match window finish.
4. Provide prefinished aluminum eavestrough and downspouts at front and back eaves.

P. Exterior windows and doors
1. New hinged exterior doors to meet or exceed CAN/CGSB-82.5-M, "Insulated Steel Doors".
2. New sliding exterior doors to meet or exceed CAN/CGSB-82.1-M, "Sliding Doors" and to have a maximum U-value of 1.8.
3. New windows to meet or exceed CAN/CSA-A440-M, A1, B1, C1 and to have a maximum U-value of 1.8.
4. Windows and sliding doors to be wood with prefinished aluminium cladding.
5. Colour to be from full line of manufacturer's standard and premium colours.
6. Sizes and opening types and directions to be as indicated on drawings.
7. Provide sashes at operating units only.
8. All glazing to be low'E', argon filled thermo pane units with low conductance spacers and UV filters.
9. Glazing at doors and sidelights to be tempered or laminated safety glass.
10. Windows and doors to have nominal 4" jambs except where noted.
11. Provide no brick mould.
12. All opening units to be fitted with insect screens.
13. All wood to be factory primed.
14. Provide latch set and dead bolt at all exterior doors.
15. All trim and hardware to be white.
16. Provide 2 uninsulated garage doors one with power opener.

Q. Gypsum board
1. All interior surfaces of walls and ceilings at finished areas to be finished with ½" gypsum board, taped, plastered, sanded and primed, except as noted below.
2. Provide gypsum board returns at heads and jambs of all exterior windows and at sliding doors.
3. Provide gypsum board, untaped at unfinished areas.
4. Provide gypsum board at inside surfaces of fireplace surround adjacent to fireplace insert and at flue chase, maintaining required clearances from fireplace and flue.

R. Interior finishes
1. Provide one prime and two finish coats of matte latex interior paint at all interior gypsum board in finished areas except at baths. 2 colours chosen by architect.
2. Provide two finish coats of eggshell latex interior paint at interior wood trim, doors and windows. Colour of trim to match adjacent wall.
3. Provide three finish coats of semigloss exterior alkyd enamel paint at exterior steel entry doors. Colour by architect.
4. Seal all exposed concrete floors.
5. Floors to be sealed concrete except:
- wc/shower at bath1 to be ceramic tile
- shower at bath3 to be ceramic tile
6. Provide tile at all at walls at wc/shower at bath1 and to 8 feet aff at tub/shower surrounds at bath2 and bath3,
7. Provide tile backsplash at south wall of kitchen to u/s of cabinets and ceiling.
8. Provide a purpose-made polyethylene decoupling and water proofing underlayment system at all floor and wall tile.

S. Interior doors
1. All interior doors to be paint grade flat panel solid core doors.
2. Provide passage sets at all interior doors, with privacy locks on doors to baths.

T. Stairs and guards
1. Interior stairs treads, stringers and risers to be clear coated russian plywood.
2. Interior railings and guards to be of steel with glass baluster panels and plywood handrail.

U. Millwork
1. Kitchen cabinets, vanities and built-in closets and furnishings to be by IKEA.
2. Counter tops to be plastic laminate.

V. Wood trim
All trim to be painted poplar, pre-primed on all sides, dimensions as follows;

-baseboards	2" x 7/16"
-door casing	1-1/2" x 9/16"
-window sills	1-3/16" x 1"H with 1" no extension beyond jamb of window
-miscellaneous	as required

W. Plumbing
1. All plumbing to conform to OBC Part 7.
2. Provide water supply and waste drains as required to all fixtures and appliances indicated.
3. Provide and install all plumbing fixtures and trim.
4. Provide a hot water recirculation system and pump connected to a demand hot water heater (supplied by others).
5. Supply piping to be copper.
6. Waste drains to be cast iron from toilet flanges to basement slab. Other drains to be plastic.
7. Provide floor drains as required.
8. Provide two exterior hose bibs.

X. Heating and ventilation
Design and balancing
1. Provide a completed Residential Mechanical Ventilation Design Summary for submission with the building permit application.
2. Provide a complete heating and cooling load calculation and system design prior to commencement of construction.
3. Test and balance the HVAC system and a provide a balancing report.
Equipment
1. Provide a gas fired condensing boiler with sufficient capacity to provide both domestic hot water and space heating.
2. Provide a high efficiency split air conditioning unit.
3. Provide an Energy Recovery Ventilator with supply through central air conditioning duct work and dedicated returns at baths and kitchen.
4. Provide an Energy Star rated kitchen exhaust hood at stove.
5. Provide CSA approved gas fireplace with doors and electronic pilot light. Install with manufacturer's specified venting in accordance with manufacturer's specifications and installation instructions.
6. Provide gas connections to all gas equipment and to barbeque.
Controls
1. Provide a single control system with multiple temperature sensors coordinating both cooling and heating systems.
2. Provide a central ERV control and ERV timer switches at baths and kitchens.
Distribution
1. Provide hydronic heat at basement floor slab and at concrete toppings at floors.
2. Provide a complete rigid metal ducting system. Use no flexible duct.
3. Seal all joints in ducts with tape or brush-on sealng compound.
4. Minimise length of outdoor air ducts (intake and exhaust) to ERV and provide continuous duct insulation with continuous vapour barrier.
5. Provide metal wall grilles painted to match surrounding surface where floor is of tile.
6. Provide extruded aluminium grilles with integral dampers at vents at floors.
7. All exterior HVAC trim to be shop painted sheet metal or to be fitted with a shop painted metal hood (colour by architect).
8. All interior trim to be white (except as noted above).

Y. Electrical facilities
1. All electrical work to conform to the Ontario Electrical Safety Code.
2. Provide a 100 amp electrical panel and service.
3. Provide and install new receptacles, switches, dimmers, light fixtures, and electrical equipment required by code and as indicated on drawings and schedules.
4. Provide and install all smoke and carbon monoxide alarms required by code, interconnected and permanently wired to power supply.
5. Lamp all fixtures.
6. Provide an exterior electrical outlet adjacent to each hose bib (2 total).
7. Provide two receptacles at garage.

ASSEMBLIES

W1 - exterior wall above grade

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	1/2" gypsum board	0.8			13	0.5
2.	vapour barrier (6mil poly)	0.0			0	0.0
3.	5 1/2" roxul comfort batt	0.0	2x6 studs @ 16"o/c	0.1	143	24.0
4.	1/2" OSB	0.2			13	0.6
5.	air barrier (spun Olefin sheet)	0.0			0	0.1
6.	2" roxul comfort board	0.0		0.0	51	8.0
7.	wood furring	0.0			0	0.0
8.	wood siding	0.0			0	0.0

R-Value: **33.1**

W2 - foundation wall above grade

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	1/2" gypsum board	0.8			13	0.5
2.	vapour barrier (6mil poly)	0.0			0	0.0
3.	3 1/2" roxul batt	0.0	2x4 studs @ 16"o/c	0.1	89	14.0
4.	building paper	0.0			0	0.0
5.	8" poured concrete	2.1			203	0.6
6.	1 1/2" xps	0.0			51	7.5
7.	1/2" cement parging	2.1			13	0.1

R-Value: **22.7**

W3 - foundation wall below grade

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	1/2" gypsum board	0.8			13	0.5
2.	vapour barrier (6mil poly)	0.0			0	0.0
3.	3 1/2" roxul batt	0.0	2x4 studs @ 16"o/c	0.1	89	14.0
4.	building paper	0.0			0	0.0
5.	8" poured concrete	2.1			203	0.6
6.	bituminous damp proofing	0.0			0	0.0
7.	1 1/2" xps	0.0			51	7.5
8.	drainage membrane (platon)	0.0			0	0.0

R-Value: **22.6**

W4 - interior partition (typ. unless otherwise noted)

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	interior finish	0.0			0	0.0
2.	1/2" gyspum wall board, taped & plastered	0.0			13	0.0
3.	wood studs	0.0	2x4 studs @ 16"o/c		89	0.0
4.	strapping or buildout as required for plumbing & mechnical services	0.0			13	0.0
5.	1/2" gyspum wall board, taped & plastered	0.0			13	0.0

W5 - interior partition

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	interior finish	0.0			0	0.0
2.	1/2" gyspum wall board, taped & plastered	0.0			13	0.0
3.	wood studs	0.0	2x8 studs @ 16"o/c		184	0.0
4.	1/2" gyspum wall board, taped & plastered	0.0			13	0.0

W6 - interior partition (service wall)

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	interior finish	0.0			89	0.0
2.	1/2" gyspum wall board, taped & plastered	0.0			13	13.0
3.	wood studs	0.0	2x10 @ 16" o/c		0	235.0
4.	strapping or buildout as required for plumbing & mechnical services	0.0			0	0.0
5.	1/2" gyspum wall board, taped & plastered	0.0			0	13.0

W7 - retaining wall

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	8" reinforced poured concrete	0.0			203	0.0
2.	bituminous damp proofing	0.0			0	0.0
3.	drainage membrane (platon)	0.0			0	0.0

W8 - garage wall above grade

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	wood studs	0.0	2x6 studs @ 16"o/c		89	0.0
2.	1/2" OSB	0.0			13	0.0
3.	air barrier	0.0			0	0.0
4.	wood furring	0.0	1x3 @ 16" o/c		0	0.0
5.	clapboard siding	0.0			0	0.0

W9 - skylight shaft partition (parallel to R1 truss)

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	interior finish	0.0			89	0.0
2.	1/2" gyspum wall board, taped & plastered	0.0	strapped as req'd to skylight finish dimension		13	0.5
3.	air/ vapour	0.0			0	0.0
4.	1 1/2" roxul comfort board IS	0.0	btwn truss assembly		0	6.0
5.	5 1/2" roxul batt	0.0			0	24.0
6.	1 1/4" roxul comfort board IS	0.0			0	5.0

R-Value: **35.5**

W10 - skylight shaft partition (perp. To R1 truss)

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	interior finish	0.0			89	0.0
2.	1/2" gyspum wall board, taped & plastered	0.0	strapped as req'd to skylight finish dimension		13	0.5
3.	air/ vapour	0.0			0	0.0
4.	5 1/2" roxul batt	0.0			0	24.0
5.	1 1/4" roxul comfort board IS	0.0			0	5.0

R-Value: **29.5**

R1 - sloped roof over a heated space

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	1/2" gypsum board	0.8			13	0.5
2.	wood strapping	0.1	3/4"x3" wd @ 16"o/c	0.1	20	1.0
3.	vapour barrier (6mil poly)	0.0			0	0.0
4.	3.5" roxul batt	0.0	wood trusses		89	14.0
5.	11" roxul batt	0.0			279	44.0
6.	1/2" osb sheathing	0.2			13	0.6
7.	bituminous eave protection	0.0			0	0.0
8.	asphalt shingles	0.0			6	0.4

R-Value: **60.5**

R2 - garage roof (over an unheated space)

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	wood strapping	0.0	1x3 wd @ 16"o/c		19	0.0
2.	dimensional wood joists	0.0	2x8 @ 24" o/c		184	0.0
3.	wood decking	0.0	2x4 @ 16" o/c		89	0.0
4.	1/2" osb sheathing	0.0			13	0.0
5.	self adhesive bituminous membrane	0.0			0	0.0
6.	steel roofing	0.0			0	0.0

R3 - roof @ canopy

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	wood joists	0.0	2x8 @ 16" o/c		184	0.0
2.	steel roofing	0.0			0	0.0

F1 - basement slab

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	3" poured concrete	2.1			76	0.2
2.	2" xps	0.0			51	10.0

R-Value: **10.2**

F2 - floor over finished space

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	concrete topping	0.0			51	0.0
2.	floor sheathing per floor MGFG's spec	0.0			0	0.0
3.	prefab eng. floor system	0.0	12" OJ 2000		305	0.0
4.	wood stapping	0.0	1x3 @ 16" o/c or per MFG's spec		19	0.0
5.	1/2" gypsum board	0.0			13	0.0

F3 - floor over unfinished space

	Area Section 1	λ [W/(mK)]	Area Section 2 (optional)	λ [W/(mK)]	Thickness [mm]	R-Value
1.	concrete topping	0.0			51	0.0
2.	floor sheathing per floor MGFG's spec	0.0			0	0.0
3.	prefab eng. floor system	0.0	12" OJ 2000		305	0.0
4.	wood stapping	0.0	1x3 @ 16" o/c or per MFG's spec		19	0.0

Door Schedule

Door Number	Function	Level	Door Type	Nominal Panel	Width	Height	Hardware	Comments
1	Interior	second floor	Solid core, Flat slab	30"x84"	2' - 6"	7' - 0"	Passage Set w/ privacy lock	
2	Interior	second floor	Solid core, Flat slab	28"x84"	2' - 4"	7' - 0"	Passage Set w/ privacy lock	
3	Interior	second floor	Glass shower door	28"x84"	2' - 4"	7' - 0"	Stainless steel handle	
4	Interior	ground floor	Sliding door	36"x96"	3' - 0"	8' - 0"	Stainless steel handle w/ lock set	
5	Interior	basement	Solid core, Flat slab	32"x84"	2' - 8"	7' - 0"	Passage Set	
6	Interior	basement	Solid core, Flat slab	28"x84"	2' - 4"	7' - 0"	Passage Set w/ privacy lock	
7	Exterior	basement	Solid core, Flat slab	36"x84"	3' - 0"	7' - 0"	Lock Set	
G1	Exterior	garage	Overhead	96"x80"	8' - 0"	6' - 8"	Automatic opener	
G2	Exterior	garage	Overhead	96"x80"	8' - 0"	6' - 8"	Manual opened w/ lock	

Window Schedule

Window Number	Window Type	Count	Dimensions					Manufacturer	Model	Energy		Daylight Area	Comments
			Nominal Width	Nominal Height	Width	Height	Head Height			U-Value	Orientation		
1	Clad Ultimate Casement	1	2' - 4"	4' - 8"	2' - 4"	4' - 7 1/4"	7' - 10 3/4"	Marvin Windows and Doors	CUCA2856	1.8	Southeast	8 SF	
2	Clad Ultimate Casement	1	2' - 4"	5' - 0"	2' - 4"	4' - 11 1/4"	7' - 10 3/4"	Marvin Windows and Doors	CUCA2860	1.8	Southeast	8 SF	
3	Clad Ultimate Casement	1	2' - 4"	6' - 0"	2' - 4"	5' - 11 1/4"	7' - 10 3/4"	Marvin Windows and Doors	CUCA2872	1.8	Northeast	10 SF	
4	Clad Ultimate Casement	2	2' - 4"	8' - 0"	2' - 4"	7' - 11 1/4"		Marvin Windows and Doors	CUCA2896	1.8		28 SF	
5	Clad Ultimate Polygon Rectangle	3	2' - 8"	1' - 9 1/4"	2' - 8"	1' - 9 1/4"	1' - 9 1/4"	Marvin Windows and Doors	fixed jd 10	1.8		10 SF	
6	Clad Ultimate Casement	1	2' - 8"	6' - 0"	2' - 8"	5' - 11 1/4"	7' - 10 3/4"	Marvin Windows and Doors	CUCA3272	1.8	Northeast	12 SF	
7	Clad Ultimate Casement	1	2' - 8"	8' - 0"	2' - 8"	7' - 11 1/4"	9' - 10 3/4"	Marvin Windows and Doors	CUCA3296	1.8	Northeast	16 SF	
8	Clad Ultimate Polygon Rectangle	1	3' - 0"	1' - 9"	3' - 0"	1' - 9"	9' - 10 3/4"	Marvin Windows and Doors	fixed jd 3	1.8	Southwest	4 SF	
9	Clad Ultimate Casement	5	3' - 0"	6' - 0"	3' - 0"	5' - 11 1/4"		Marvin Windows and Doors	CUCA3672	1.8		68 SF	
10	Clad Ultimate Casement	2	3' - 0"	8' - 0"	3' - 0"	7' - 11 1/4"		Marvin Windows and Doors	CUCA3696	1.8		37 SF	
11	Clad Ultimate Awning	1	3' - 4"	1' - 8"	3' - 4"	1' - 7 1/4"	7' - 10 3/4"	Marvin Windows and Doors	CUAWN4020	1.8	Southeast	3 SF	
12	Clad Ultimate Polygon Rectangle	3	4' - 0"	1' - 9 1/4"	4' - 0"	1' - 9 1/4"	1' - 9 1/4"	Marvin Windows and Doors	fixed jd 15	1.8		16 SF	
13	Clad Ultimate Awning	1	4' - 0"	3' - 4"	4' - 0"	3' - 3 1/4"	9' - 0"	Marvin Windows and Doors	CUAWN4840	1.8	Southwest	10 SF	
14	Clad Ultimate Polygon Rectangle	1	4' - 0"	5' - 11 1/4"	4' - 0"	5' - 11 1/4"	7' - 10 3/4"	Marvin Windows and Doors	fixed jd 14	1.8	Northeast	21 SF	
15	Clad Ultimate Polygon Rectangle	1	4' - 0"	7' - 11 1/4"	4' - 0"	7' - 11 1/4"	9' - 10 3/4"	Marvin Windows and Doors	fixed jd 13	1.8	Northeast	28 SF	
16	Clad Ultimate Polygon Rectangle	1	5' - 3 3/4"	7' - 10 3/4"	5' - 3 3/4"	7' - 10 3/4"	7' - 10 3/4"	Marvin Windows and Doors	fixed jd 5	1.8	Northeast	38 SF	
17	Clad Ultimate Polygon Rectangle	1	5' - 3 3/4"	9' - 10 3/4"	5' - 3 3/4"	9' - 10 3/4"	9' - 10 3/4"	Marvin Windows and Doors	fixed jd 12	1.8	Northeast	48 SF	
18	Clad Ultimate Awning	1	5' - 4"	1' - 8"	5' - 4"	1' - 7 1/4"	5' - 9 1/4"	Marvin Windows and Doors	CUAWN6420	1.8	Southeast	5 SF	
19	Clad Ultimate Polygon Rectangle	1	6' - 0 3/4"	1' - 9"	6' - 0 3/4"	1' - 9"	9' - 10 3/4"	Marvin Windows and Doors	fixed jd 19	1.8	Southwest	8 SF	
20		1			1' - 9 1/2"	2' - 3 1/2"		VELUX	C01	2.8		0 SF	Skylight
21	Clad Ultimate Polygon Rectangle	1	4' - 0"	6' - 11 1/4"	4' - 0"	6' - 11 1/4"	9' - 0"	Marvin Windows and Doors	fixed jd 20	1.8		24 SF	
22	Clad Ultimate Casement	1	2' - 8"	7' - 0"	2' - 8"	6' - 11 1/4"	9' - 0"	Marvin Windows and Doors	fixed jd 21	1.8		14 SF	
23	Clad Ultimate Polygon Rectangle	1	3' - 1 1/2"	1' - 9 1/4"	3' - 1 1/2"	1' - 9 1/4"	9' - 10 1/4"	Marvin Windows and Doors	fixed jd 22	1.8		4 SF	
24	Clad Ultimate Casement	1	2' - 4"	7' - 0"	2' - 4"	6' - 11 1/4"	9' - 0"	Marvin Windows and Doors	CUCA2872 2	1.8	Northeast	12 SF	
												432 SF	

EXPOSING DISTANCE CALCULATIONS

East

Wall Area (m2)	Exposing Distance (m)	% Allowable Openings	Window Area (m2)	% Actual Openings
70.23	12.14	100	24.4	34.74

West

Wall Area (m2)	Exposing Distance (m)	% Allowable Openings	Window Area (m2)	% Actual Openings
47.52	18.76	100	10.74	22.6

North

Wall Area (m2)	Exposing Distance (m)	% Allowable Openings	Window Area (m2)	% Actual Openings
71.96	1.21	7	3.01	4.18

South

Wall Area (m2)	Exposing Distance (m)	% Allowable Openings	Window Area (m2)	% Actual Openings
71.96	1.23	7	3.54	4.9

List of Drawings

a0	General Notes & Assemblies
a1	Plans
a2	Sections
a3	Elevations
a4	Foundation Plan & Foundation Details
g1	Garage Plan-Section-Elevation
i1	Stair Section
s1	Site Plan

no.	date	revision
2	2012/05/07	issued for permit
1	2012/04/05	issued for pricing

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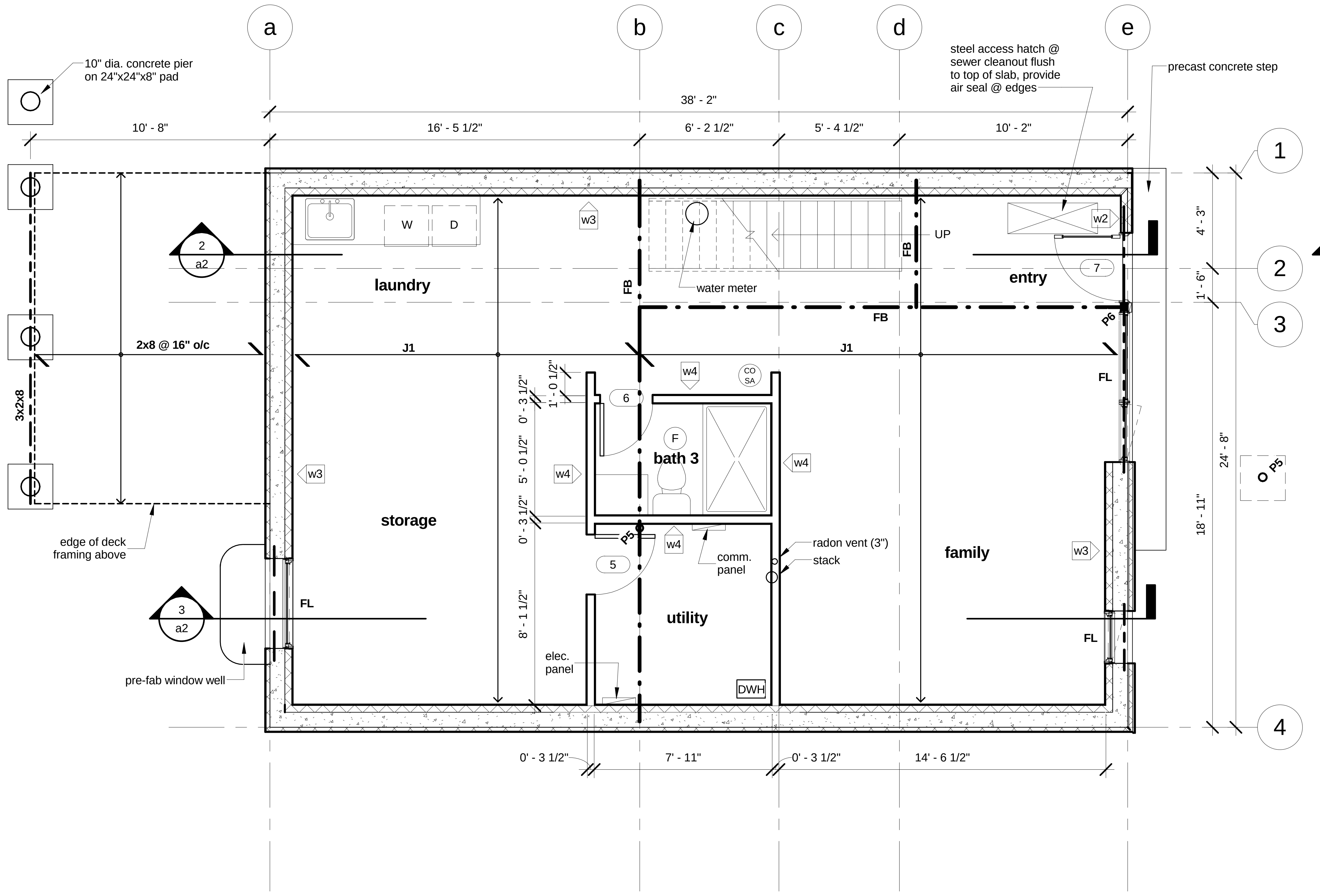
JOHN DONKIN
ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

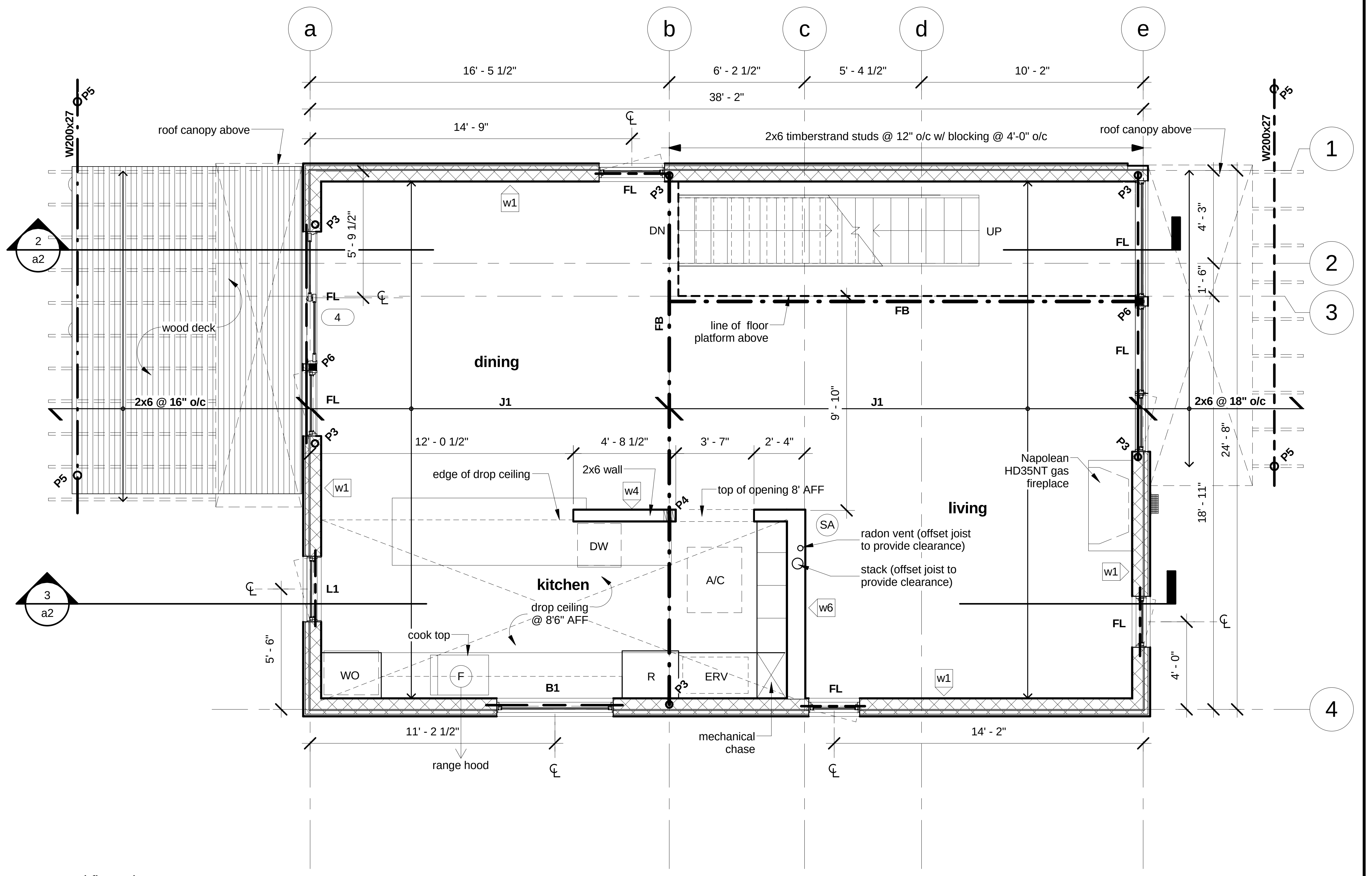
project:
Law/ Inch Residence
260 Loretta Ave. S.
Ottawa ON

drawing:
General Notes & Assemblies

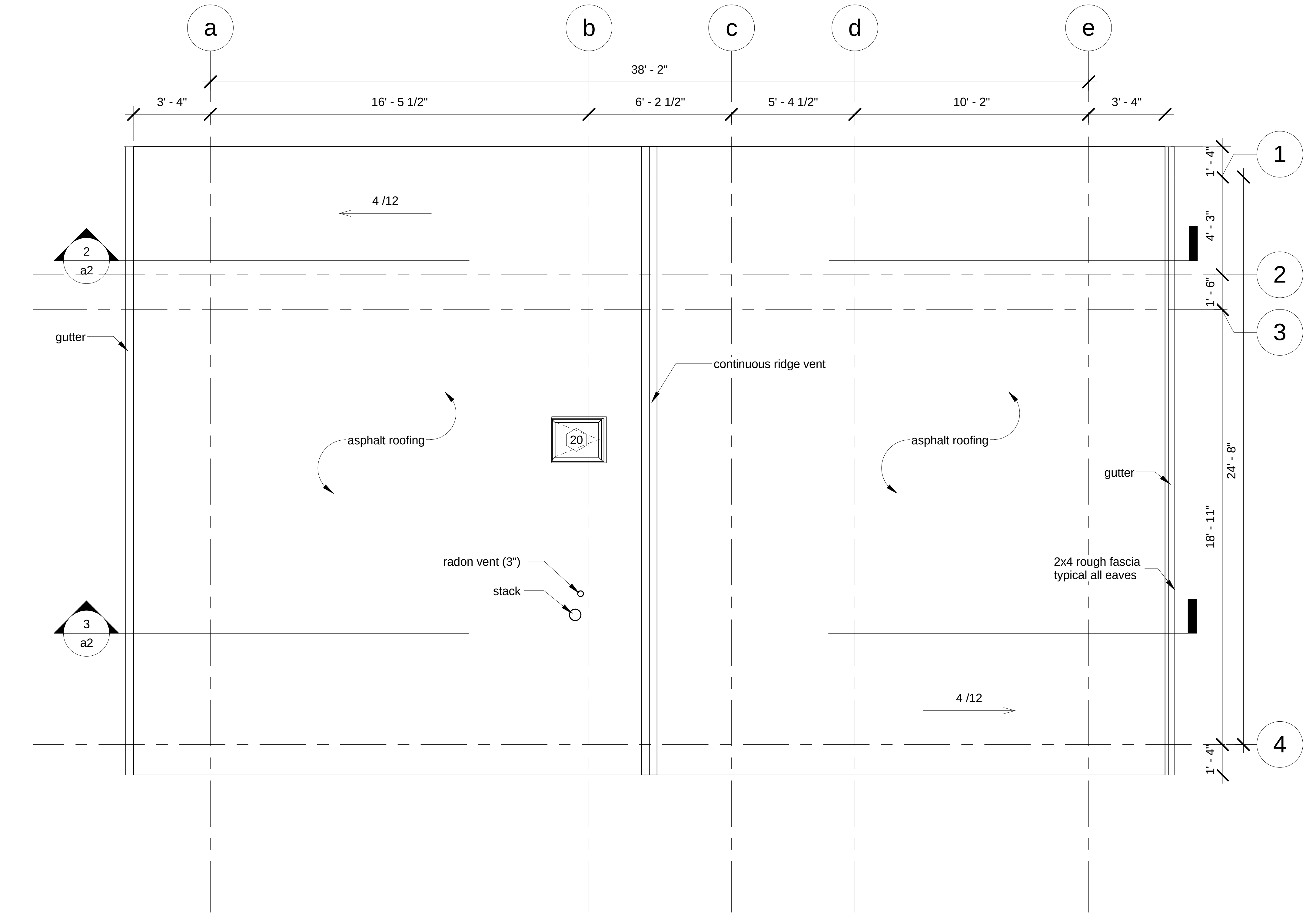
drawn: jd/mw
date: 2012/05/07
scale:
project no: 1103lore
drawing no.
a0
revision no.



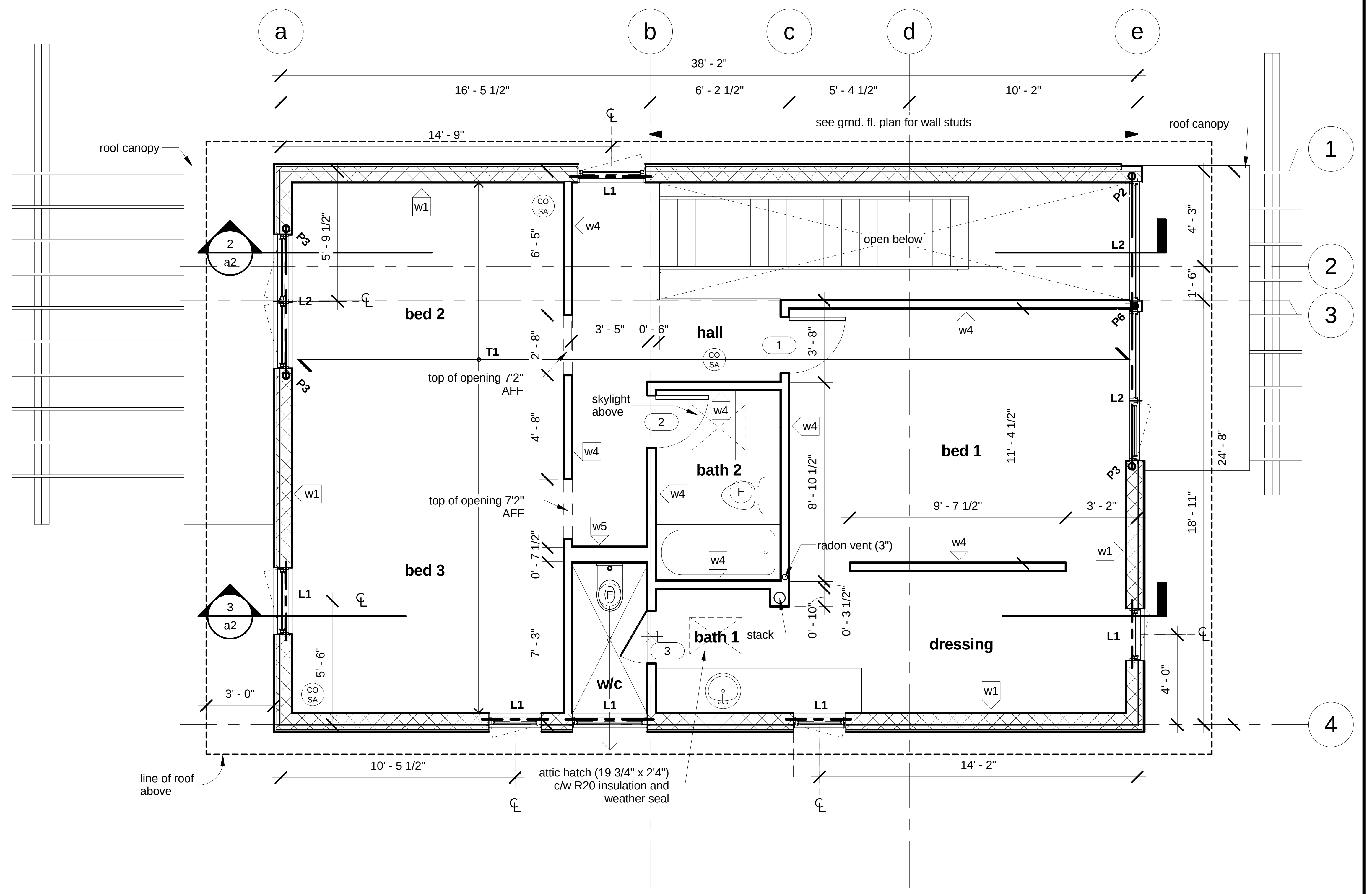
① basement walkout plan
1/4" = 1'-0"



③ ground floor plan
1/4" = 1'-0"



④ roof
1/4" = 1'-0"



② second floor plan
1/4" = 1'-0"

GENERAL NOTES:

101	DOOR I.D.
⊠	CHANGE IN FLOOR FINISH
F	EXHAUST FAN
CO SA	SMOKE AND CARBON MONOXIDE ALARM
CO	CARBON MONOXIDE DETECTOR
SA	SMOKE ALARM
○	COLUMN
	JOIST/ TRUSS
L1	2 - 2x10
L2	3- 2x10
FL	FLUSH LINTEL BY FLOOR MFG.
P2	2-2x6
P3	3-2x6
P4	4-2x6
P5	HSS 3 1/2 dia. X 0.188"
P6	4x4 PSL
B1	3 - 2X10
FB	FLUSH BEAM BY FLOOR MFG.
J1	JOIST 12" DEEP BY OJ 2000
FTG1	10" dia. CONCRETE PIERS ON 24" x 24" x 8"dp CONCRETE PAD
FTG2	36" x 36" x 10"dp CONCRETE PAD c/w 3-15m (B) E/W
FTG3	WALL FOOTINGS 24" x 8"dp (TYPICAL)
▨	INSULATED ASSEMBLY
▭	UN-INSULATED ASSEMBLY
▨	POURED CONCRETE
▥	BEARING WALL

no.	date	revision
3	2012/05/07	issued for permit
2	2012/04/17	dimensions at roof plan
1	2012/04/05	issued for pricing

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ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:
Law/ Inch Residence
260 Loretta Ave. S.
Ottawa ON

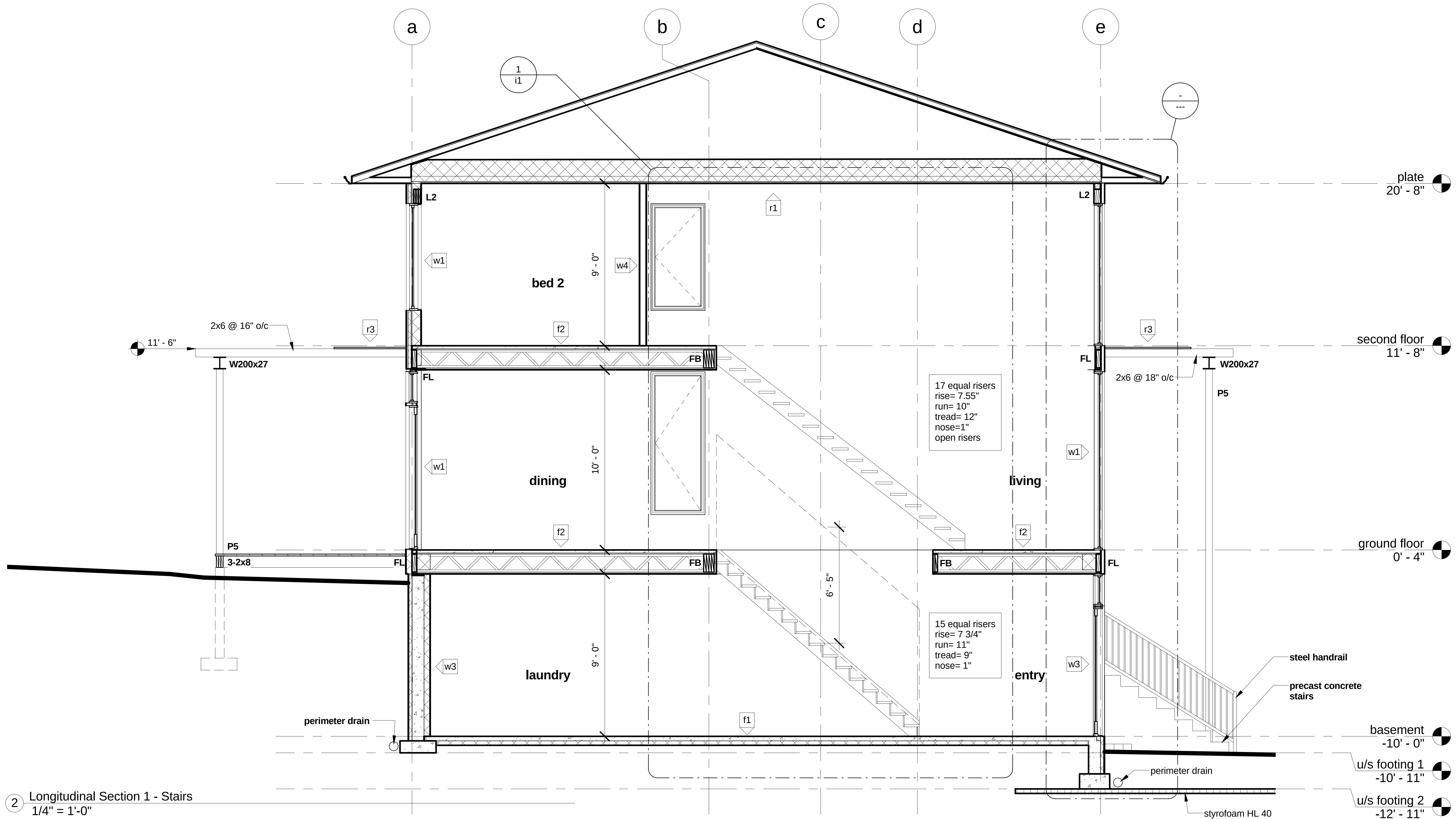
drawing:
Plans

drawn:	date:	scale:
mw	2012/05/07	1/4" = 1'-0"

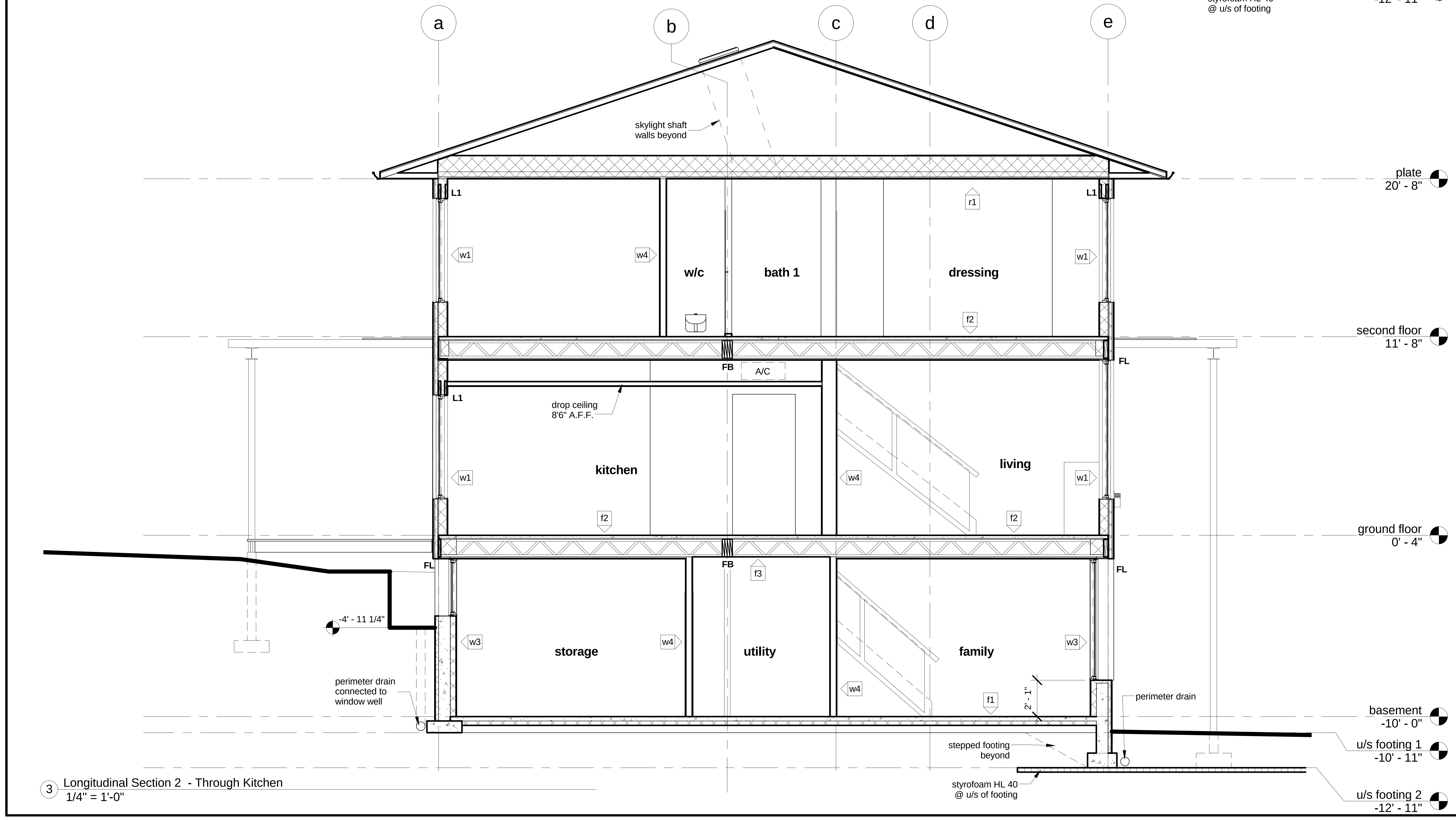
project no:
1103lore

drawing no.
a1

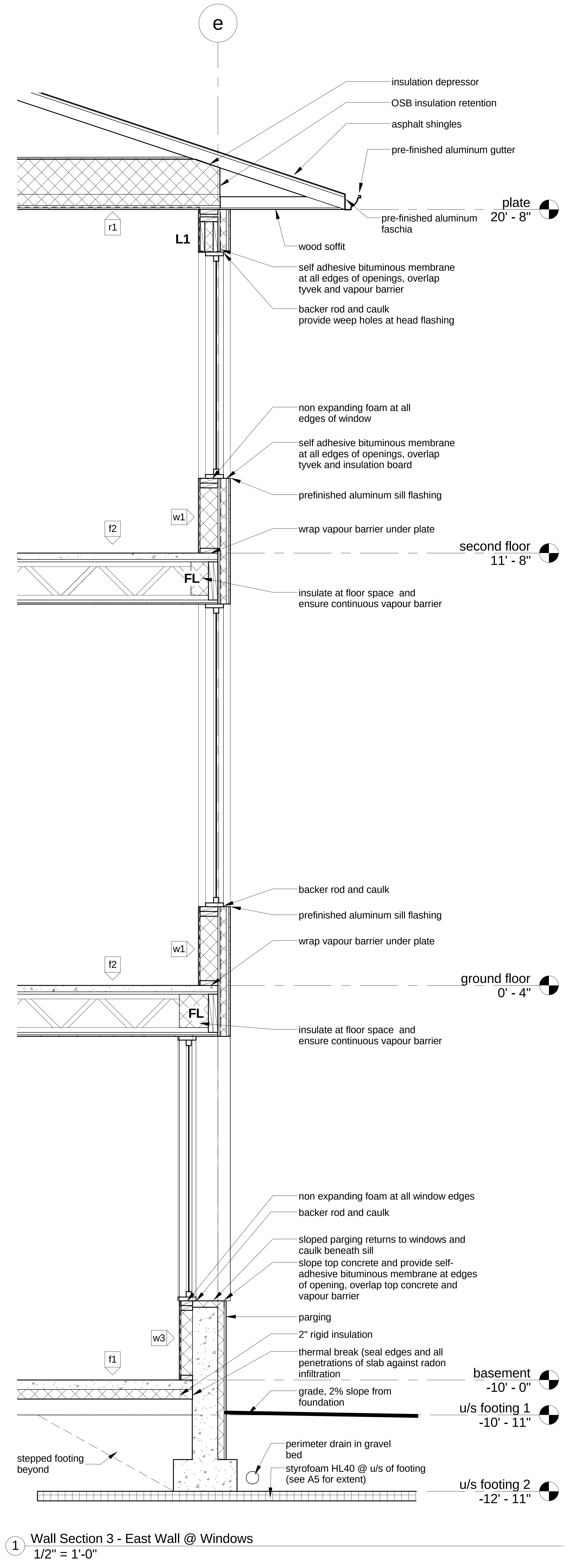
revision no.



2 Longitudinal Section 1 - Stairs
1/4" = 1'-0"



3 Longitudinal Section 2 - Through Kitchen
1/4" = 1'-0"



1 Wall Section 3 - East Wall @ Windows
1/2" = 1'-0"

GENERAL NOTES:

101	DOOR I.D.
	CHANGE IN FLOOR FINISH
F	EXHAUST FAN
CO SA	SMOKE AND CARBON MONOXIDE ALARM
CO	CARBON MONOXIDE DETECTOR
SA	SMOKE ALARM
○	COLUMN
	JOIST/ TRUSS
L1	2 - 2x10
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P5	HSS 3 1/2 dia. X 0.188"
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FB	FLUSH BEAM BY FLOOR MFG.
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FTG2	36" x 36" x 10"dp CONCRETE PAD c/w 3-15m (B) E/W
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▨	INSULATED ASSEMBLY
☐	UN-INSULATED ASSEMBLY
▒	POURED CONCRETE
▥	BEARING WALL

no.	date	revision
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1	2012/04/05	issued for pricing

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ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:
Law/ Inch Residence
260 Loretta Ave. S.
Ottawa ON

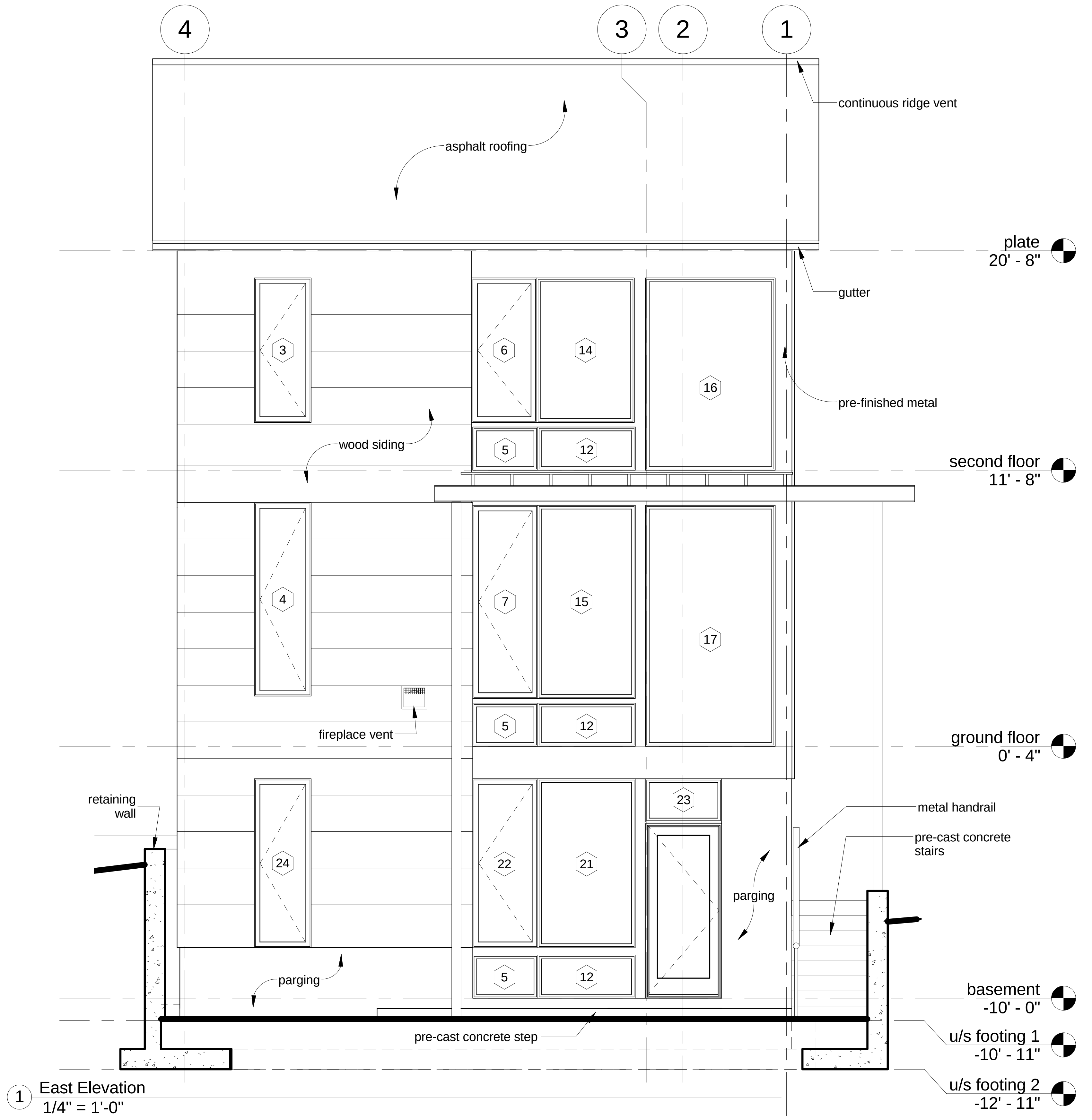
drawing:
Sections

drawn:	date:	scale:
mw	2012/05/07	As indicated

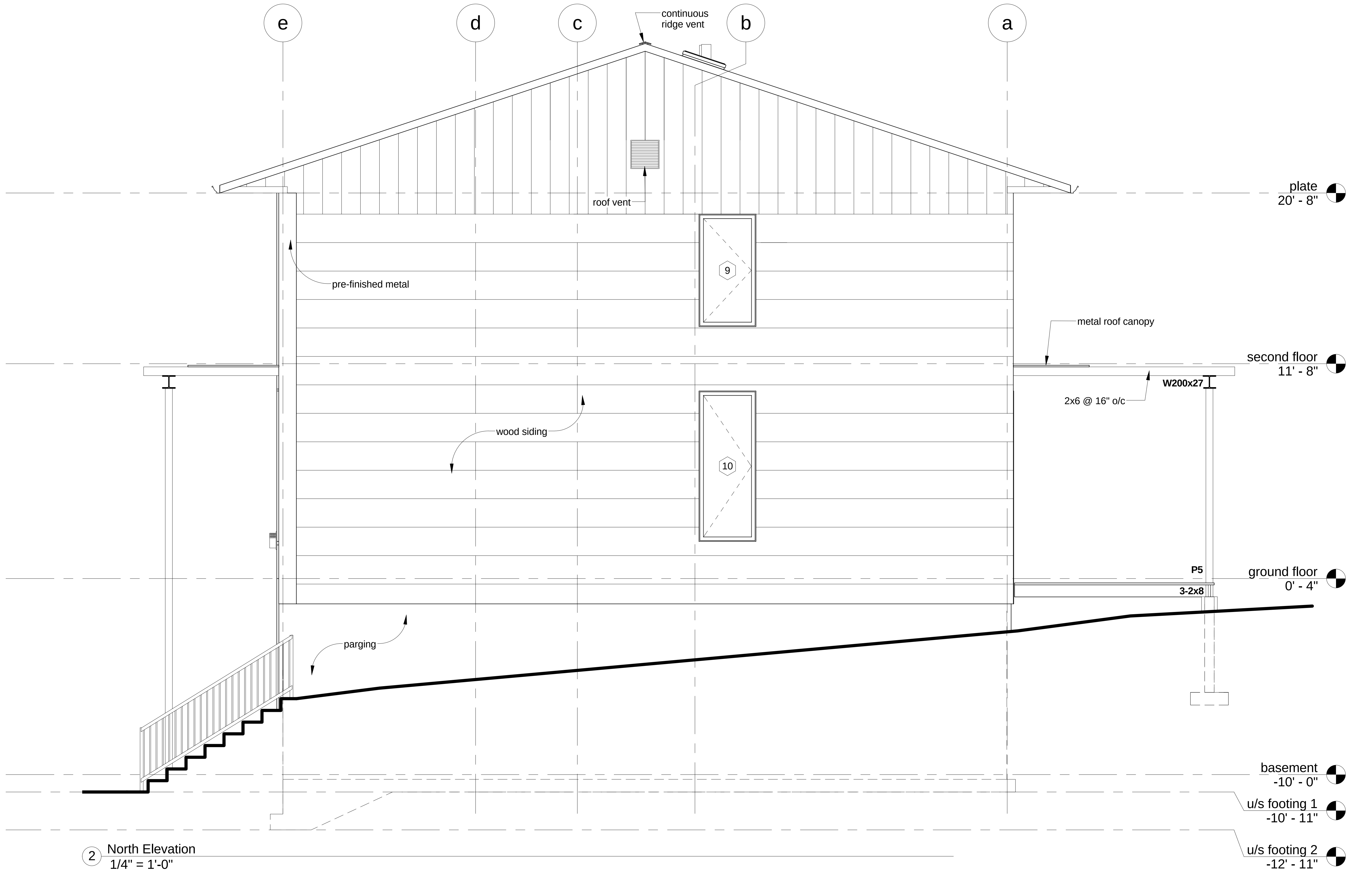
project no: 1103lore

drawing no. a2

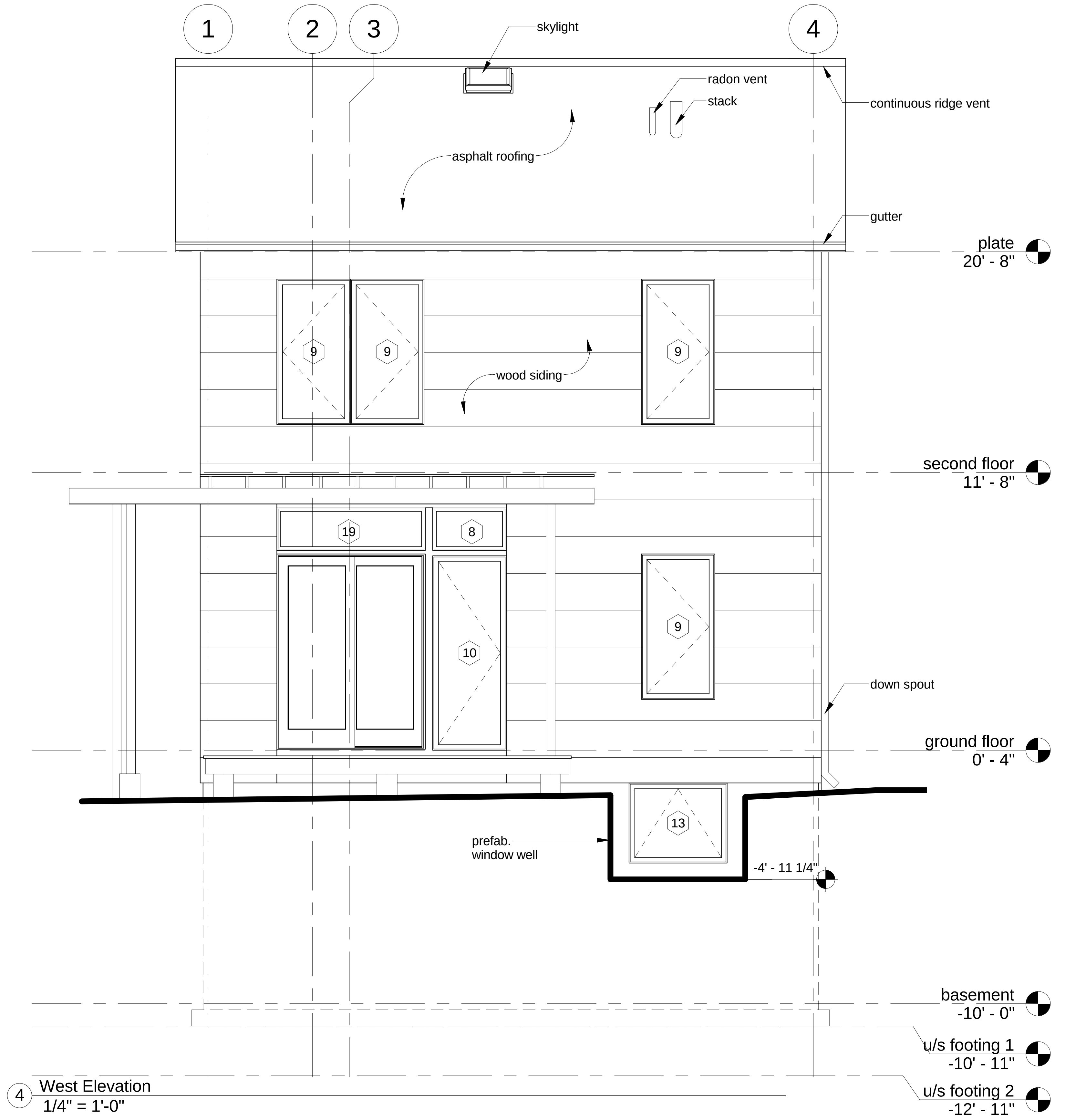
revision no.



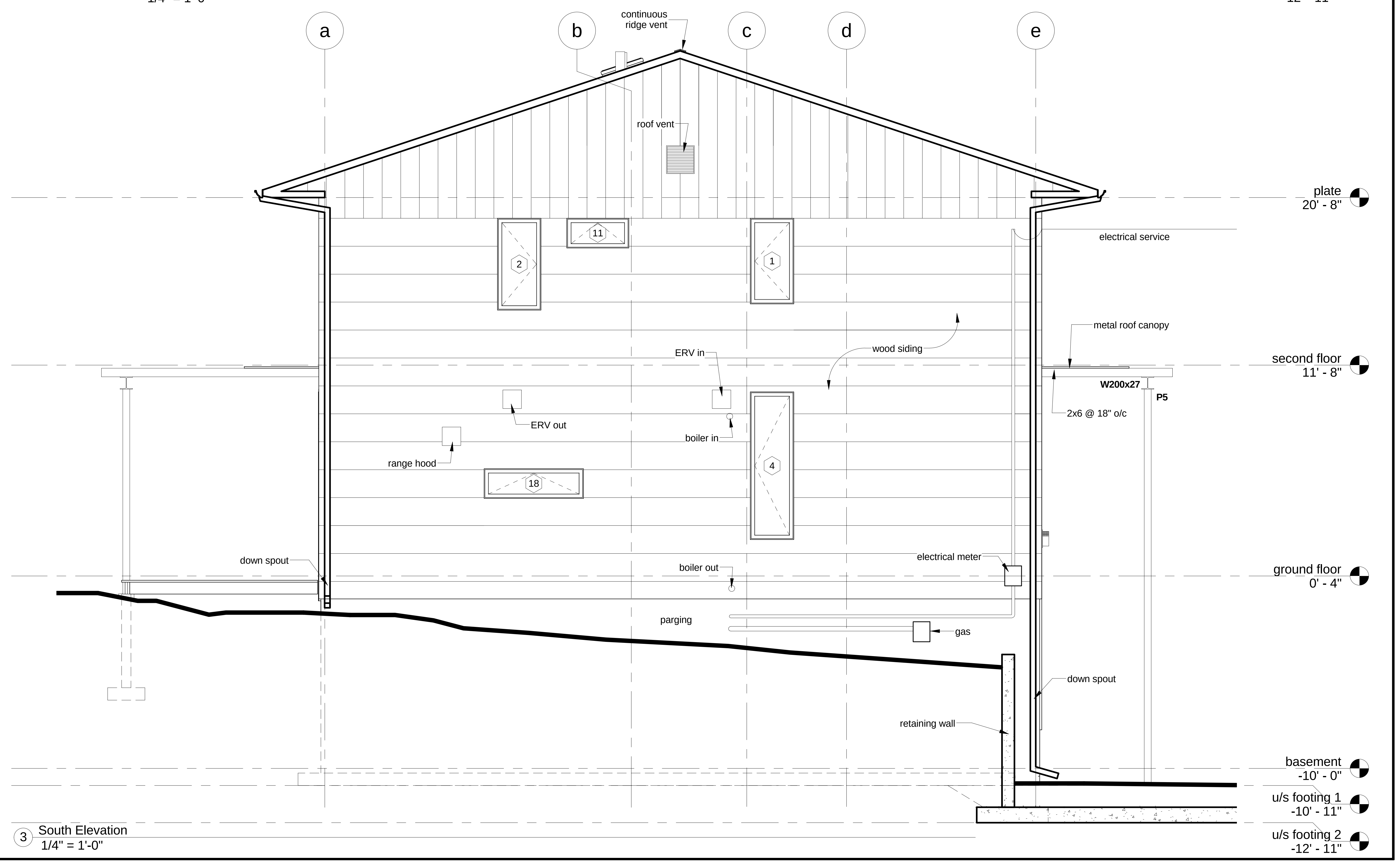
1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"

ROOF VENT CALCULATION (OBC 9.19.1.2):

area of insulated ceiling = 819 sf
area of required roof venting = 5.5 sf

gable end vent 2 x 1'-6" x 1'-6" = 4.5 sf
continous ridge vent = 1.0 sf

no.	date	revision
2	2012/05/07	issued for permit
1	2012/04/05	issued for pricing

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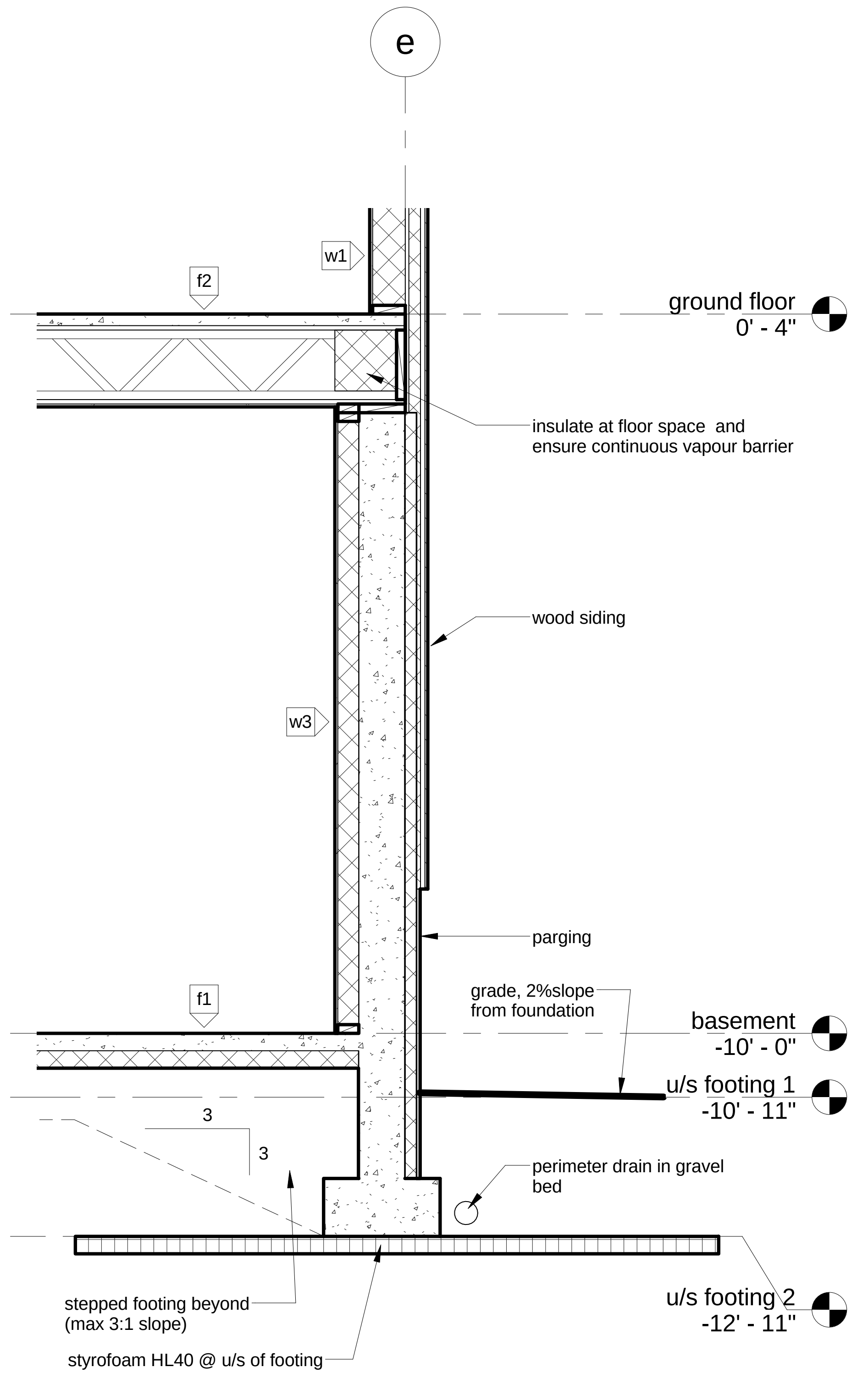
ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

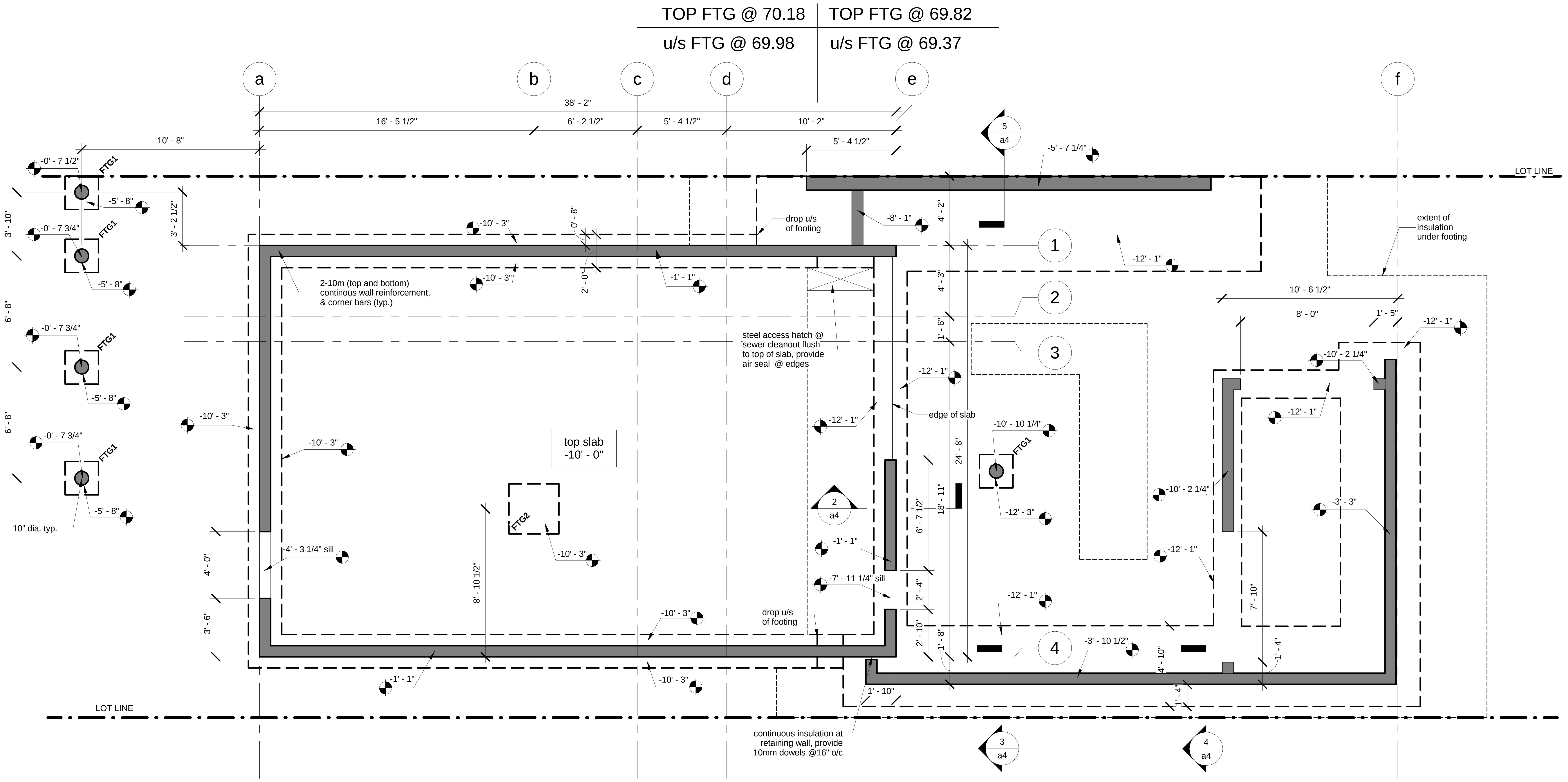
project:
Law/ Inch Residence
260 Loretta Ave. S.
Ottawa ON

drawing:
Elevations

drawn: mw
date: 2012/05/07
scale: 1/4" = 1'-0"
project no: 1103lore
drawing no. a3
revision no.



2 wall section @ east wall
1/2" = 1'-0"



1 foundation plan
1/4" = 1'-0"

GENERAL NOTES:	
101	DOOR I.D.
⊠	CHANGE IN FLOOR FINISH
F	EXHAUST FAN
CO SA	SMOKE AND CARBON MONOXIDE ALARM
CO	CARBON MONOXIDE DETECTOR
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⊠	INSULATED ASSEMBLY
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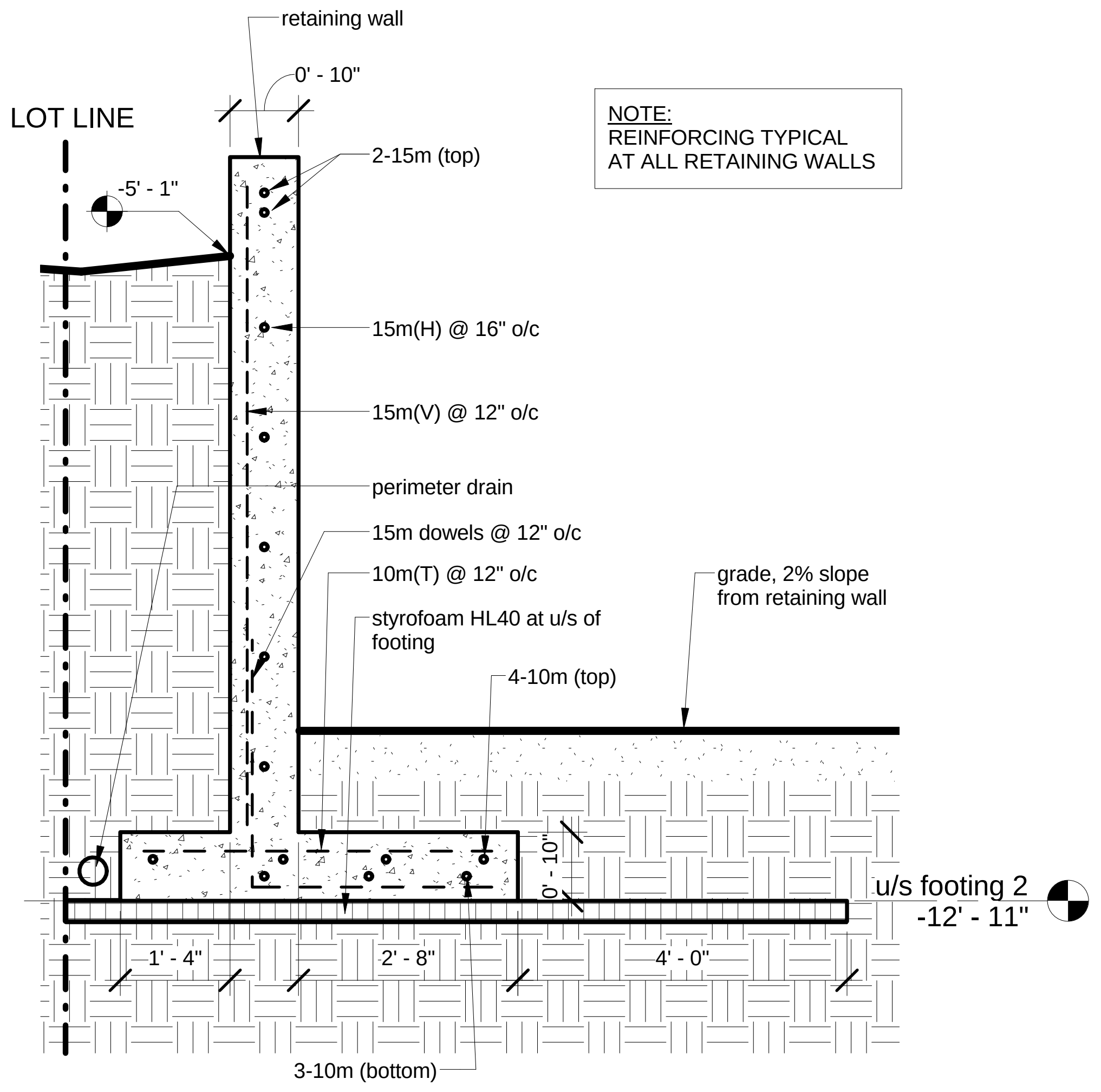
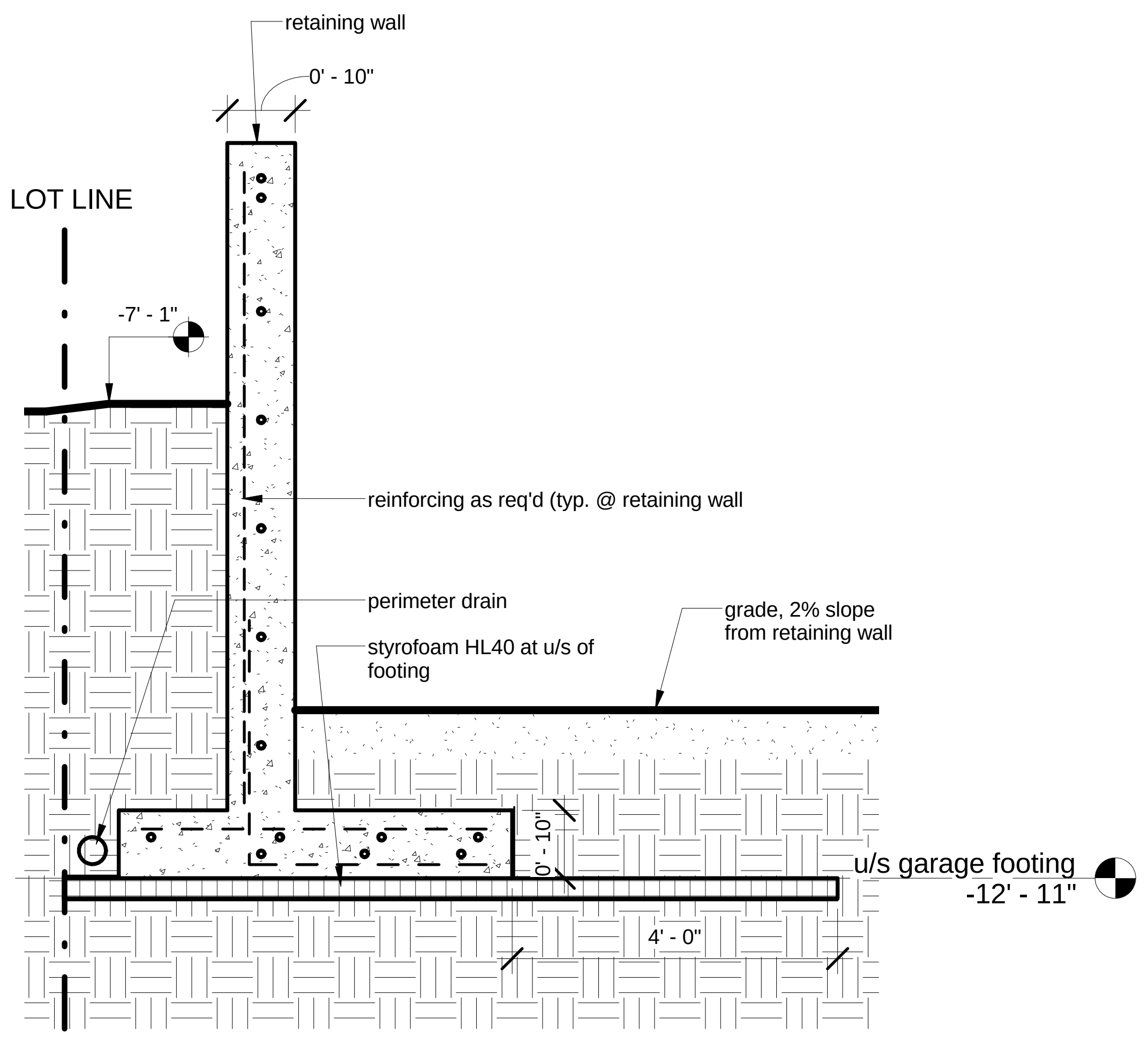
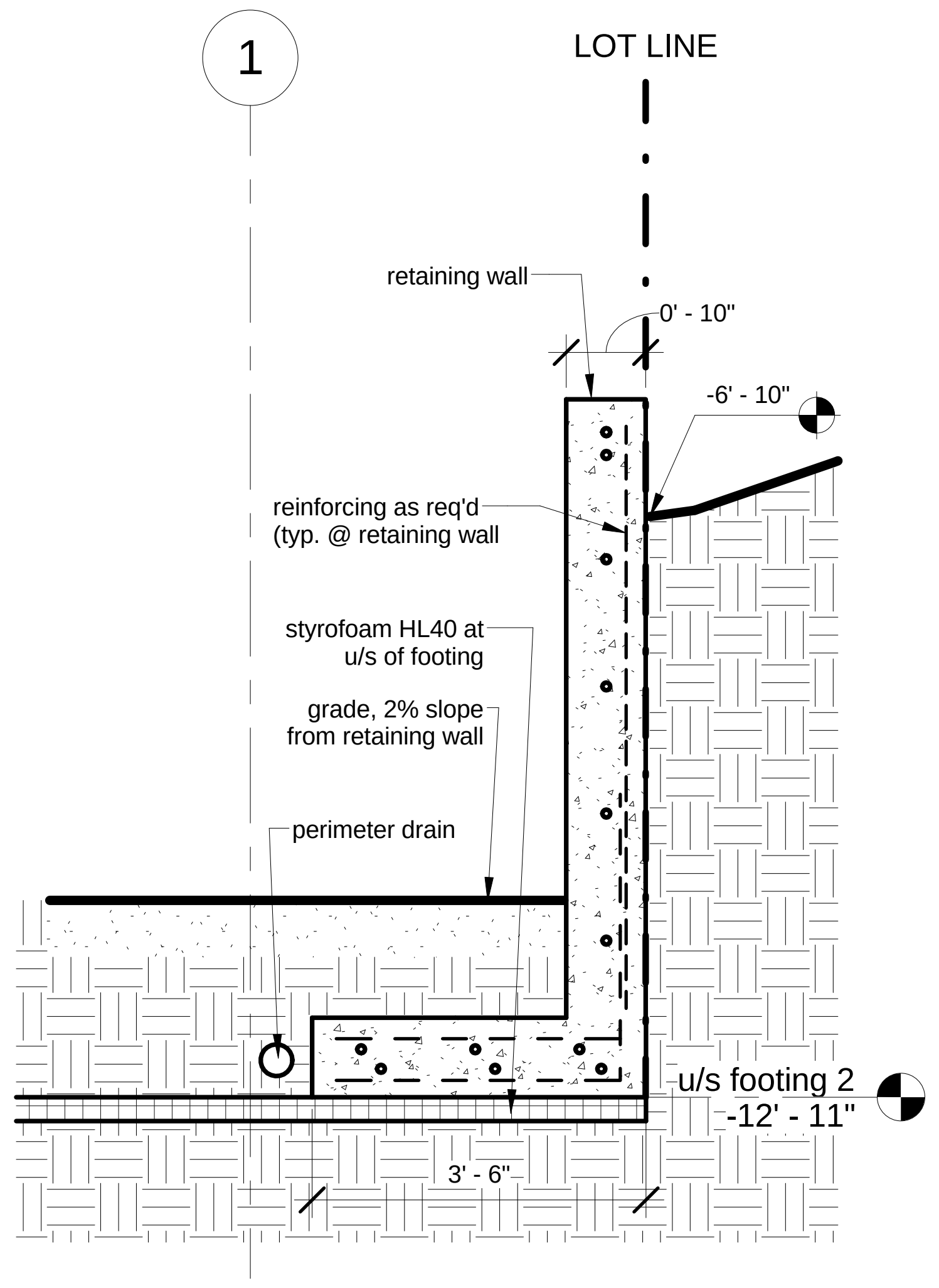
▨	POURED CONCRETE
▥	BEARING WALL



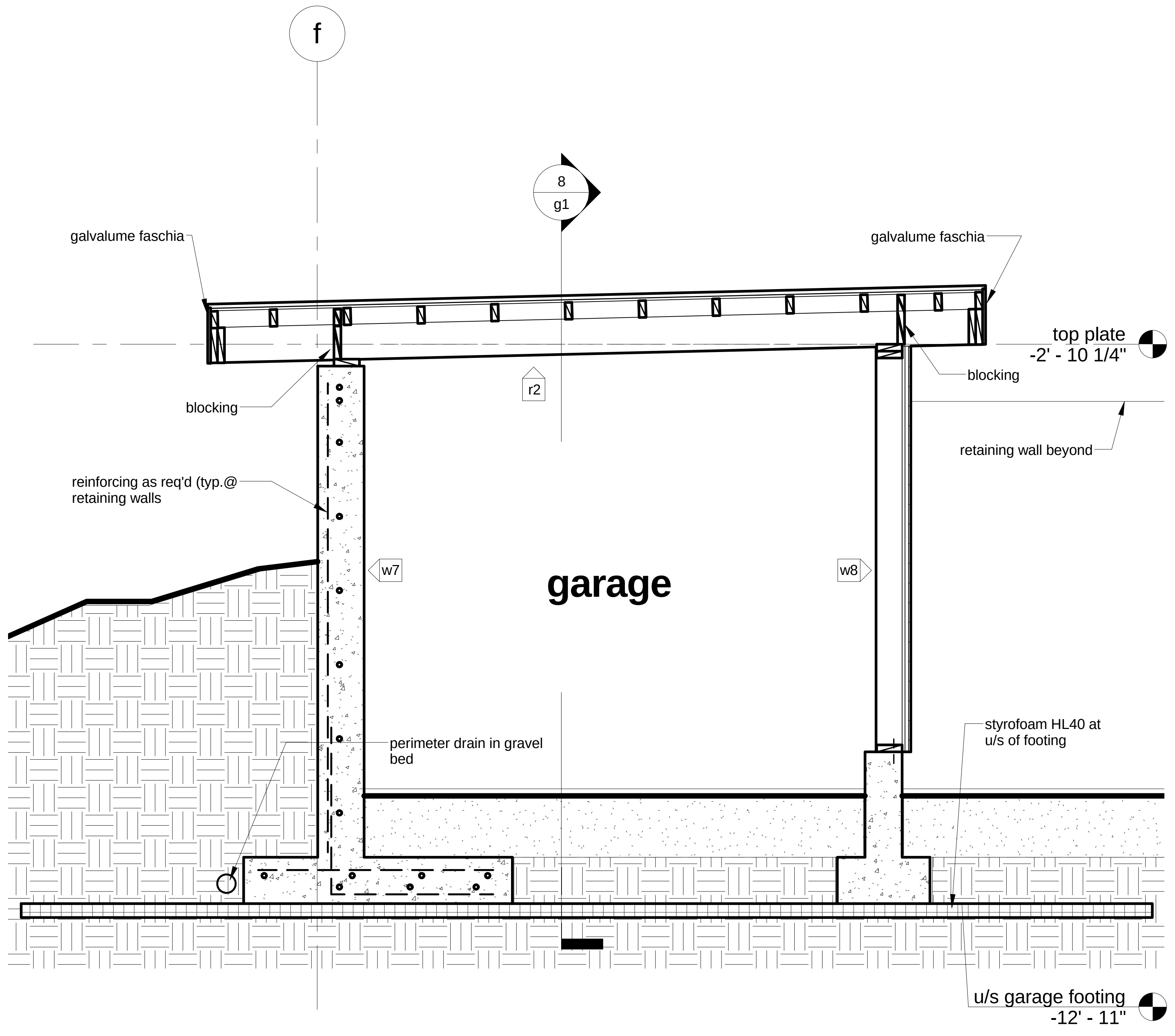
3 typical detail section 1
1/2" = 1'-0"



4 retaining wall section 2
1/2" = 1'-0"



5 retaining wall section 3
1/2" = 1'-0"



6 Garage Section
1/2" = 1'-0"

no.	date	revision
2	2012/05/07	issued for permit
1	2012/04/05	issued for pricing

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JOHN DONKIN
ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:
Law/ Inch Residence
260 Loretta Ave. S.
Ottawa ON

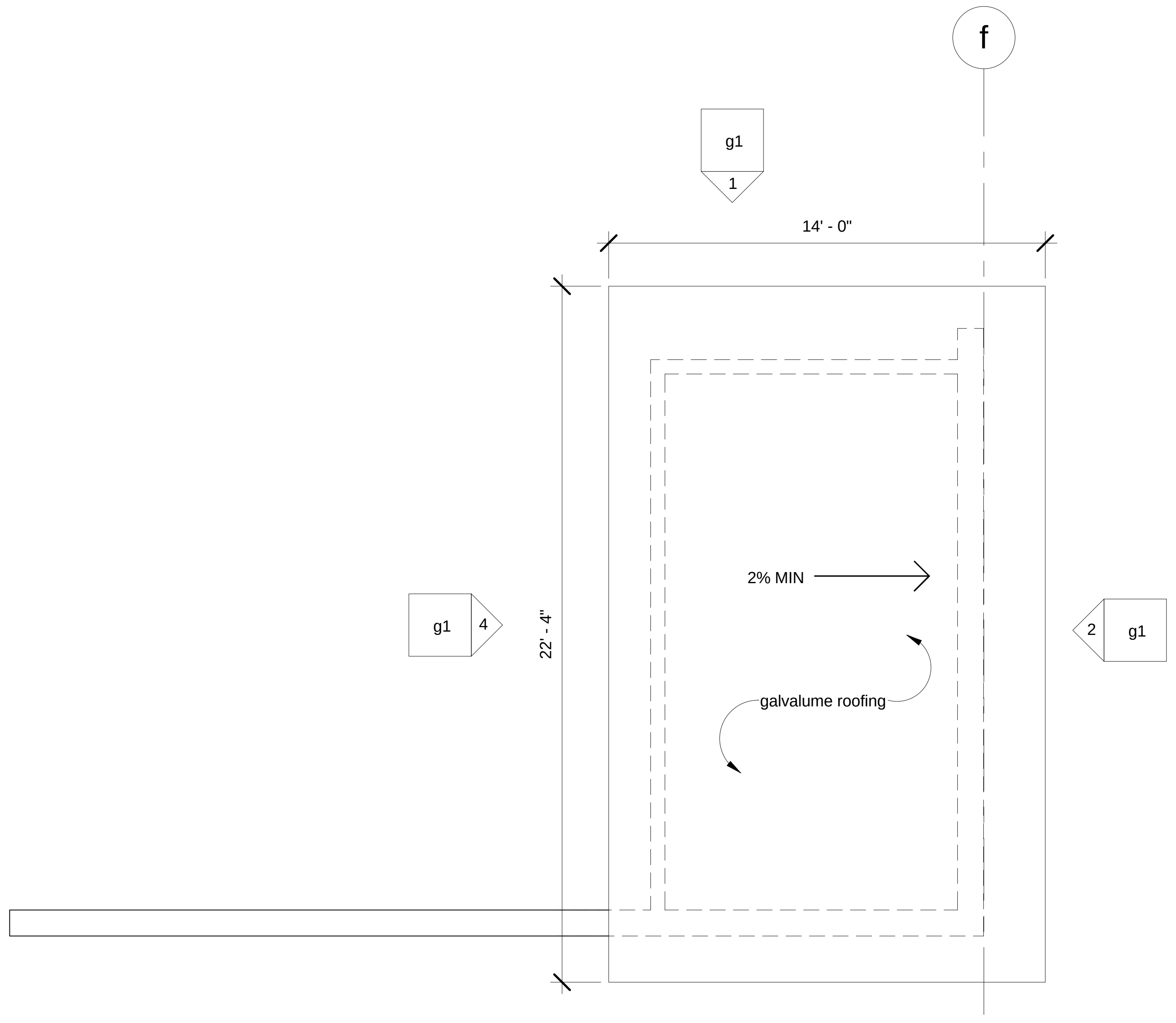
drawing:
Foundation Plan & Foundation Details

drawn:	date:	scale:
mw	2012/05/07	As indicated

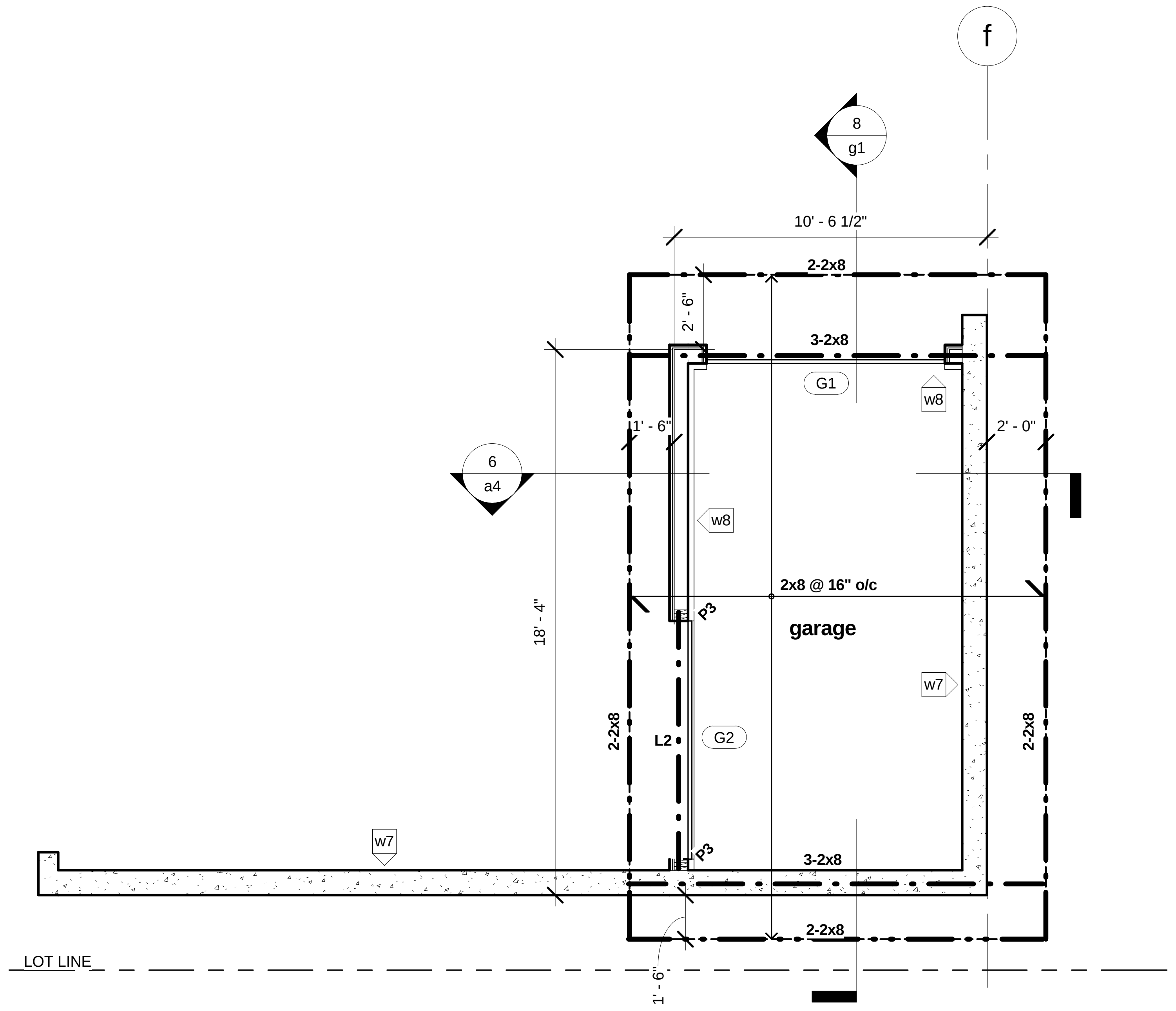
project no: 1103lore

drawing no. a4

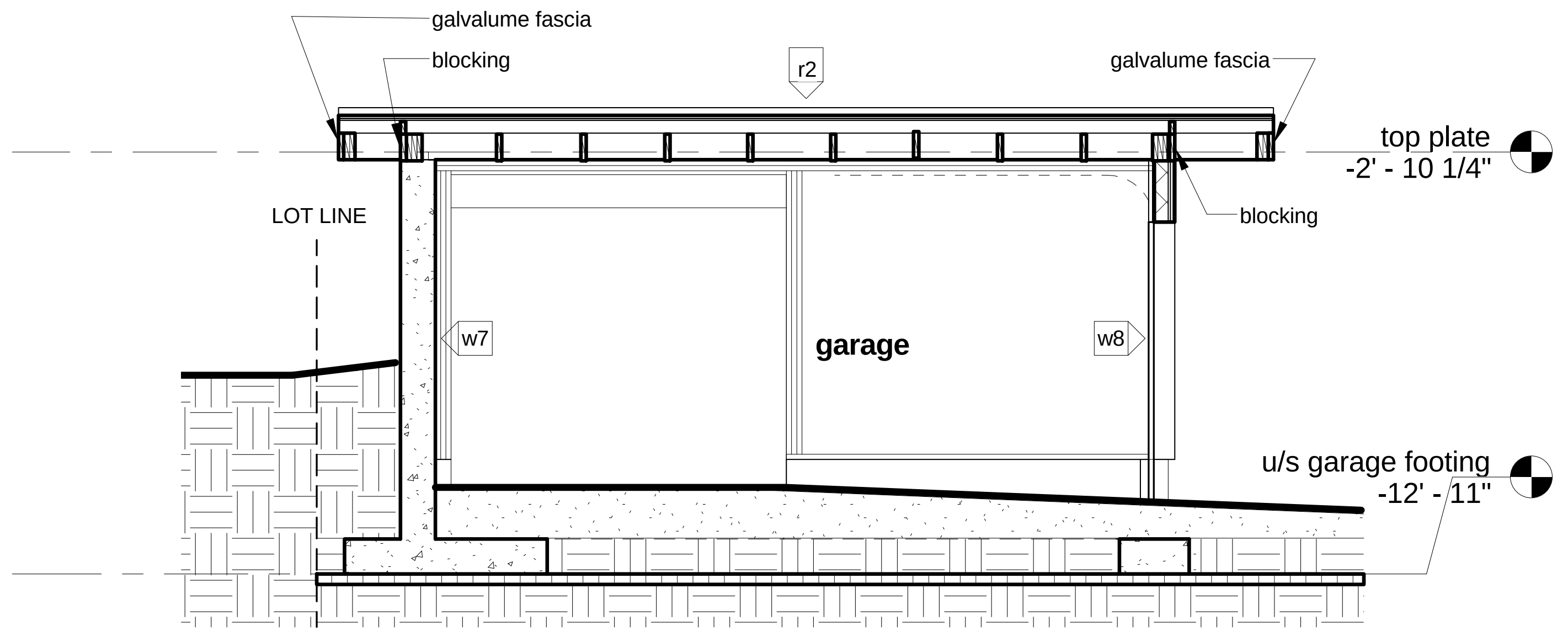
revision no.



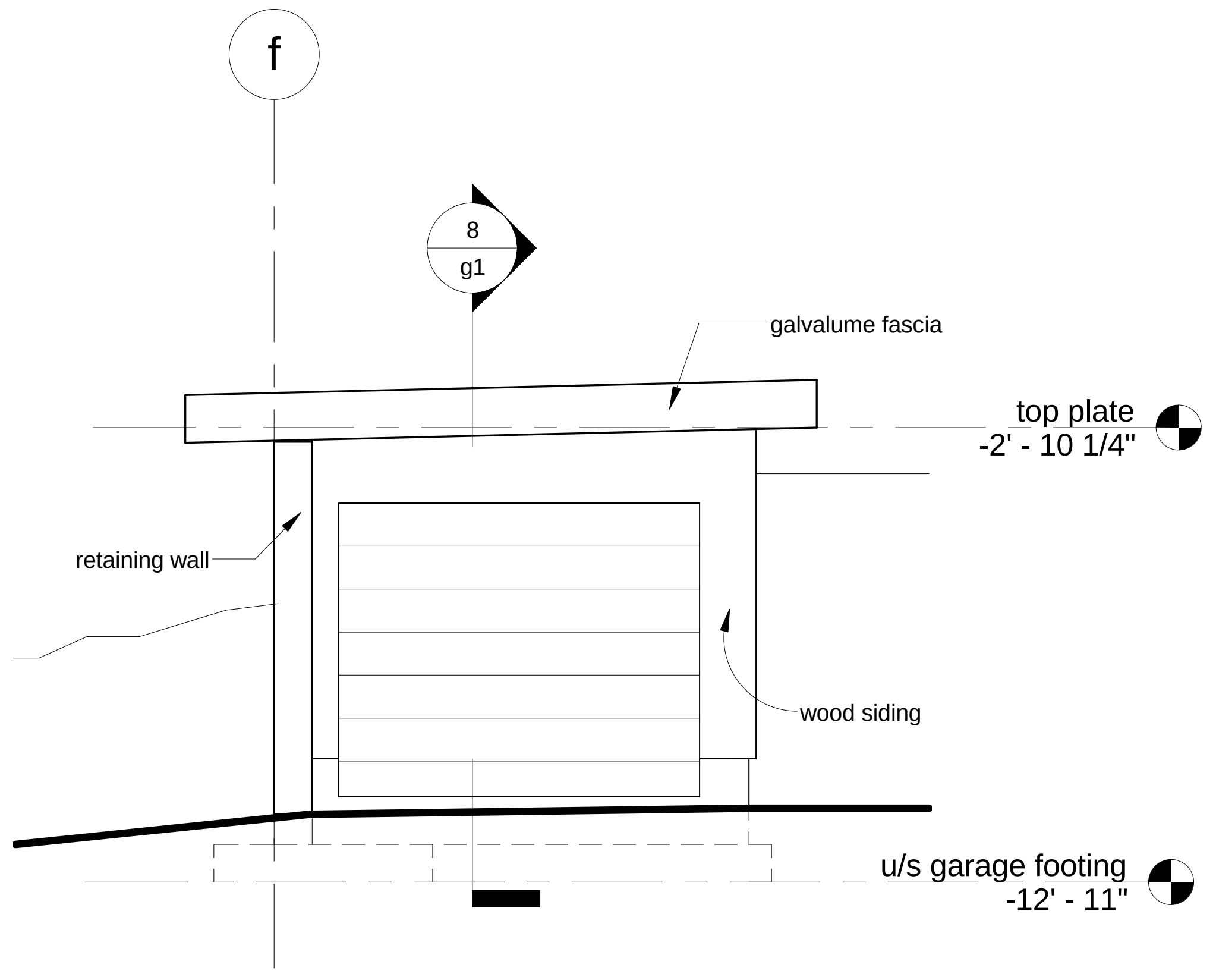
7 garage roof
1/4" = 1'-0"



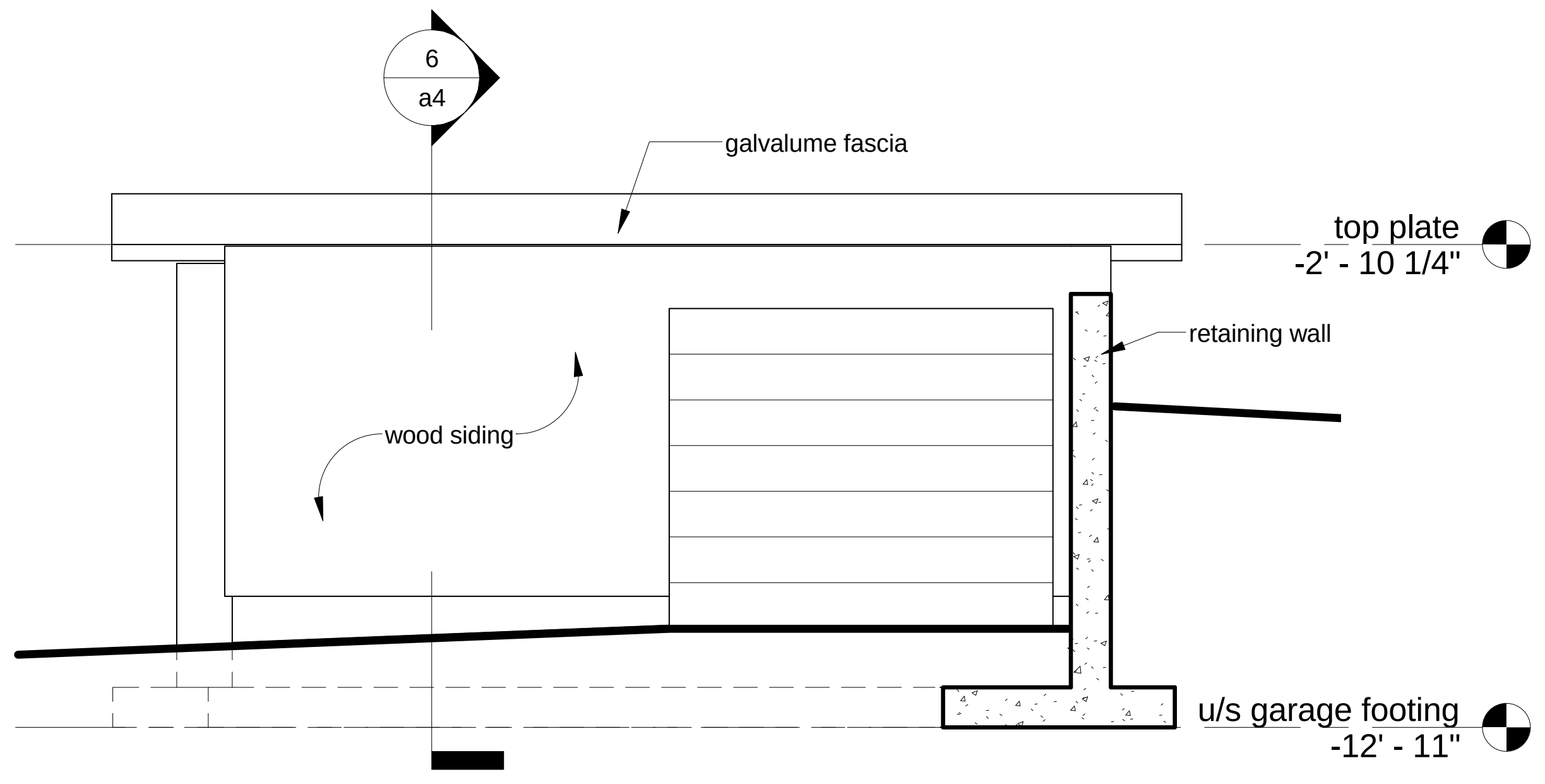
6 garage plan
1/4" = 1'-0"



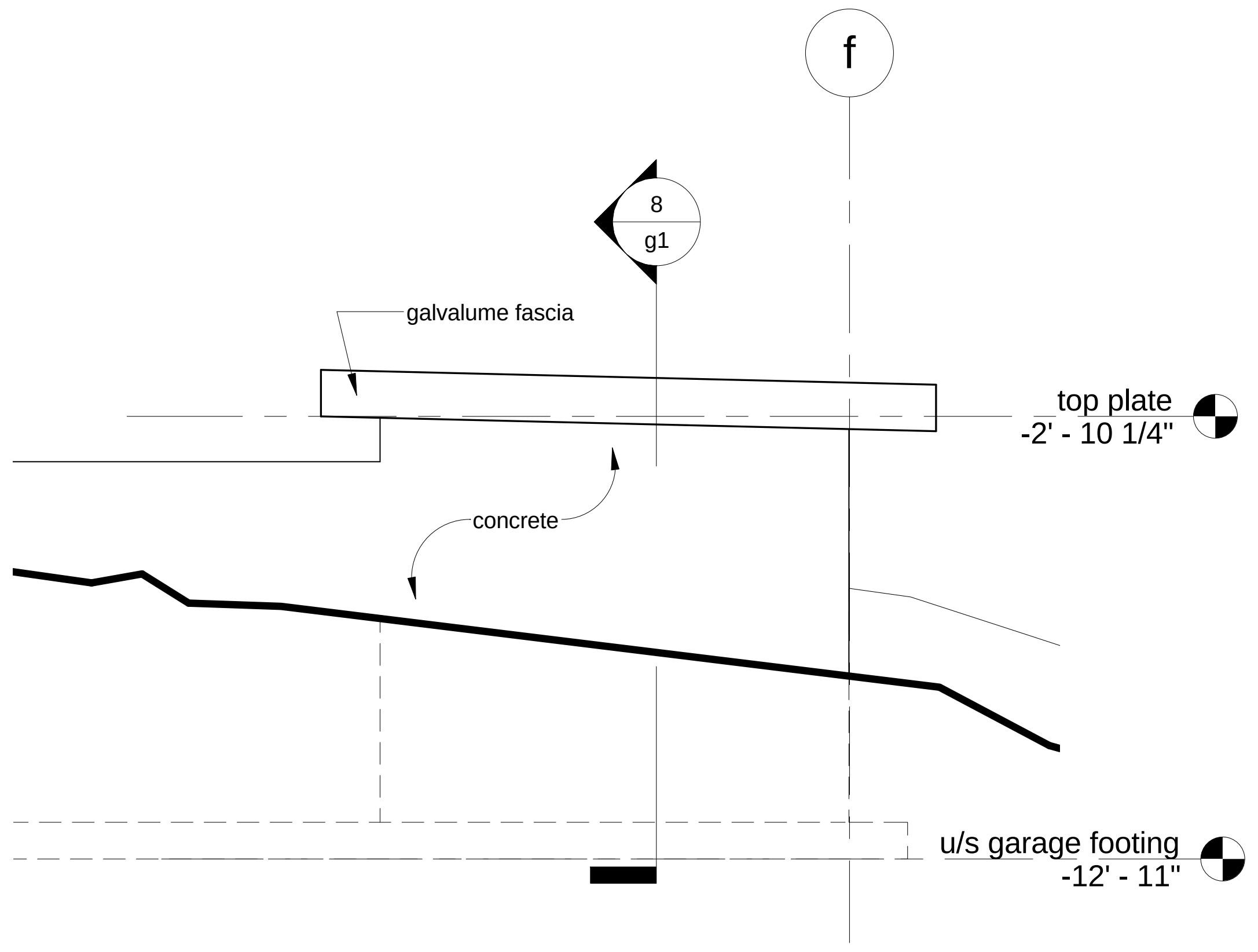
8 Garage 2
1/4" = 1'-0"



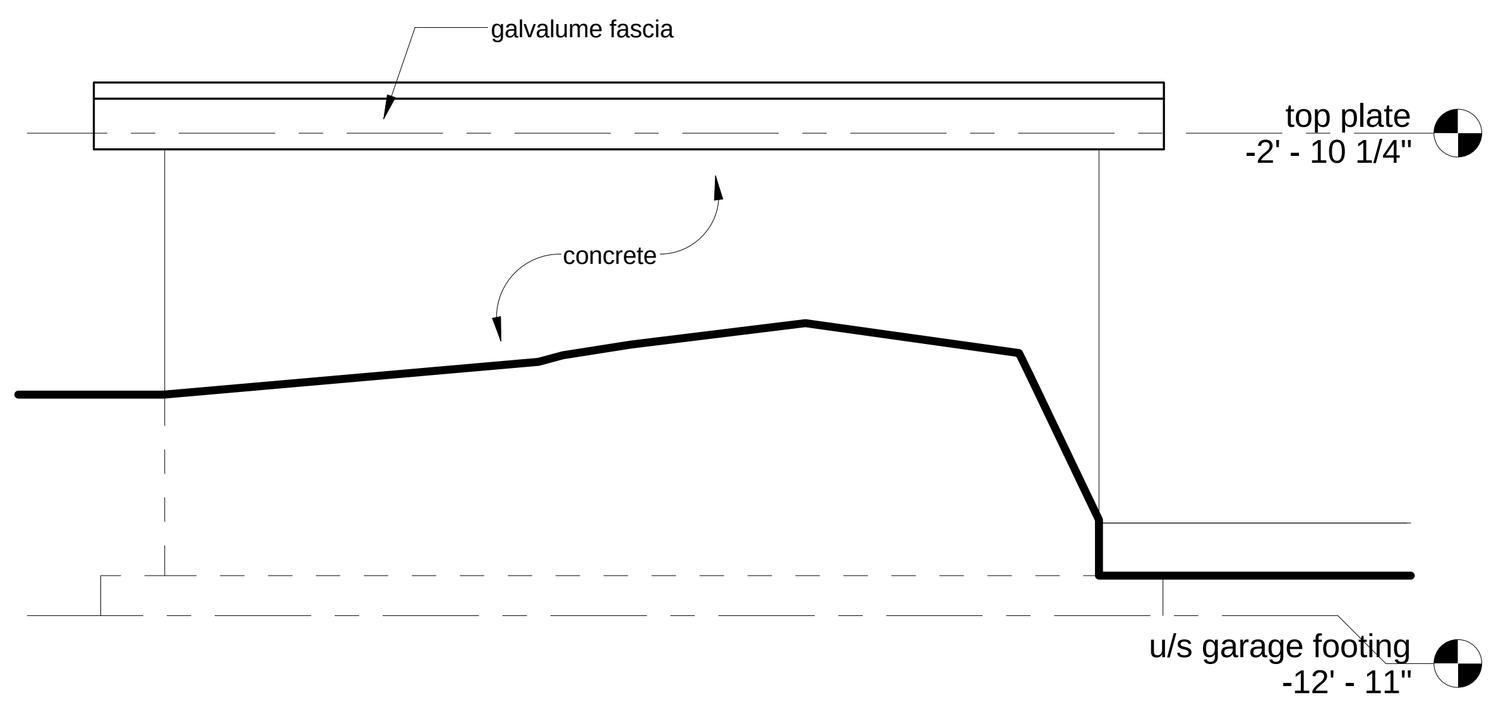
1 North - Garage
1/4" = 1'-0"



4 West -Garage
1/4" = 1'-0"



3 South - Garage
1/4" = 1'-0"



2 East -Garage
1/4" = 1'-0"

GENERAL NOTES:

101	DOOR I.D.
	CHANGE IN FLOOR FINISH
F	EXHAUST FAN
CO SA	SMOKE AND CARBON MONOXIDE ALARM
CO	CARBON MONOXIDE DETECTOR
SA	SMOKE ALARM
○	COLUMN
	JOIST/ TRUSS
L1	2 - 2x10
L2	3- 2x10
FL	FLUSH LINTEL BY FLOOR MFG.
P2	2-2x6
P3	3-2x6
P4	4-2x6
P5	HSS 3 1/2 dia. X 0.188"
P6	4x4 PSL
B1	3 - 2X10
FB	FLUSH BEAM BY FLOOR MFG.
J1	JOIST 12" DEEP BY OJ 2000
FTG1	10" dia. CONCRETE PIERS ON 24" x 24" x 8"dp CONCRETE PAD
FTG2	36" x 36" x 10"dp CONCRETE PAD c/w 3-15m (B) E/W
FTG3	WALL FOOTINGS 24" x 8"dp (TYPICAL)
▨	INSULATED ASSEMBLY
☐	UN-INSULATED ASSEMBLY
▨	POURED CONCRETE
▥	BEARING WALL

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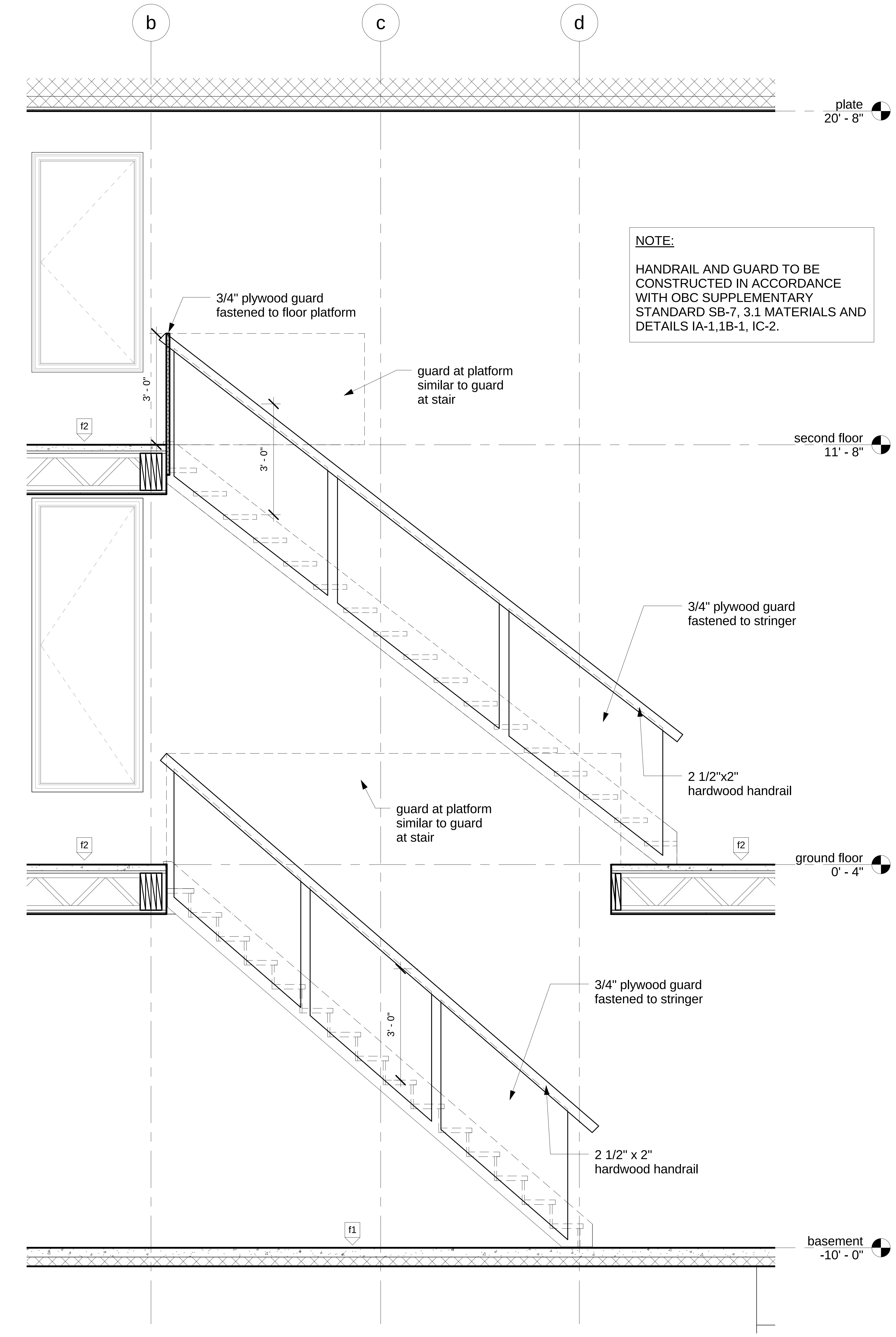
JOHN DONKIN
ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:
Law/ Inch Residence
260 Loretta Ave. S.
Ottawa ON

drawing:
Garage
Plan-Section-Elevation

drawn:	date:	scale:
mw	2012/05/07	1/4" = 1'-0"
		project no: 1103lore
		drawing no. g1
		revision no.



① Detail Section 1 - Stair
1/2" = 1'-0"

no.	date	revision
2	2012/05/07	issued for permit
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ARCHITECT INC
www.jdarchitect.ca 613 730 6918
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:
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260 Loretta Ave. S.
Ottawa ON

drawing:
Stair Section

drawn:	date:	scale:
mw	2012/05/07	1/2" = 1'-0"

project no: 1103lore

drawing no. i1

revision no.