

**Record filed by
The City of Charlottetown
In the matter of
Sheila Scott v. City of Charlottetown
(Appeal #LA23001)**

Submitted by Melanie McKenna
on behalf of the City of Charlottetown

September 14, 2026

INDEX

Tab	Date	Description	Page
1	October 9, 2019	Plan of Survey Showing Lots 1B to 9B and 12B to 20B re Windsor Park, includes 5B – PEI Land Surveyor	1
2	February 22, 2021	Plot Plan for Shaw Duplex with Basement	2
3	April 13, 2021	Drainage Plan re Lot 5B (Plan No. 21061)	9
4	May 7, 2021	Project: Shaw Duplex 5B – Engineer Garry Dowley (Prebilt)	10
5	May 10, 2021	Building & Development Permit Application and Receipt	15
6	May 11, 2021	Email exchange between City Planning Staff re Request for Driveway Approval with attached Drainage Plan	18
7	May 11, 2021	Email from Ellen Catane to Trevor Eisnor and Robert Zilke re New File: 23-25 Essex Crescent (Lot 5B)	20
8	May 31, 2021	Roof Framing Plan	22
9	June 1, 2021	Project: Shaw Duplex 5B – Engineer Garry Dowley (Prebilt)	23
10	June 23 to July 9, 2021	Email exchanges between Prebilt and Shane Jones re Application (Attachments in Tab 9)	42
11	June 23, 2021	Email from Ira Birt to Duncan Shaw re Footing Permit #362-BLD-21	45
12	June 25, 2021	Planning & Heritage Summary	47
13	August 8, 2021	Inspection Report Basement Insulation & Vapour Barrier	49
14	August 9, 2021	Email from Shane Jones to Prebilt re Basement Insulation Inspection	50
15	August 9, 2021	Emails between Planning Department and Bev Barr re Building Permit Status	51
16	August 11, 2021	Footing Permit #362-BLD-21 approved by PEI Land Surveyor	53
17	August 16, 2021	Building & Development Permit	54
18	August 17, 2021	Email from Trevor Eisnor and Duncan Shaw (Prebilt) re Permit with Permit attached	55
19	August 20, 2021	Planning & Heritage Summary	57
20	September 8, 2021	Inspection Report Foundation	59
21	September 9, 2021	Email from Trevor Eisnor to Duncan Shaw re Inspection	60
22	December 1, 2021	Note to File from Ira Birt	61

23	December 3, 2021	Email from Ira Birt to Sheila Scott re Drainage Concerns	62
24	February 18-23, 2022	Email exchanges between Sheila Scott, City of Charlottetown employees and Dave Morris (Morris Geomatics)	63
25	February 18, 2022	Email from Trevor Eisnor regarding photos of site	67
26	February 22, 2022	Emails between Trevor Eisnor, Alex Forbes and Prebilt re Lot 5 Water with photos attached	72
27	February 23, 2022	Email from Trevor Eisnor regarding photos of site	76
28	March 23-24, 2022	Email from Shane Jones to Prebilt re Framing Inspection Request	93
29	March 23, 2022	Inspection Report • Framing (Main Level Only)	94
30	April 20, 2022	Inspection Report • Insulation and Vapour Barrier (Main Floor Only)	95
31	June 13, 2022	Inspection Report • Below-Slab Insulation & Vapour Barrier	96
32	June 13-14, 2022	Email exchanges between Shane Jones and Prebilt re Insulation Inspection 23-25 Essex Crescent	97
33	November 25, 2022	Final Grading Plan for Lot 5B	102
34	November 30, 2022	Email from Duncan Shaw to Ira Birt re Lot 5B Drywall	104
35	November 30, 2022	Email from Shane Jones to Prebilt re Inspection 23/25 Essex Crescent	105
36	December 9, 2022	Email from Shane Jones to Prebilt et al re Inspection 23/25 Essex Crescent	106
37	December 9, 2022	Inspection Report • Final 2	107
38	December 14, 2022	Inspection Report • Final 3	108
39	December 14, 2022	Occupancy Permit	109
40	December 14, 2022	Email from Robert Stavert to Accounts Payable re Refund Request and email to Duncan Shaw	110
41	December 16, 2022	Planning & Heritage Summary	114
42	Undated	Photos of Site	116
43	Undated	File Status of 23-25 Essex Crescent	126

PEL DOUBLE STEREOGRAPHIC PROJECTION COORDINATES EXPRESSED IN METERS (EAST) DECIMET		
Point	Surfacing	East Unit
19	0212451 712	0012058 116
20	0212452 713	0012059 117
21	0212453 714	0012060 118
22	0212454 715	0012061 119
23	0212455 716	0012062 120
24	0212456 717	0012063 121
25	0212457 718	0012064 122
26	0212458 719	0012065 123
27	0212459 720	0012066 124
28	0212460 721	0012067 125
29	0212461 722	0012068 126
30	0212462 723	0012069 127
31	0212463 724	0012070 128
32	0212464 725	0012071 129
33	0212465 726	0012072 130
34	0212466 727	0012073 131
35	0212467 728	0012074 132
36	0212468 729	0012075 133
37	0212469 730	0012076 134
38	0212470 731	0012077 135
39	0212471 732	0012078 136
40	0212472 733	0012079 137
41	0212473 734	0012080 138
42	0212474 735	0012081 139
43	0212475 736	0012082 140
44	0212476 737	0012083 141
45	0212477 738	0012084 142
46	0212478 739	0012085 143
47	0212479 740	0012086 144
48	0212480 741	0012087 145
49	0212481 742	0012088 146
50	0212482 743	0012089 147
51	0212483 744	0012090 148
52	0212484 745	0012091 149
53	0212485 746	0012092 150
54	0212486 747	0012093 151
55	0212487 748	0012094 152
56	0212488 749	0012095 153
57	0212489 750	0012096 154
58	0212490 751	0012097 155
59	0212491 752	0012098 156
60	0212492 753	0012099 157
61	0212493 754	0012100 158
62	0212494 755	0012101 159
63	0212495 756	0012102 160
64	0212496 757	0012103 161
65	0212497 758	0012104 162
66	0212498 759	0012105 163
67	0212499 760	0012106 164
68	0212500 761	0012107 165
69	0212501 762	0012108 166
70	0212502 763	0012109 167
71	0212503 764	0012110 168
72	0212504 765	0012111 169
73	0212505 766	0012112 170
74	0212506 767	0012113 171
75	0212507 768	0012114 172
76	0212508 769	0012115 173
77	0212509 770	0012116 174
78	0212510 771	0012117 175
79	0212511 772	0012118 176
80	0212512 773	0012119 177
81	0212513 774	0012120 178
82	0212514 775	0012121 179
83	0212515 776	0012122 180
84	0212516 777	0012123 181
85	0212517 778	0012124 182
86	0212518 779	0012125 183
87	0212519 780	0012126 184
88	0212520 781	0012127 185
89	0212521 782	0012128 186
90	0212522 783	0012129 187
91	0212523 784	0012130 188
92	0212524 785	0012131 189
93	0212525 786	0012132 190
94	0212526 787	0012133 191
95	0212527 788	0012134 192
96	0212528 789	0012135 193
97	0212529 790	0012136 194
98	0212530 791	0012137 195
99	0212531 792	0012138 196
100	0212532 793	0012139 197

P.E.L. DAILY STEREOPHONIC PROJECTION COORDINATES		
EXPRESSED IN METERS, MOVS [FORM 4000]		
Point	Outgoing	Existing
53	000212.138	000212.138
54	000212.138	000212.138
55	000212.138	000212.138
56	000212.138	000212.138
57	000212.138	000212.138
58	000212.138	000212.138
59	000212.138	000212.138
60	000212.138	000212.138
61	000212.138	000212.138
62	000212.138	000212.138
63	000212.138	000212.138
64	000212.138	000212.138
65	000212.138	000212.138
66	000212.138	000212.138
67	000212.138	000212.138
68	000212.138	000212.138
69	000212.138	000212.138
70	000212.138	000212.138
71	000212.138	000212.138
72	000212.138	000212.138
73	000212.138	000212.138
74	000212.138	000212.138
75	000212.138	000212.138
76	000212.138	000212.138
77	000212.138	000212.138
78	000212.138	000212.138
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93	000212.138	000212.138
94	000212.138	000212.138
95	000212.138	000212.138
96	000212.138	000212.138
97	000212.138	000212.138
98	000212.138	000212.138
99	000212.138	000212.138
100	000212.138	000212.138

P.E.L. DOWEL STEREOMETRIC PROJECTION COORDINATES			
EXPRESSED IN METRES, MMS (CMES) DATA			
Point	Horizontal	Vertical	Distance
1	000000.000	000000.000	000000.000
2	000000.000	000000.000	000000.000
3	000000.000	000000.000	000000.000
4	000000.000	000000.000	000000.000
5	000000.000	000000.000	000000.000
6	000000.000	000000.000	000000.000
7	000000.000	000000.000	000000.000
8	000000.000	000000.000	000000.000
9	000000.000	000000.000	000000.000
10	000000.000	000000.000	000000.000
11	000000.000	000000.000	000000.000
12	000000.000	000000.000	000000.000
13	000000.000	000000.000	000000.000
14	000000.000	000000.000	000000.000
15	000000.000	000000.000	000000.000
16	000000.000	000000.000	000000.000
17	000000.000	000000.000	000000.000
18	000000.000	000000.000	000000.000
19	000000.000	000000.000	000000.000
20	000000.000	000000.000	000000.000
21	000000.000	000000.000	000000.000
22	000000.000	000000.000	000000.000
23	000000.000	000000.000	000000.000
24	000000.000	000000.000	000000.000
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49	000000.000	000000.000	000000.000
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96	000000.000	000000.000	000000.000
97	000000.000	000000.000	000000.000
98	000000.000	000000.000	000000.000
99	000000.000	000000.000	000000.000
100	000000.000	000000.000	000000.000



- | LEGEND | |
|--------------------------------|---|
| SUBJECT LANDS |  |
| FOUND SURVEY MARKER |  |
| PLACED SURVEY MARKER |  |
| CALCULATED POINT |  |
| LENGTH OF ARC |  Arc |
| RADIUS |  Rad |
| CENTER OF CURVATURE |  Ctr |
| SEMI-DETACHED |  SD |

- ### NOTES
1. THE SURVEY WAS EXECUTED DURING THE PERIOD OF SEPTEMBER, 2011 THROUGH SEPTEMBER, 2012.
 2. ALL OFFSETS ARE SHOWN IN METERS AS HORIZONTAL GROUND LEVEL DISTANCES.
 3. ALL DIRECTIONS ARE PLAIN DOUBLE STEREOSCOPIC GRID READINGS, DERIVED FROM PELL CONTROL WORKPOINT NO. 3145 FIELD POINT.
 4. GRID OBSERVATIONS, HAZARD (COORD) DATA, WITH THE PUBLISHED GRID COORDINATES IS 891261300, 1238003150.
 5. ALL GRID ADJUSTING ARE RETROFITTED TO HAZARD (COORD).
 6. GRID OBSERVATIONS WERE USED TO FIND THE SURVEY.
 7. ALL DIMENSIONS ARE GIVEN IN METERS UNLESS NOTED OTHERWISE.
 8. PROPERTY BOUNDARY AND PROPERTY OWNER'S NAMES HAVE BEEN PROVIDED BY THE DEPARTMENT OF FINANCE AND MUNICIPAL AFFAIRS TAXATION AND PROPERTY INFORMATION, GEOMATICS INFORMATION CENTRE.
 9. TOTAL AREA OF PHASE 3 = 17,618 sq.mts.



SCALE 1: 500 metric



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PLAN OF SURVEY SHOWING
LOTS 1B TO 9B and
12B to 20B inclusive
"Windsor Park, Phase 3"
BEING A SUBDIVISION OF
PID No. 1016294

CHARLOTTETOWN
QUEENS COUNTY P.E.I.
DRAWN BY: D.A.F.
DRAWING No. 18121-L2 Portions of P.I.D. No. 1016294

I, DEREK A. FRENCH, PRINCE EDWARD ISLAND LAND SURVEYOR, DO HEREBY
CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION
AND SUPERVISION, AND THAT THIS PLAN IS A TRUE AND CORRECT
REPRESENTATION OF SAID SURVEY.

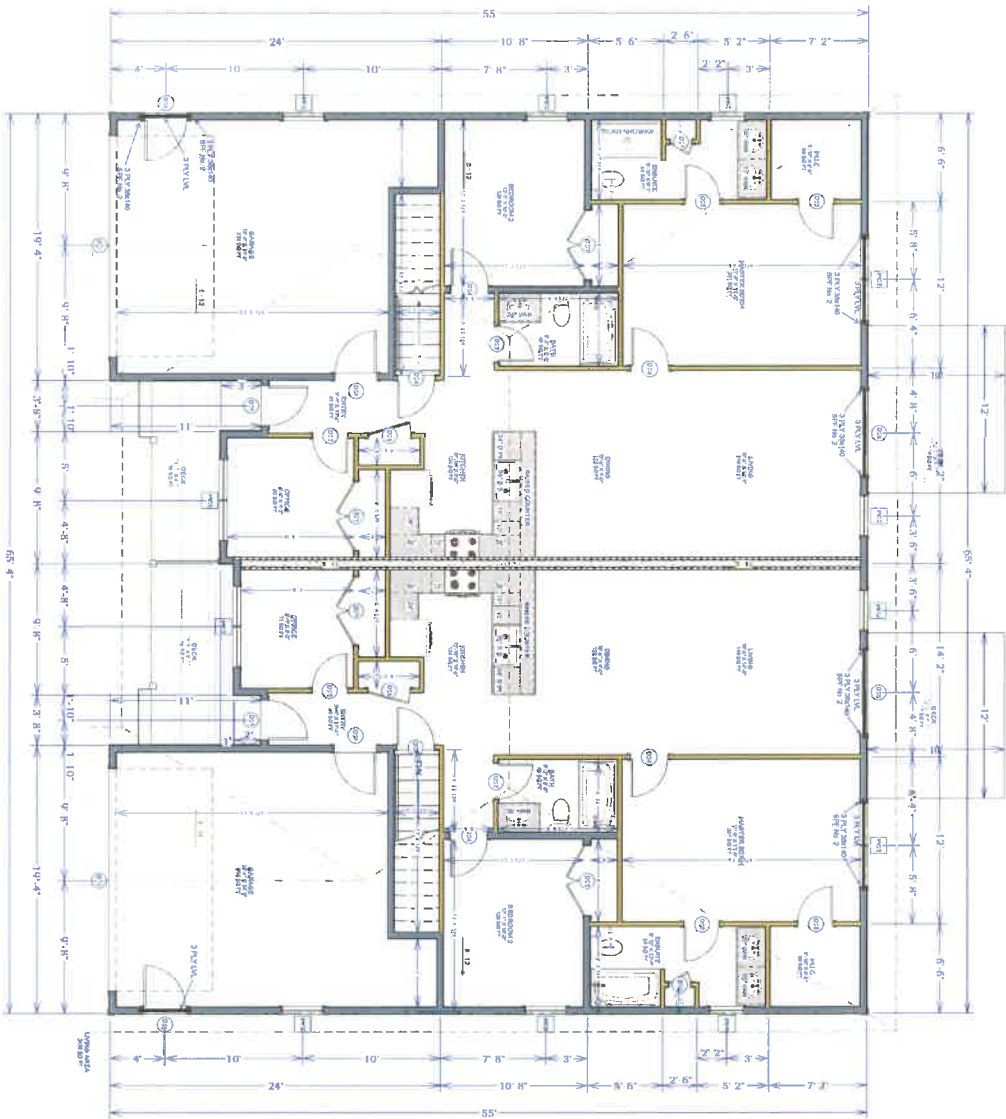
Derek A. French OCTOBER 9, 2019
..... PRINCE EDWARD ISLAND SURVEYOR
..... DATE



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PLANNING
Rec'd July 9/21 m. ST





WINDOW SCHEDULE		
NUMBER	QTY	WIDTH HEIGHT
W01	2	30" 40"
W02	6	36" 55"
W03	4	72" 55"

DOOR SCHEDULE		
NUMBER	QTY	WIDTH HEIGHT
D01	2	18" 80"
D02	2	192" 84"
D03	3	30" 80"
D04	6	32" 80"
D05	2	34" 80"
D06	6	36" 80"
D07	4	60" 80"
D08	2	72" 80"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE(S)
	8" CONCRETE STEM WALL
	DECK RAILING/FENCE
	ICF
	INTERIOR 4
	INTERIOR 6
	ROOM DIVIDER
	SIDING 6
	SIDING 6 CONTINUOUS INSULATION



A-5

SHEET:

AS NOTED

SCALE:

2/22/2021

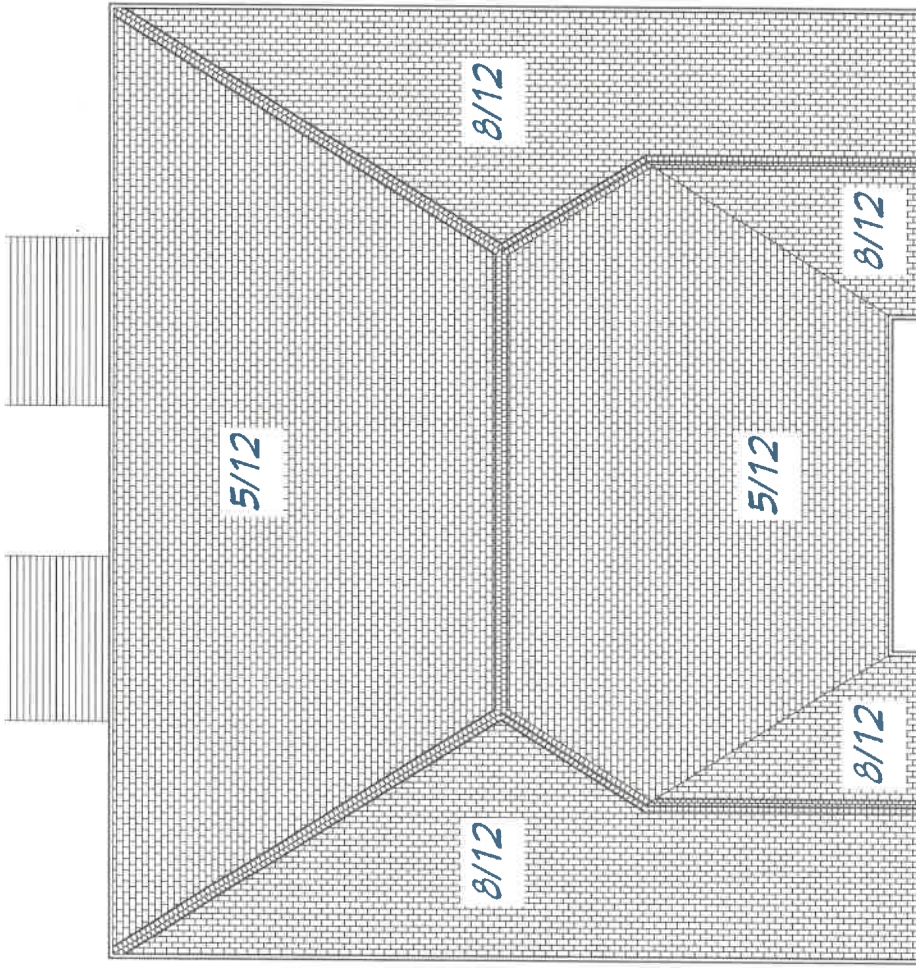
DATE:

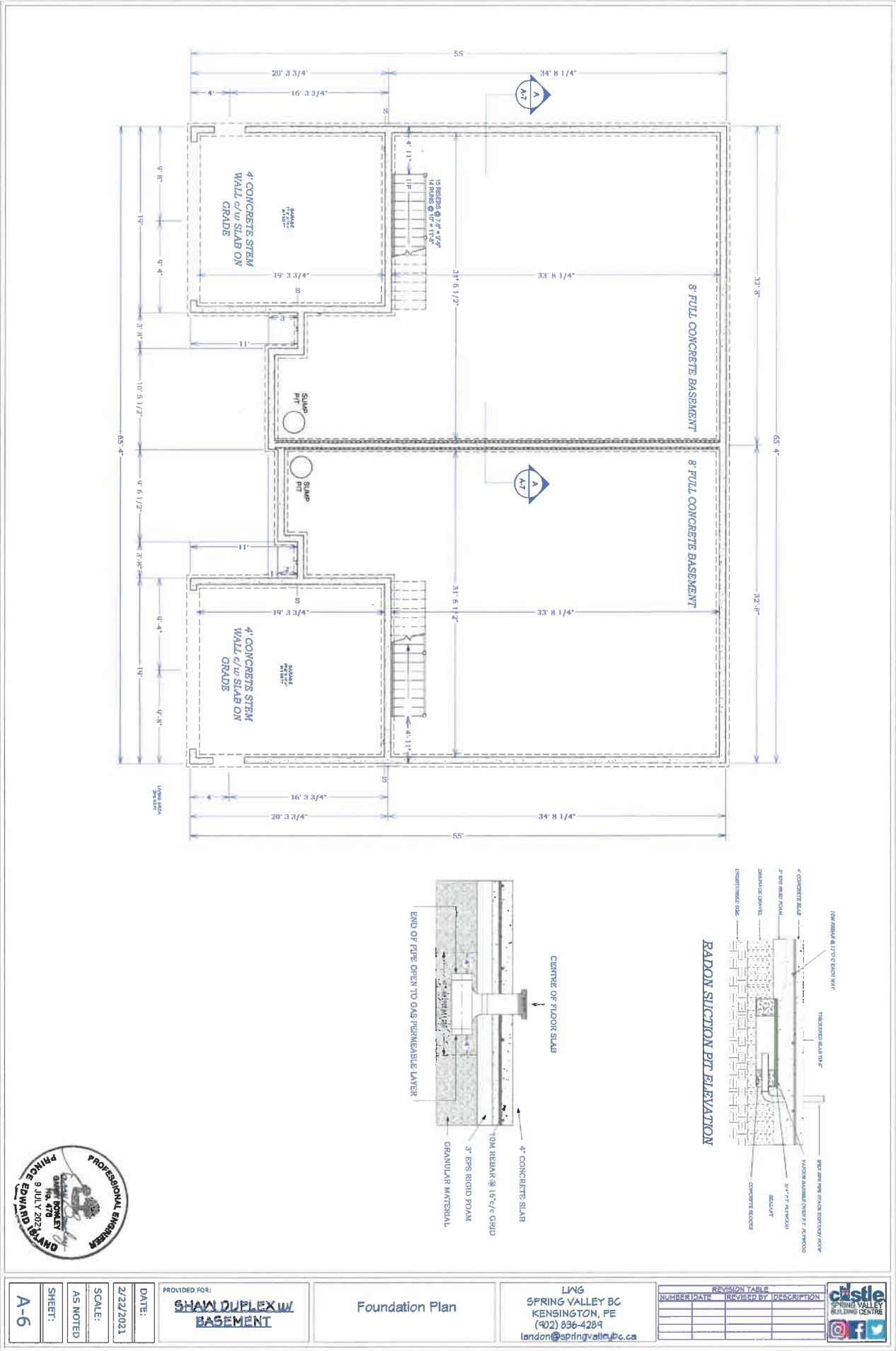
PROVIDED FOR
SHAW DUREX INC.
BASEMENT

Roof Plan

LWG
SPRING VALLEY BC
KENSINGTON, PE
(402) 836-4284
london@springvalleybc.ca

NUMBER	DATE	REVISION	DESCRIPTION







REVISION	DATE	BY	DESCRIPTION

LWG
SPRING VALLEY BC
KENSINGTON, PE
(902) 826-4284
london@springvalleybc.ca

Details

SHAW DUPLEX
BASEMENT

PROVIDED FOR:

DATE:

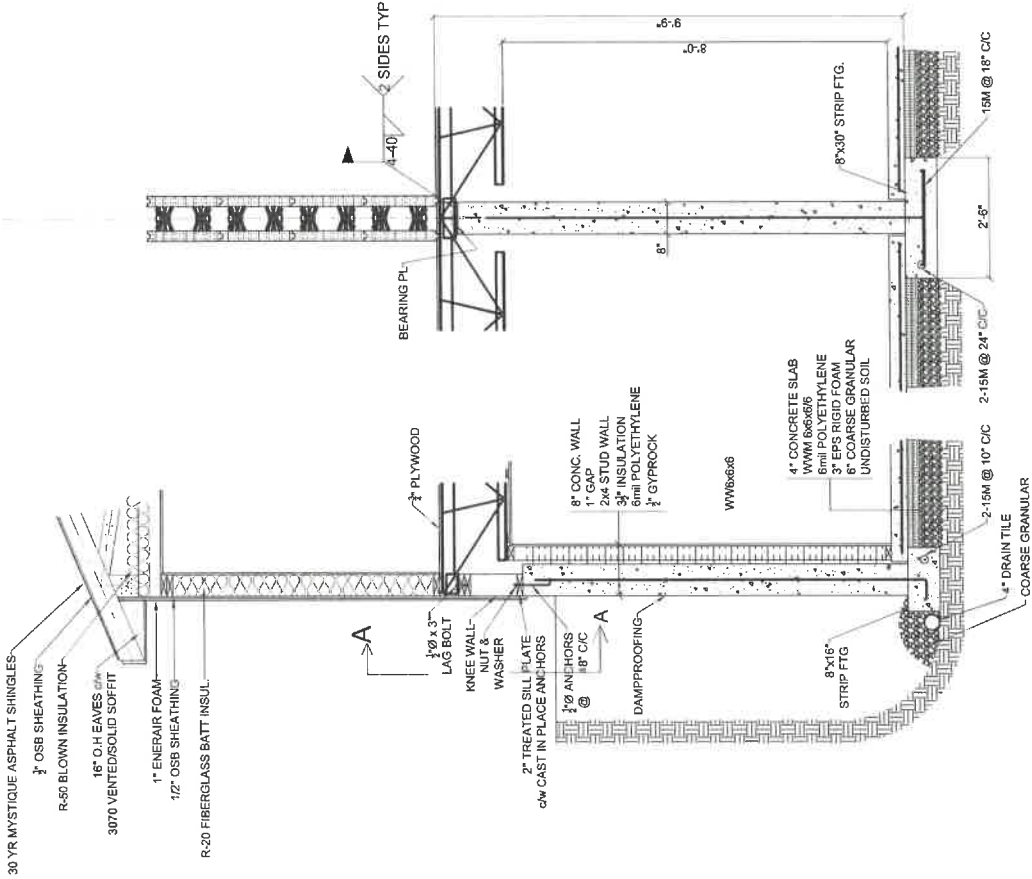
2/22/2021

SCALE:

AS NOTED

SHEET:

A-7



SECTION A-A: TYPICAL JOIST SEAT IN KNEE WALL

A WALL DETAILS

A-7

This technical drawing shows a cross-section of a building facade. The roof is sloped and covered with a dense grid pattern. The facade below the roof contains several windows: two large rectangular windows with internal grid patterns, two smaller rectangular windows, and two square windows. The drawing is labeled with '4' at the top right and '4' at the bottom right.

This architectural drawing shows a side elevation of a building. On the left, a vertical section of the facade is depicted with vertical lines. It features four rectangular windows: the top one is small with a single pane, and the three below it are larger with multiple panes. To the right of this section is a tall, narrow brick chimney, represented by a cross-hatched pattern. The roofline is shown as a gable, with the brickwork extending up to the eaves. A small circular symbol with a dot inside is located near the base of the chimney on the right side.

[illegible]

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH
OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM
AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S
EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS
AND ENCLOSED DRAWING. SPRING VALLEY BUILDING CENTRE IS NOT LIABLE FOR
ERRORS. ONCE CONSTRUCTION HAS BEGUN, WHILE EVERY EFFORT HAS BEEN MADE IN
THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT
GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK
ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY
RESPONSIBLE THEREAFTER.

ELECTRICAL DATA & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I.
2. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
3. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
4. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
5. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
6. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

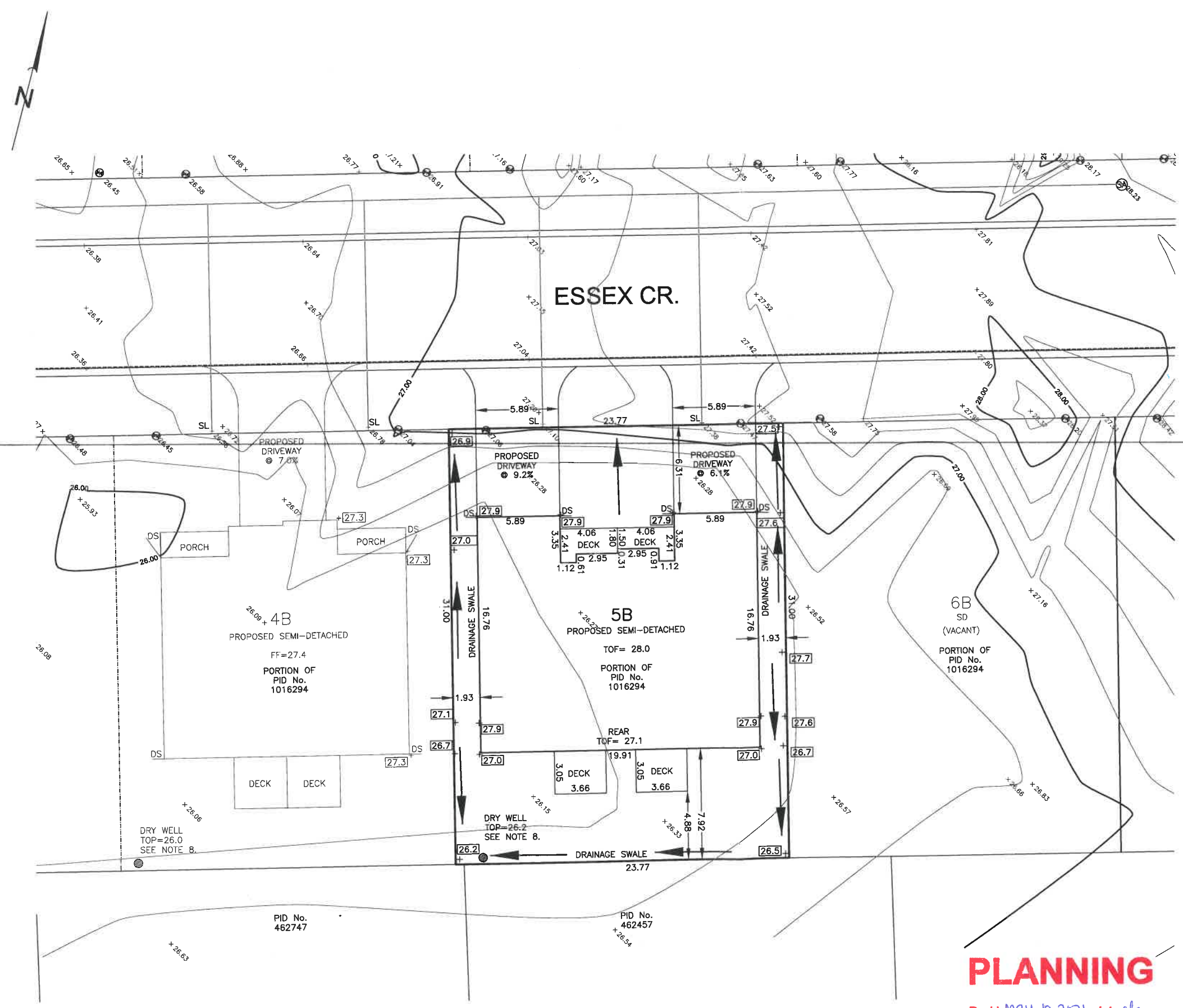
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

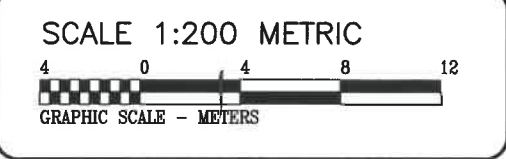
GRADING NOTES:

- 1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
- 4 AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
- 5 PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.



- LEGEND:**
- SUBJECT PROPERTY LINES
 - CONTOUR LINES 20.00
 - PROPERTY LINES
 - EXISTING ELEVATION (IN METRIC)
 - DRAINAGE FLOW DIRECTION
 - FINISH FLOOR FF =
 - DESIGN ELEVATION +32.3
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - CATCH TEE
 - CATCH BASIN
 - CURB STOP
 - INVERT ELEVATION + 27.23
 - SEWER LATERAL SL
 - DOWNSPOUT DS

- NOTES**
1. PLAN PREPARED IN METRIC, UNLESS (NOTED).
 2. PROPERTY REGISTRY INFORMATION AND CONTOURS OBTAINED FROM THE GEOMATICS INFORMATION CENTRE, TAXATION AND PROPERTY RECORDS, PROVINCE OF PEI.
 3. ELEVATIONS SHOWN IN METRIC REFERENCED TO PEI CONTROL MONUMENT No. 3143, WITH A PUBLISHED ELEVATION OF 25.462m.
 4. CONTOUR INTERVAL 0.25m
 5. FIELD WORK CONDUCTED ON SEPTEMBER 28, 2020.
 6. DOWNSPOUTS TO BE DIRECTED TOWARDS ESSEX CR.
 7. REAR DECKS WILL BE GREATER THAN 0.3m HIGH.
 8. PROPOSED DRY WELL COMPLETE WITH A SUBMERGED OPEN DRAINAGE GRAVEL BASE, 600mmØ BY 1.8m DEEP WITH A MINIMUM OF 0.6m OF CLASS A GRAVEL AND METAL GRATE.



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dfrenchservices@gmail.com



Project Title	
Lot 5B Essex Crescent Portion of PID No. 1016294 Duncan Shaw	
Plan Title	
Drainage Plan	
Date Printed: April 13, 2021	Drawn by: JWL
Job No. 21061-1	Plan No. 21061

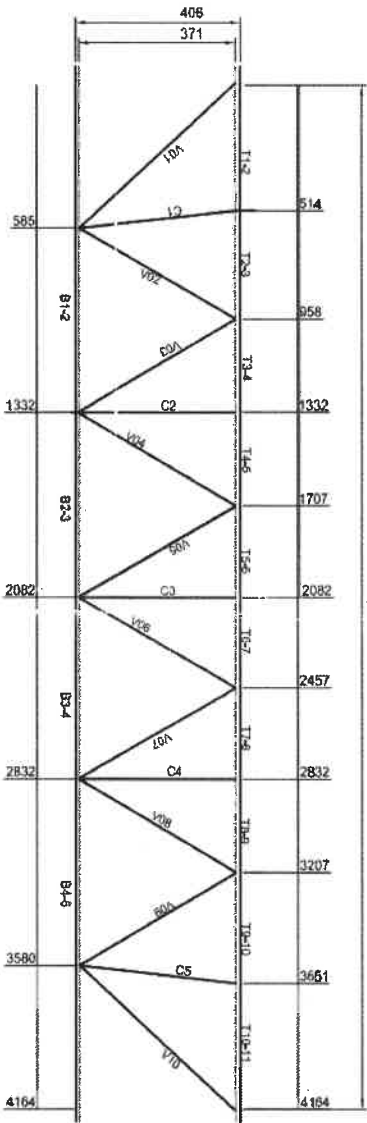
PLANNING
Rec'd May 10, 2021 Int e/e



Member	Tension	Compression	Member Section	Utilization	Length	Weld - Each Side
Bridging						

Maximum spacing between rows of bridging:						
Top Chord:	4,125 mm	Bridging Material	SPF	No. 2	Spacing	
		38x89 Dry			406 mm c/c	
Bottom Chord:	4,125 mm	19x63 Dry	SPF	Std.	406 mm c/c	

Equally spaced bridging between uplift rows: No



Design Specifications					Design Standards	
Loading					Joist Spacing	1,775 mm
Dead Load, DL	1 kN/m ²	(	1.78 kN/m ²)	)	Self Weight	0.36 kN
Live Load, LL	2.4 kN/m ²	(	4.26 kN/m ²)	)	Concentrated Loads	None
Snow Load, SL	0 kN/m ²	(	0 kN/m ²)	)		
Deflection					Joist Moment of Inertia	39,72 x 10 ⁶ mm ⁴
Maximum deflection due to DL					Required Camber	23.45 mm
Maximum deflection due to LL					Use of joists	Residential floor
Allowable deflection due to LL						



Forces in Members - Factored

Chord Cap: 10 mm Yield Strength, F_y = 300 MPa Effective depth = 382 mm

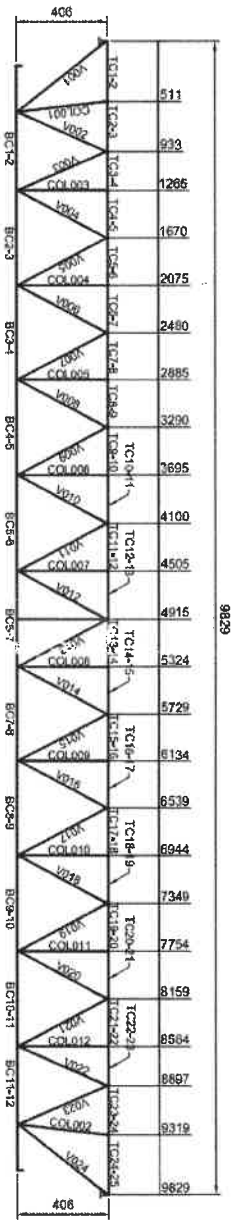
Left Rcn = 19.36 kN Right Rcn = 19.36 kN

Member	Tension	Compression	Member Section	Utilization	Length	Weld - Each Side
Top Chord						
T1-2	0 kN	-23.1 kN	2L51x51x3.2	0.296	3.514 m	5 - 40 mm
T2-3	0 kN	-22.39 kN	2L51x51x3.2	0.296	3.514 m	5 - 40 mm
T3-4	0 kN	-40.26 kN	2L51x51x3.2	0.037	3.374 m	5 - 40 mm
T4-5	0 kN	-40.26 kN	2L51x51x3.2	0.037	3.375 m	5 - 40 mm
T5-6	0 kN	-46.33 kN	2L51x51x3.2	0.037	3.375 m	5 - 40 mm
T6-7	0 kN	-46.33 kN	2L51x51x3.2	0.037	3.375 m	5 - 40 mm
T7-8	0 kN	-40.34 kN	2L51x51x3.2	0.037	3.375 m	5 - 40 mm
T8-9	0 kN	-40.26 kN	2L51x51x3.2	0.037	3.375 m	5 - 40 mm
T9-10	0 kN	-22.36 kN	2L51x51x3.2	0.037	3.444 m	5 - 40 mm
T10-11	0 kN	-23.07 kN	2L51x51x3.2	0.037	3.513 m	5 - 40 mm
Bottom Chord						
B1-2		33.22 kN	2L38x38x3.2	0.033	3.747 m	5 - 40 mm
B2-3		45.04 kN	2L38x38x3.2	0.033	0.75 m	5 - 40 mm
B3-4		45.04 kN	2L38x38x3.2	0.033	0.75 m	5 - 40 mm
B4-5		33.2 kN	2L38x38x3.2	0.033	0.748 m	5 - 40 mm
End Diagonal						
V1	28.11 kN	0 kN	0.5 RBar	0.395	0.712 m	5 - 40 mm
V10	28.09 kN	0 kN	0.5 RBar	0.291	0.711 m	5 - 40 mm
Diagonal Towards End						
V3	10.38 kN	0 kN	0.375 RBar	0.702	0.552 m	5 - 40 mm
V5	1.89 kN	0 kN	0.375 RBar	0.702	0.553 m	5 - 40 mm
V6	1.89 kN	0 kN	0.375 RBar	0.702	0.553 m	5 - 40 mm
V8	10.4 kN	0 kN	0.375 RBar	0.518	0.553 m	5 - 40 mm
Diagonal Towards Centre						
V2	0 kN	-16.01 kN	0.375 RBar	0.702	0.551 m	5 - 40 mm
V4	0 kN	-7.05 kN	0.375 RBar	0.702	0.553 m	5 - 40 mm
V7	0 kN	-7.05 kN	0.375 RBar	0.702	0.553 m	5 - 40 mm
V9	0 kN	-16.02 kN	0.375 RBar	0.518	0.551 m	5 - 40 mm
Secondary Web Member						
C1	0 kN	-4.19 kN	0.375 RBar	0.518	0.412 m	5 - 40 mm
C2	0 kN	-2.32 kN	0.375 RBar	0.518	0.406 m	5 - 40 mm
C3	0 kN	-2.72 kN	0.375 RBar	0.518	0.406 m	5 - 40 mm
C4	0 kN	-2.32 kN	0.375 RBar	0.518	0.406 m	5 - 40 mm
C5	0 kN	-4.18 kN	0.375 RBar	0.518	0.412 m	5 - 40 mm

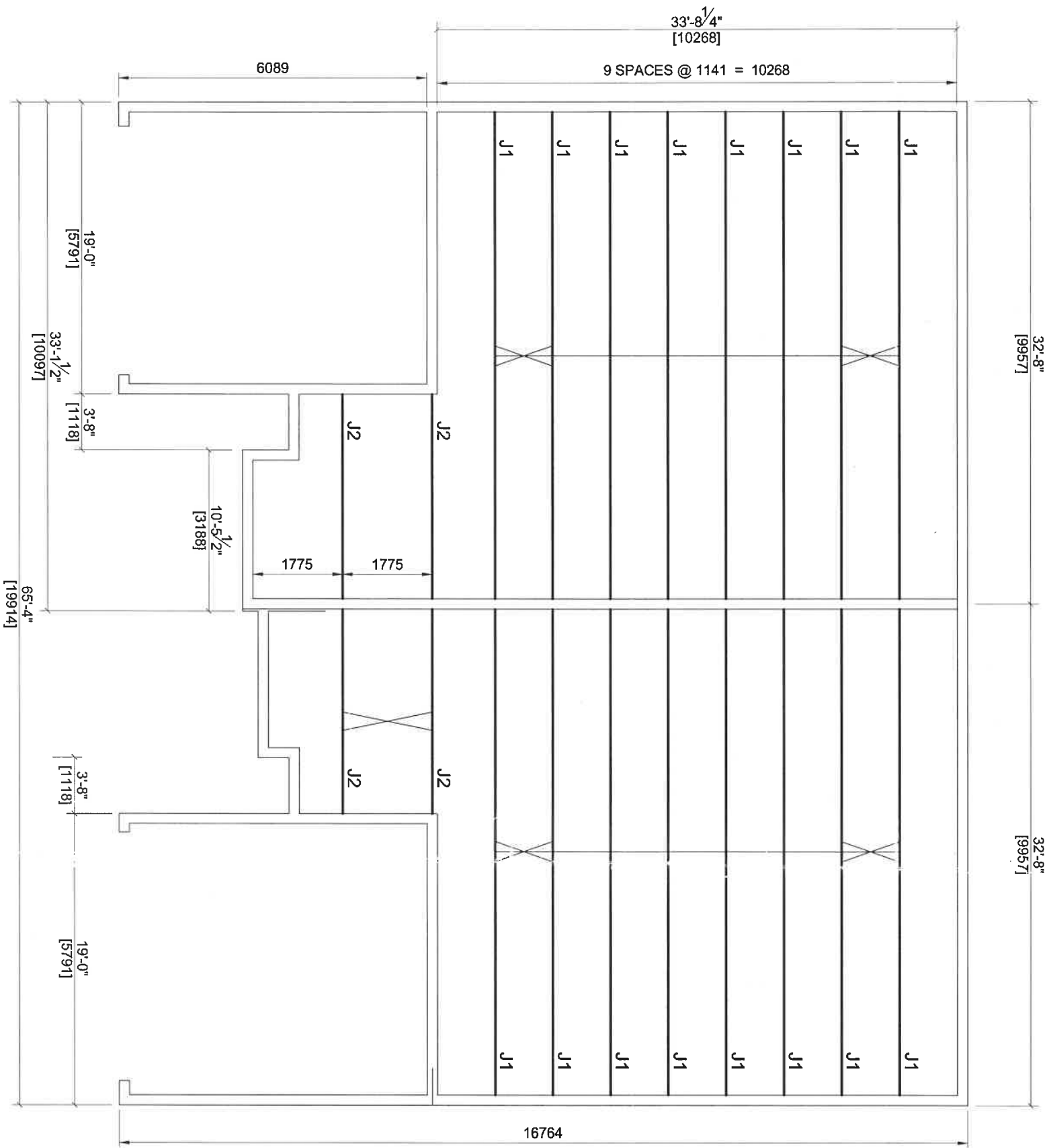
Member	Tension	Compression	Member Section	Utilization	Length	Weld - Each Side
V007	17.47 kN	0 kN	0.500 RB	0.153	0.567 m	5 - 40 mm
V009	11.71 kN	0 kN	0.500 RB	0.103	0.567 m	5 - 40 mm
V011	5.84 kN	0 kN	0.500 RB	0.051	0.567 m	5 - 40 mm
V014	5.8 kN	0 kN	0.500 RB	0.051	0.574 m	5 - 40 mm
V016	11.73 kN	0 kN	0.500 RB	0.103	0.574 m	5 - 40 mm
V018	17.53 kN	0 kN	0.500 RB	0.154	0.574 m	5 - 40 mm
V020	23.33 kN	0 kN	0.500 RB	0.205	0.574 m	5 - 40 mm
V022	26.79 kN	0 kN	0.500 RB	0.235	0.774 m	5 - 40 mm
Diagonal Towards Centre						
V002	0 kN	-30.16 kN	0.500 RB	0.882	0.487 m	5 - 40 mm
V004	0 kN	-25.14 kN	0.500 RB	0.735	0.58 m	5 - 40 mm
V006	0 kN	-18.86 kN	0.500 RB	0.551	0.58 m	5 - 40 mm
V008	0 kN	-12.53 kN	0.500 RB	0.366	0.58 m	5 - 40 mm
V010	0 kN	-6.31 kN	0.500 RB	0.184	0.58 m	5 - 40 mm
V012	0 kN	-0.18 kN	0.500 RB	0.005	0.58 m	5 - 40 mm
V013	0 kN	-0.14 kN	0.500 RB	0.004	0.567 m	5 - 40 mm
V015	0 kN	-6.21 kN	0.500 RB	0.182	0.574 m	5 - 40 mm
V017	0 kN	-12.4 kN	0.500 RB	0.363	0.574 m	5 - 40 mm
V019	0 kN	-18.68 kN	0.500 RB	0.546	0.574 m	5 - 40 mm
V021	0 kN	-24.95 kN	0.500 RB	0.729	0.574 m	5 - 40 mm
V023	0 kN	-30.09 kN	0.500 RB	0.880	0.483 m	5 - 40 mm
Secondary Web Member						
COL001	2.56 kN	0 kN	0.500 RB	0.022	0.443 m	5 - 40 mm
COL002	2.89 kN	0 kN	0.500 RB	0.025	0.447 m	5 - 40 mm
COL003	0 kN	-1.46 kN	0.500 RB	0.043	0.406 m	5 - 40 mm
COL004	0 kN	-3.3 kN	0.500 RB	0.097	0.406 m	5 - 40 mm
COL005	0 kN	-3.62 kN	0.500 RB	0.106	0.406 m	5 - 40 mm
COL006	0 kN	-3.85 kN	0.500 RB	0.113	0.406 m	5 - 40 mm
COL007	0 kN	-3.94 kN	0.500 RB	0.115	0.406 m	5 - 40 mm
COL008	0 kN	-3.89 kN	0.500 RB	0.114	0.406 m	5 - 40 mm
COL009	0 kN	-3.79 kN	0.500 RB	0.111	0.406 m	5 - 40 mm
COL010	0 kN	-3.52 kN	0.500 RB	0.103	0.406 m	5 - 40 mm
COL011	0 kN	-3.17 kN	0.500 RB	0.093	0.406 m	5 - 40 mm
COL012	0 kN	-1.29 kN	0.500 RB	0.038	0.406 m	5 - 40 mm

Bridging

Maximum spacing between rows of bridging					
Top Chord:	1,660 mm	Bridging Material	SPF	No. 2	Spacing
Bottom Chord:	1,660 mm	Dry	SPF	406 mm c/c	
Equally spaced bridging between uplift rows: No					



Design Specifications				Design Standards			
Loading							
Dead Load, DL	1.4 kN/m ²	(	1.14 kN/m)	Joint Spacing	1,141 mm	NBCC 2015	
Live Load, LL	2.4 kN/m ²	(	2.14 kN/m)	Self Weight	1.68 kN	CSA S16-14	
Snow Load, SL	0.4 kN/m ²	(	0.4 kN/m)	Concentrated Loads	None	AISC 360-10	
Deflection							
Maximum deflection due to DL				Joint Moment of Inertia			
Maximum deflection due to LL				Required Camber			
Allowable deflection due to LL				Use of joists			



MAIN FLOOR FRAMING PLAN



REV.	A	2021-05-04	FOR PERMIT	GB
DATE			REVISION DESCRIPTION	BY
JOB: SHAW DUPLEX 5B				
CONTRACTOR: PREBILT STRUCTURES				
ARCHITECT: PREBILT STRUCTURES				
ENGINEER: PREBILT STRUCTURES				
DWG BY:	GH	DATE: 2021/05/04	CHKD:	DATE: 2021/05/04
DRAWING TITLE: MAIN FLOOR FRAMING PLAN				
PROJ #	2021-5B	DWG #	E101	REV #
				0

423 MT EDWARD ROAD
CHARLOTTE, NC 28207
TEL: 902-892-8577
FAX: 902-368-2754





Mailing: 233 Queen St.
Charlottetown, PE, C1A 4B9
Email: planning@charlottetown.ca Website: www.charlottetown.ca

Tel: 902-629-4158
Fax: 902-629-4156

For Office Use Only

File #:	21-318	Zone:	R2C
Permit #:	362-210-21	Permit Fee:	\$ 1842.50 + 1500 = \$ 3342.50
PID #:	1516294	Received:	May 10, 2021

BUILDING & DEVELOPMENT PERMIT APPLICATION

1. TYPE OF WORK

☒ New Building ☐ Renovate Existing ☐ Addition ☐ Change Use ☐ Other: _____

2. CONTACT INFORMATION

APPLICANT Name: Prebilt Structures Ltd. Address: 423 Mt Edward Road
Phone: _____ Cell: 902-628-5240 Charlottetown, PE
Email: duncan@prebiltsteel.com Postal Code: C1E 2A1

OWNER Name: Mullache Properties Address: 423 Mt Edward Road
Phone: _____ Cell: 902-628-5240 Charlottetown, PE
Email: duncan@prebiltsteel.com Postal Code: C1E 2A1

CONTRACTOR, ARCHITECT, OR ENGINEER Name: Prebilt Structures Ltd. Address: 423 Mt Edward Road
Phone: _____ Cell: 902-628-5240 Charlottetown, PE
Email: duncan@prebiltsteel.com Postal Code: C1E 2A1

3. PROJECT INFORMATION

Project Location: Essex Crescent Extension Windsor Park lot 5B (23-25 Essex Crescent)
Proposed Occupancy: September, 2021
Current Occupancy: none
(if Existing Building on Lot)
Estimated Value of Construction: \$ 335,000
Corner Lot: Yes: ☐ No: ☒ Other Buildings on Lot? Yes: ☐ No: ☐ If yes, identify use: _____
If Building/Addition is under 20m², will the Grades be changing? Yes: ☐ No: ☐ Not Applicable: ☒

4. DETAILED PROJECT DESCRIPTION

New semi-detached, 3 bedrooms, 2 baths, single car garage in each unit.

THIS IS AN APPLICATION ONLY

Page 1 of 2

See Reverse for Additional Information

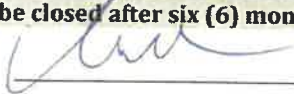
5. DECLARATION & SIGNATURE

I DO SOLEMNLY DECLARE & CERTIFY:

- 1) That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
- 2) That the statements contained in this Application are true and complete, and are made with full knowledge of the circumstances connected with this Application.
- 3) That the plans and specifications submitted with this Application are prepared for the construction or alteration for the building or buildings described, and the building or development will be constructed or carried out in accordance with the plans and specifications as submitted.
- 4) That to the best of my knowledge, information and belief, the plot plans submitted correctly set out the dimensions and the area of the lands described in the Application, and the relation of the location of the proposed building to the street and property line.
- 5) That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
- 6) Provided that the City, its officers, agents and/or employees are acting in good faith in the administration of the City's Bylaws, I waive all rights or action against the City of Charlottetown and/or its officers, agents, or employees in respect of any damages which may be caused through the operation of any provision(s) in any of the Bylaws or for the refusal of a permit or for any cause or irregularity or nonconformity with the Bylaws or regulations adopted by the City of Charlottetown.
- 7) I assume responsibility for damage to any City property including: sidewalks, curbs, gutters, etc. and I irrevocably agree to bear the cost of remediation repair or replacement of any City property damaged by myself or by any contractors, agents or employees working on the property which is the subject of this Application to the complete satisfaction of the City of Charlottetown.
- 8) I acknowledge that I am aware of any relevant incentive programs offered by the City and that Applications for such programs are to accompany a Building Permit Application.
- 9) The City of Charlottetown reserves the right to determine the applicable estimated construction cost of all types of building or development. See Section 6 below.
- 10) I agree to comply with all laws of Canada, Province of Prince Edward Island, pertaining to the construction/and use of the development applied for herein.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

I acknowledge, that failure to provide sufficient information and documentation as requested by the Planning & Heritage Department, will result in this Building & Development Permit application being considered "Null and Void" and the file will be closed after six (6) months from the date of this application.

SIGNATURE OF APPLICANT: 

DATE: 5/10/21

Please indicate how you would like to receive the approved permit: ☐ Post ☒ Email ☐ Pick-Up at Planning Dept.

6. DETERMINING BUILDING PERMIT FEE BASED UPON ESTIMATED COST OF CONSTRUCTION

- 1) Permit Fees are based upon project valuation on the determined valuation of a project.
- 2) Valuation means the estimated total cost of building construction, including all electric, mechanical, plumbing and permanently fixed equipment. It is not meant to determine the market value of the structure.
- 3) Values provided by the applicant that appear to be significantly lower or higher than experience has shown with similar projects will be determined by researching recent similar permits or commercial valuation tools to determine an approximate average square foot value of the work.
- 4) Total valuation includes design fees, but does not include land price.

THIS IS AN APPLICATION ONLY

Page 2 of 2

See Reverse for Additional Information



TO BE VALID THIS
FORM MUST BE CASH
REGISTER RECEIPTED

P.O. BOX 98, CHARLOTTETOWN, P.E.I., C1A 7K2
PHONE (902) 566-5548 FAX (902) 566-4701

RECEIVED FROM PREBUILT STRUCTURES LTD.

ADDRESS 423 ^{Mount} ~~Mont~~ Edward Rd., Clinton, PE C1E 2A1

THE SUM OF Three thousand three hundred forty two & ⁵⁰/₁₀₀ DOLLARS

per May 10, 2021 IN PAYMENT OF ITEMS LISTED BELOW

IN PAYMENT OF ITEMS LISTED BELOW

BLOG PERMIT

@ Lot 5B Essex Cres.
Ext.

Ch # 3168/ete

PL-RES-NEW-2U
PL-RES-NEW-DEP

[illegible]

BEST FORMS INC. WINSLOW, ARIZONA 85640

CUSTOMER'S COPY/WHITE OFFICE COPY/YELLOW FILE COPY/PINK

Catane, Ellen

From: Adams, Scott
Sent: Tuesday, May 11, 2021 2:05 PM
To: Catane, Ellen
Cc: Carmichael, Maureen; Stavert, Robert; Zilke, Robert
Subject: Re: Request for Driveway Approval 23-25 Essex Crescent

Approved

Sent from my iPhone

On May 11, 2021, at 2:04 PM, Catane, Ellen <ecatane@charlottetown.ca> wrote:

Hello Scott,
Good day! Please find attached copy of site plan/drainage plan for 23-25 Essex Crescent (File 21-318, new semi-detached dwelling). Thank you.

Best Regards,
Ellen

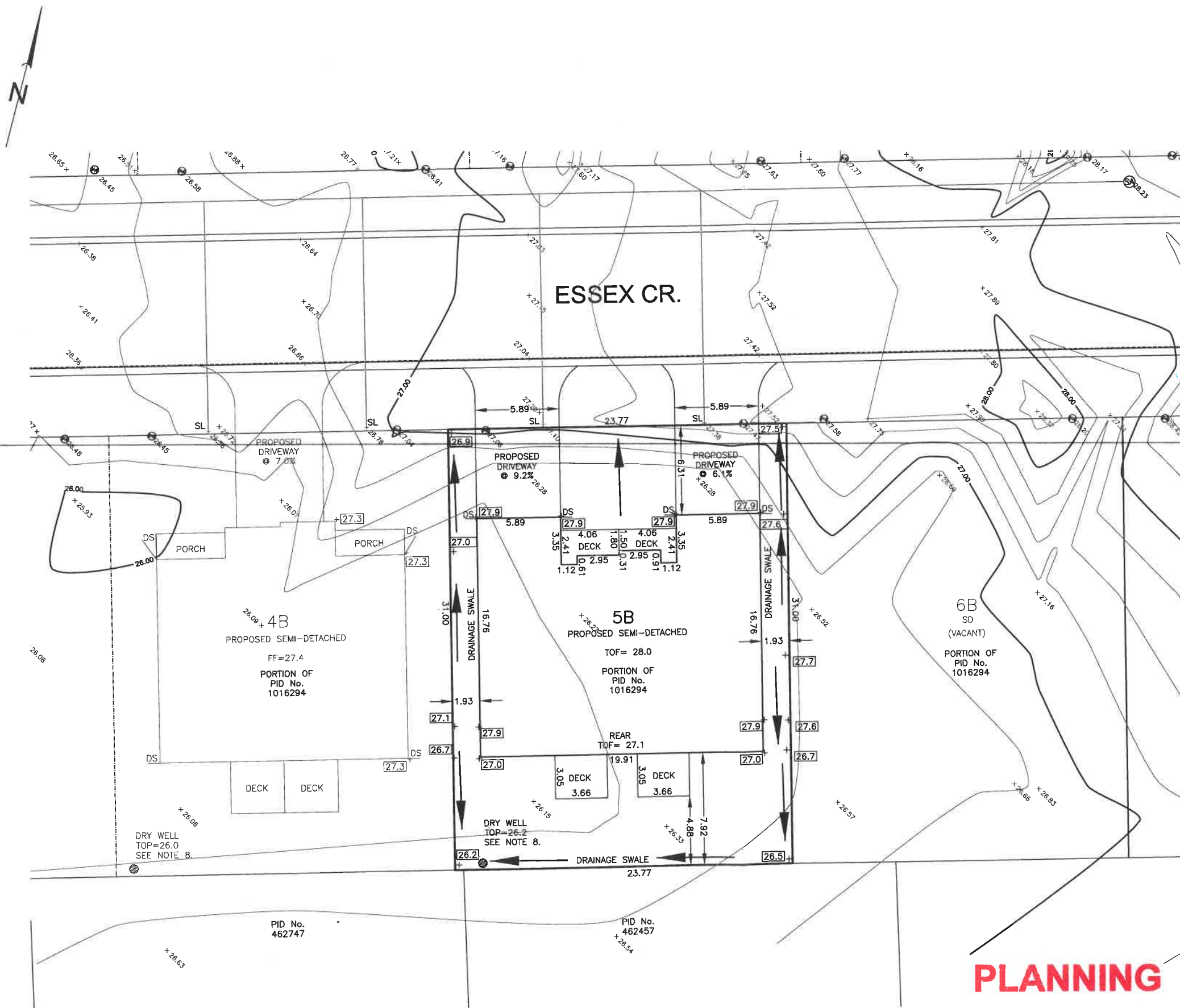
Ellen Faye Catane
Intake Officer / Administrative Assistant

City of Charlottetown – Planning & Heritage Department
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4112
Fax: 902-629-4156

ecatane@charlottetown.ca
www.charlottetown.ca

<image001.jpg>

<Essex Cres 23-25 Site Plan.pdf>



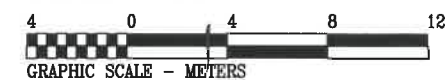
LEGEND:

- SUBJECT PROPERTY LINES
- CONTOUR LINES 20.00
- PROPERTY LINES
- EXISTING ELEVATION (IN METRIC)
- DRAINAGE FLOW DIRECTION
- FINISH FLOOR FF=
- DESIGN ELEVATION +32.3
- FIRE HYDRANT
- SANITARY MANHOLE
- CATCH TEE
- CATCH BASIN
- CURB STOP
- INVERT ELEVATION +27.23
- SEWER LATERAL SL
- DOWNSPOUT DS

NOTES

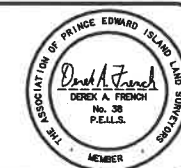
1. PLAN PREPARED IN METRIC, UNLESS (NOTED).
2. PROPERTY REGISTRY INFORMATION AND CONTOURS OBTAINED FROM THE GEOMATICS INFORMATION CENTRE, TAXATION AND PROPERTY RECORDS, PROVINCE OF PEI.
3. ELEVATIONS SHOWN IN METRIC REFERENCED TO PEI CONTROL MONUMENT No. 3143, WITH A PUBLISHED ELEVATION OF 25.462m.
4. CONTOUR INTERVAL 0.25m
5. FIELD WORK CONDUCTED ON SEPTEMBER 28, 2020.
6. DOWNSPOUTS TO BE DIRECTED TOWARDS ESSEX CR.
7. REAR DECKS WILL BE GREATER THAN 0.3m HIGH.
8. PROPOSED DRY WELL COMPLETE WITH A SUBMERGED OPEN DRAINAGE GRAVEL BASE, 600mm Ø BY 1.8m DEEP WITH A MINIMUM OF 0.6m OF CLASS A GRAVEL AND METAL GRATE.

SCALE 1:200 METRIC



Prepared by:
Derek A. French
Professional Services Inc.
t: 902-394-2945

dfrenchservices@gmail.com



Project Title

Lot 5B
Essex Crescent

Portion of PID No. 1016294

Duncan Shaw

Plan Title

Drainage
Plan

Date Printed:
 April 13, 2021

Drawn by:
 JWJL

Job No.
 21061-1

Plan No.
 21061

PLANNING

Rec'd May 10, 2021 Int. e/e

Catane, Ellen

From: Catane, Ellen
Sent: Tuesday, May 11, 2021 1:59 PM
To: Zilke, Robert; Eisnor,Trevor
Subject: New File: 23-25 Essex Crescent (Lot 5B) RES-NEW

FILE SET-UP		ACTION DATES		
TO BE COMPLETED BY FRONT OFFICE/ FRONT COUNTER		Deadlines	Action(s)	
File #	21-318	May 12, 2021	Front Counter	Setup and assign file
PID #	1016294	May 13, 2021	Chief Bldg Insp	Assign file
Permit #	362-BLD-21	May 13, 2021	Designated Devt Officer	Assign file
Application Date	May 10, 2021	May 18, 2021	Devt Officer	Initial contact/review
Project Location	23-25 Essex Crescent (Lot 5B)	May 25, 2021		File Review
Brief Description	New semi-detached dwelling	May 18, 2021	Bldg Insp	Follow up with Devt Officer
Applicant Name	Prebilt Structures Ltd.	May 25, 2021		File Review
Applicant Address	423 Mount Edward Road	August 10, 2021	Devt Officer/ Bldg Insp	90 day follow-ups
Owner Name	Mullache Properties	November 10, 2021		6 months follow-ups
Owner Address	423 Mount Edward Road			
Zone	R2S	OFFICERS/INSPECTOR REMINDERS:		
File Set-up Date	May 11, 2021	1. Application Deadlines MUST be entered in their work calendars and schedule time to "review".		
File Set-up by	Ellen	2. Please do not hold on to File Applications that you are not "Reviewing" in the near future - pass file on to appropriate staff.		
Fee Received	YES	3. Building inspector should follow up with development officer if no file or update is provided in 5 days		
Complete Documents Received	YES	4. Always update APPLICATION STATUS Table to indicate current status.		
Missing Information at the time of submission				

Best Regards,
Ellen

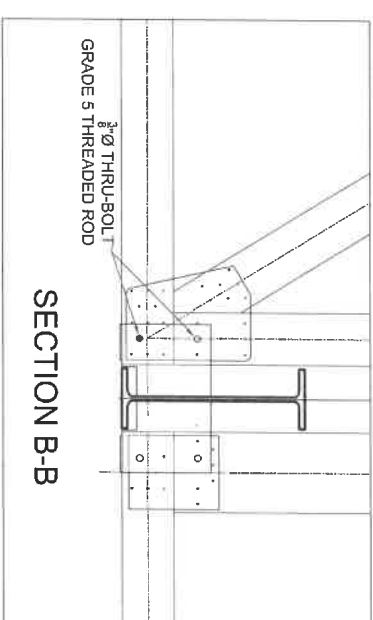
Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department

70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4112
Fax: 902-629-4156

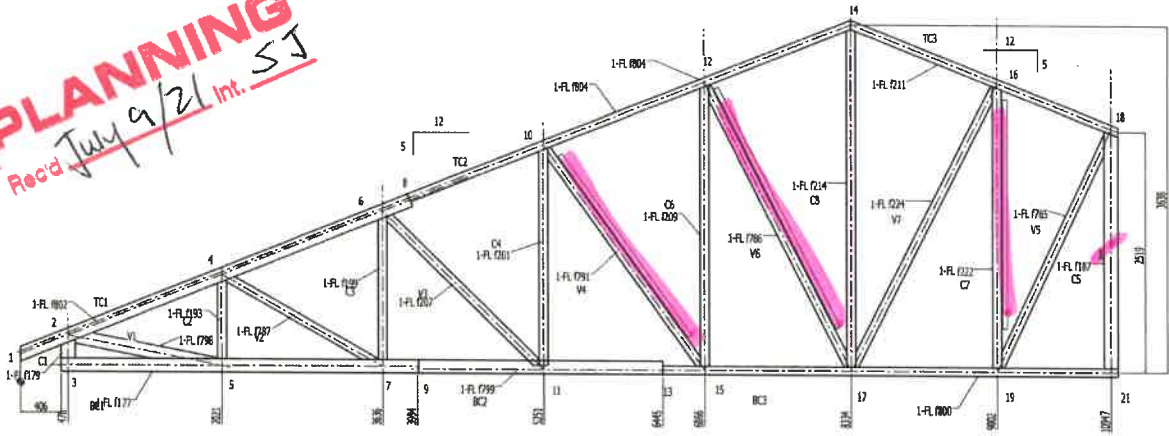
ecatane@charlottetown.ca
www.charlottetown.ca





	
P.O. BOX 318, 427 HT. EDWARD RD. CHARLOTTE/NC 28214, CN 774 TEL (903) 592-8277 Fax: (903) 386-2754	
ORDER NO.: 2071-58	
CONTRACTOR: PREBITL STEEL	
STANDARD SPEC: M/A	
STD. HOLES: 21mm UN	
CMG# 27 Q18	
DATE: 13 MAY 2021	
CPM TITLE: JOINT ROLLING PLAN	
CMG NO.: E100	
REV. NO.: EDWG	
	

PLANNING
Rec'd July 9/21 Int. SJ



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.
Clear span is less than 12.2 m and total roof area is less than 4,550 m².
Design to CSA 086-14 and S16-14.

Analysis Software: Visual Analysis 20.0 Simple Analysis
Version: 20.00.0001

Specified Loads:	Truss Spacing:	610 mm	c/c
Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55Ss+Sr Cl 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _s = 0.6 kPa
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m

Support Reactions						
Node	Extreme RXN (factored)					
	1.25D+1.5S	D	Live	wind	S	Min. Brg.
3	14.54 kN	2.12 kN	/0	0/0	7.92 kN	/0
21	13.47 kN	2.14 kN	/0	0/0	7.19 kN	/0
						84 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.
Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

Member C5: Lateral brace at mid-span; 1 - 38x89 SPF No. 2; DBS = 6.0m; CBF = 1.6 kN
Members C7, V4, & V6: T-brace - 38x89 SPF No. 2

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)
Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails
Fasten T-brace to narrow edge of web with 3" common wire nails @ 150 O.C.

Loading: (3) Load Cases

Chd	(+Ten) (-Comp)	Web	(+Ten) (-Comp)
3-5	0. kN	3-2	-14.23 kN
5-7	17.86 kN	5-4	-3.58 kN
7-9	17.94 kN	7-6	0.57 kN
9-11	17.94 kN	11-10	3.55 kN
11-13	14.99 kN	21-18	-13.22 kN
13-15	14.99 kN	15-12	6.02 kN
15-17	12.67 kN	19-16	-9.73 kN
17-19	9.29 kN	17-14	2.81 kN
19-21	0.13 kN	2-5	18.29 kN
1-2	0.4 kN	4-7	0.1 kN
2-4	-19.99 kN	6-11	-4.25 kN
4-6	-20.05 kN	10-15	-6.76 kN
6-8	-16.94 kN	18-19	10.98 kN
8-10	-16.22 kN	12-17	-8.77 kN
10-12	-13.21 kN	16-17	6.27 kN
12-14	-8.55 kN		
14-16	-8.53 kN		

Deflection:

Member	Dymax
BC1	-8.18 mm
BC2	-8.75 mm
BC3	-8.75 mm
C1	-0.55 mm
C2	-2.08 mm
C3	-2.4 mm
C4	-1.87 mm
C5	-2.49 mm
C6	-1.77 mm
C7	-2.48 mm
C8	-2.27 mm
TC1	-9.68 mm
TC2	-10.27 mm
TC3	-6.09 mm
V1	-5.15 mm
V2	-6.42 mm
V3	-5.21 mm
V4	-3.51 mm
V5	-3.3 mm
V6	-2.55 mm
V7	-4.41 mm

Deflection Criteria:

$\Delta_{allow} (TL) = L/360 \quad (16.09 \text{ mm})$
 $\Delta_{max} (TL) = L/564 \quad (10.27 \text{ mm})$

Combined Stress Index (CSI)

TC = 0.634
BC = 0.873
Web = 0.732

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W
Side Plate Thickness: 3.2 mm
Side Plates: NS & FS
Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)

ID	Member	Size	Condition	Species	Grade
TC1	1-2	38 x 140	Dry	SPF	No 2
TC1	2-4	38 x 140	Dry	SPF	No 2
TC1	4-6	38 x 140	Dry	SPF	No 2
TC1	6-8	38 x 140	Dry	SPF	No 2
TC2	8-10	38 x 89	Dry	SPF	No 2
TC2	10-12	38 x 89	Dry	SPF	No 2
TC2	12-14	38 x 89	Dry	SPF	No 2
TC3	14-16	38 x 89	Dry	SPF	No 2
TC3	16-18	38 x 89	Dry	SPF	No 2
BC1	3-5	38 x 140	Dry	SPF	No 2
BC1	5-7	38 x 140	Dry	SPF	No 2
BC1	7-9	38 x 140	Dry	SPF	No 2
BC2	9-11	38 x 140	Dry	SPF	No 2
BC2	11-13	38 x 140	Dry	SPF	No 2
BC3	13-15	38 x 89	Dry	SPF	No 2
BC3	15-17	38 x 89	Dry	SPF	No 2
BC3	17-19	38 x 89	Dry	SPF	No 2
BC3	19-21	38 x 89	Dry	SPF	No 2
C1	3-2	38 x 140	Dry	SPF	No 2
C2	5-4	38 x 89	Dry	SPF	No 2
C3	7-6	38 x 89	Dry	SPF	No 2
C4	11-10	38 x 89	Dry	SPF	No 2
C5	21-18	38 x 140	Dry	SPF	No 2
C6	15-12	38 x 89	Dry	SPF	No 2
C7	19-16	38 x 89	Dry	SPF	No 2
C8	17-14	38 x 89	Dry	SPF	No 2
V1	2-5	38 x 140	Dry	SPF	No 2
V2	4-7	38 x 89	Dry	SPF	No 2
V3	6-11	38 x 89	Dry	SPF	No 2
V4	10-15	38 x 89	Dry	SPF	No 2
V5	18-19	38 x 89	Dry	SPF	No 2
V6	12-17	38 x 89	Dry	SPF	No 2
V7	16-17	38 x 89	Dry	SPF	No 2



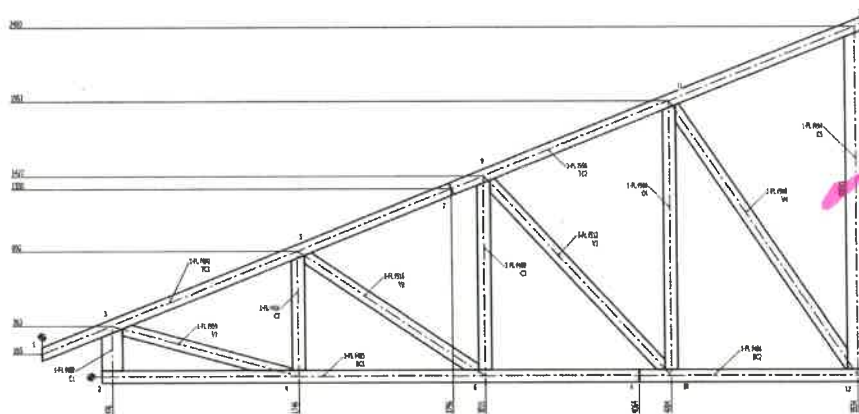


PROJECT: SHAW DUPLEX 5B

MARK: T01C

QTY: 16

DATE: 2021-06-01



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m²

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads: **Truss Spacing:** 610 mm c/c

Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55Ss+Sr	CL 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _s = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa	
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.2SD+1.5S	D	Live	wind	S	
2	7.52 kN	1.01 kN /0	0/0	0/0	4.18 kN /0	47 mm
12	6.46 kN	1.01 kN /0	0/0	0/0	3.46 kN /0	40 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

Member C5: Lateral brace at mid-span; 1 - 38x89 SPF No. 2; DBS = 6.0m; CBF = 0.126 kN

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

[illegible]

Deflection:

Member	Dymax
BC1	-1.98 mm
BC2	-1.45 mm
C1	-0.18 mm
C2	-0.49 mm
C3	-0.29 mm
C4	-0.52 mm
C5	-0.64 mm
TC1	-2.73 mm
TC2	-2.12 mm
V1	-1.52 mm
V2	-1.32 mm
V3	-0.98 mm
V4	-0.74 mm

Deflection Criteria:

$$D_{allow}(TL) = L/360 \quad (16.09 \text{ mm})$$
$$D_{\max}(\text{TL}) = L/2,120 \quad (2.73 \text{ mm})$$

Combined Stress Index (CSI)

TC = 0.445

BC = 0.427

Web = 0.368

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W

Side Plate Thickness: 3.2 mm

Side Plates : NS & FS

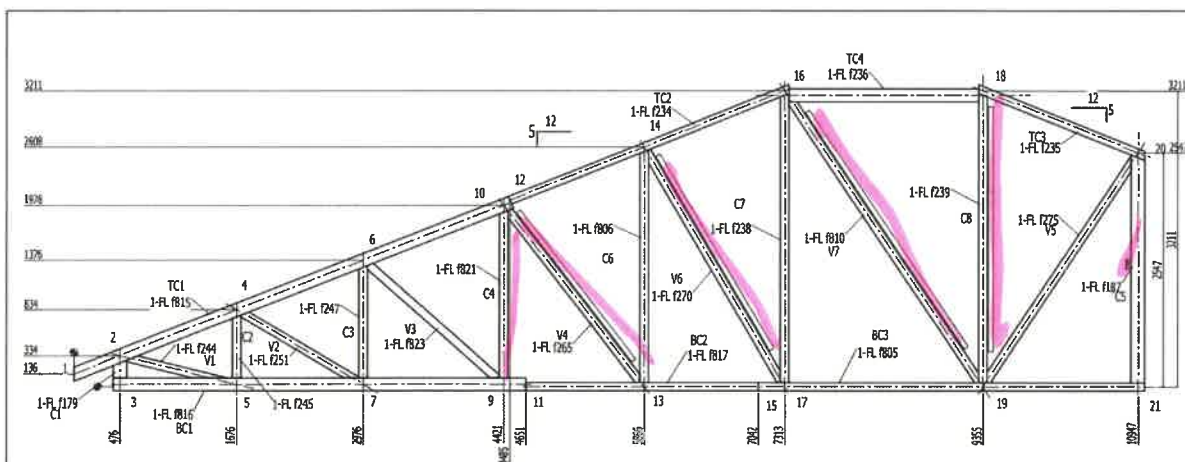
Nails: 0.131 Dia. x 1.5" Galv.





PROJECT: SHAW DUPLEX 5B

MARK: T02A
QTY: 2
DATE: 2021-06-01



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m².

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads:

Truss Spacing: 610 mm c/c

Operational loads:	Mass spacing: 620 mm c/c				
Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55Ss+Sr	CL 9.4.2.2	
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa		
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _s = 0.6 kPa		
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa		
Wind Uplift:	LL _w = 0. kN/m ²	W _{uplift} = 0. kN/m	Spacing: 0.61 m		

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
3	13.82 kN	2.01 kN	0/0	0/0	7.53 kN	86 mm
21	12.76 kN	2.03 kN	0/0	0/0	6.81 kN	79 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

Member C5: Lateral brace at mid-span; 1 - 38x89 SPF No. 2; DBS = 3.0m; CBF = .79 kN

Members C4, C8, V4, V6 & V7: T-brace - 38x89 SPF No. 2

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Fasten T-brace to narrow edge of web with 3" common wire nails @ 150 O.C.

Loading: (3) Load Cases

Chd	(+Ten) (-Comp)	Web	(+Ten) (-Comp)
9-11	15.73 kN	9-10	2.46 kN
11-13	15.73 kN	21-20	-12.58 kN
13-15	14.84 kN	13-14	4.86 kN
15-17	12.43 kN	17-16	6.99 kN
17-19	9.02 kN	19-18	-1.3 kN
19-21	1.83 kN	2-5	14.52 kN
1-2	0.4 kN	4-7	1.71 kN
2-4	-18.43 kN	6-9	-2.93 kN
4-6	-19.81 kN	10-13	-5.55 kN
6-10	-17.62 kN	20-19	9.87 kN
10-12	-14.08 kN	14-17	-7.36 kN
12-14	-14.03 kN	16-19	-8.6 kN
14-16	-12.51 kN	-	#VALUE!
16-18	-8.9 kN	-	#VALUE!
18-20	-5.39 kN	-	#VALUE!
3-2	-13.18 kN		
5-4	-3.7 kN		

Deflection:

Member	Dymax
BC1	-8.18 mm
BC2	-8.29 mm
BC3	-6.35 mm
C1	-0.52 mm
C2	-1.85 mm
C3	-2.29 mm
C4	-2.15 mm
C5	-2.72 mm
C6	-1.61 mm
C7	-2.16 mm
C8	-2.72 mm
TC1	-8.13 mm
TC2	-9.33 mm
TC3	-2.34 mm
TC4	-6.64 mm
V1	-4.22 mm
V2	-5.59 mm
V3	-5.21 mm
V4	-3.4 mm
V5	-3.49 mm
V6	-2.54 mm

Deflection Criteria:

$$\text{Dallow (TL)} = L/360 \quad (16.09 \text{ mm})$$
$$D_{\max} \{TL\} = L/621 \quad (9.33 \text{ mm})$$

Combined Stress Index (CSI)

TC = 0.798

BC = 0.911

Web = 0.793

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W

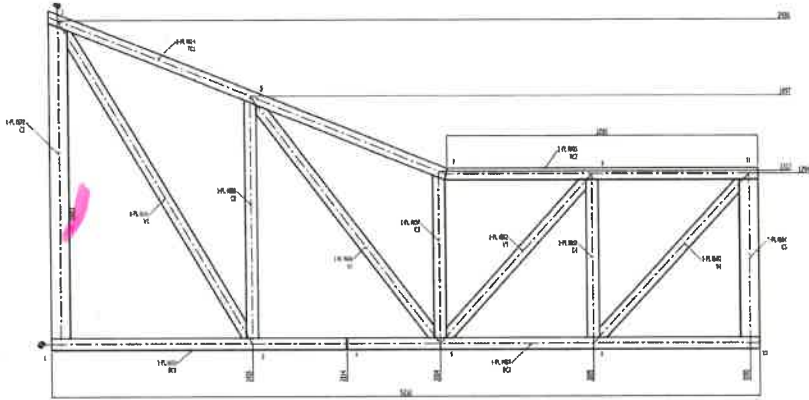
Side Plate Thickness: 3.2 mm

Side Plates :

Nails: 0,131 Dia. x 1,5" Galv.

Sawn Lumber (NLGA Rules)

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Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.
Clear span is less than 12.2 m and total roof area is less than 4,550 m².
Design to CSA 086-14 and S16-14.

Analysis Software: Visual Analysis 20.0 Simple Analysis
Version: 20.00.0001

Specified Loads:	Truss Spacing: 610 mm c/c				
Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55S _s +S _r	CL 9.4.2.2	
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa		
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _s = 0.6 kPa		
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa		
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m		

Support Reactions

Node	Extreme RXN (factored)					
	1.25D+1.5S	D	Live	wind	S	Min. Brg.
1	6.45 kN	1.02 kN /0	0/0	0/0	3.45 kN /0	40 mm
10	6.19 kN	0.97 kN /0	0/0	0/0	3.32 kN /0	38 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.
Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

Member C1 to have a lateral brace at mid-spans: 1 - 38x89 SPF No. 2; DBS = 6.0m; CBF = .627 kN

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)
Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

Chd	(+Ten) (-Comp)	Web	(+Ten) (-Comp)
1-2	0.16 kN	1-3	-6.2 kN
2-4	3.64 kN	2-5	-5.77 kN
4-6	3.64 kN	6-7	-5.25 kN
6-8	4.37 kN	8-9	-4.46 kN
8-10	3.97 kN	10-11	-5.97 kN
3-5	-4.54 kN	3-2	7.06 kN
5-7	-7.27 kN	5-6	4.34 kN
7-9	-6.2 kN	6-9	2.81 kN
9-11	-4.37 kN	8-11	6.3 kN

Deflection:

Member	Dymax
BC1	-2.51 mm
BC2	-2.59 mm
C1	-1.2 mm
C2	-0.28 mm
C3	-0.16 mm
C4	-0.31 mm
C5	-0.32 mm
TC1	-3.84 mm
TC2	-2.7 mm
V1	-0.83 mm
V2	-1.39 mm
V3	-1.74 mm
V4	-1.22 mm

Deflection Criteria:

Dallow (TL) = L/360 (16.09 mm)
Dmax (TL) = L/1,508 (3.84 mm)

Combined Stress Index (CSI)

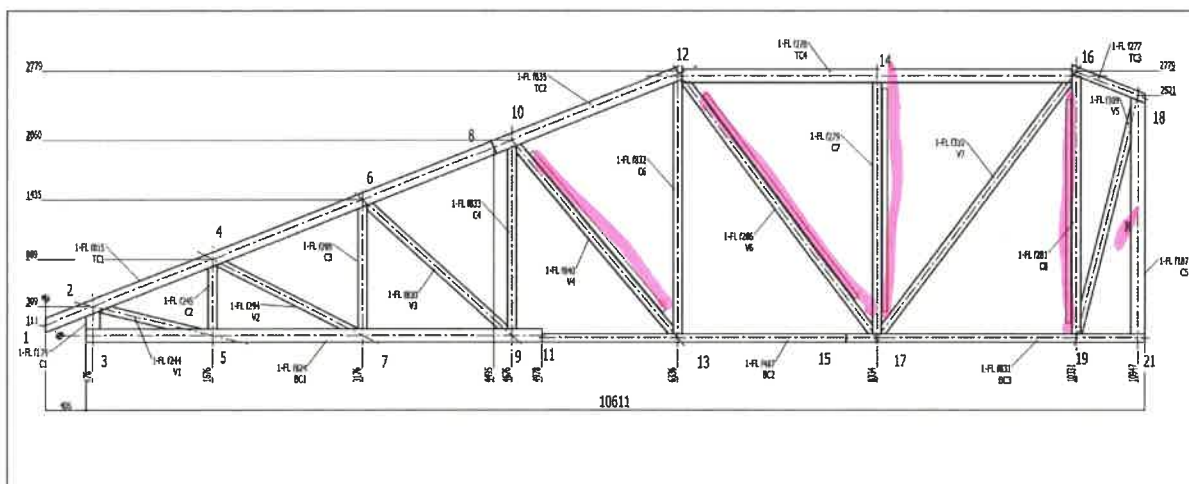
TC = 0.556
BC = 0.312
Web = 0.397

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W
Side Plate Thickness: 3.2 mm
Side Plates : NS & FS
Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)					
ID	Member	Size	Condition	Species	Grade
TC1	3-5	38 x 89	Dry	SPF	No 2
TC1	5-7	38 x 89	Dry	SPF	No 2
TC2	7-9	38 x 89	Dry	SPF	No 2
TC2	9-11	38 x 89	Dry	SPF	No 2
BC1	1-2	38 x 89	Dry	SPF	No 2
BC1	2-4	38 x 89	Dry	SPF	No 2
BC2	4-6	38 x 89	Dry	SPF	No 2
BC2	6-8	38 x 89	Dry	SPF	No 2
BC2	8-10	38 x 89	Dry	SPF	No 2
C1	1-3	38 x 140	Dry	SPF	No 2
C2	2-5	38 x 89	Dry	SPF	No 2
C3	6-7	38 x 89	Dry	SPF	No 2
C4	8-9	38 x 89	Dry	SPF	No 2
C5	10-11	38 x 140	Dry	SPF	No 2
V1	3-2	38 x 89	Dry	SPF	No 2
V2	5-6	38 x 89	Dry	SPF	No 2
V3	6-9	38 x 89	Dry	SPF	No 2
V4	8-11	38 x 89	Dry	SPF	No 2





Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m²

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads:

Truss Spacing: 610 mm c/c

Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55Ss+Sr	CL 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _t = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa	
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
3	14.18 kN	2.01 kN	0/0	0/0	7.78 kN	88 mm
21	12.29 kN	1.58 kN	0/0	0/0	6.88 kN	76 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

Member C5: Lateral brace at mid-span - 1 - 38x89 SPF No. 2; DBS = 6.0m; CBF = 1.6 kN

Members C7, C8, V4 & V6: T-brace - 38x89 SPF No. 2

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Fasten T-brace to narrow edge of web with 3" common wire nails @ 150 O.C.

Loading: {3} Load Cases

Chd	[+Ten] [-Comp]	Web	[+Ten] [-Comp]
9-11	15.55 kN	9-10	2.7 kN
11-13	15.55 kN	21-18	-12.25 kN
13-15	14.43 kN	13-12	5.2 kN
15-17	11.94 kN	17-14	-4.53 kN
17-19	4.96 kN	19-16	-10.55 kN
19-21	0.14 kN	2-5	14.48 kN
1-2	0.4 kN	4-7	1.94 kN
2-4	-18.13 kN	6-9	-3.21 kN
4-6	-19.88 kN	10-13	-5.86 kN
6-8	-17.51 kN	18-19	10.81 kN
8-10	-16.4 kN	12-17	-5.11 kN
10-12	-13.59 kN	16-17	11.06 kN
12-14	-8.99 kN	-	#VALUE!
14-16	-8.99 kN	-	#VALUE!
16-18	-8.99 kN	-	#VALUE!
3-2	-13.51 kN		
5-4	-4.16 kN		

Deflection:

Member	Dymax
BC1	-8.33 mm
BC2	-8.41 mm
BC3	-6.57 mm
C1	-0.64 mm
C2	-1.94 mm
C3	-2.43 mm
C4	-2.2 mm
C5	-2.75 mm
C6	-1.78 mm
C7	-2.51 mm
C8	-2.67 mm
TC1	-8.32 mm
TC2	-10.54 mm
TC3	-2.36 mm
TC4	-7.8 mm
V1	-4.05 mm
V2	-5.89 mm
V3	-5.1 mm
V4	-3.67 mm
V5	-3.03 mm
V6	-3.44 mm

Deflection Criteria:

$$\text{Dallow (TL)} = L/360 \quad (16.09 \text{ mm})$$
$$D_{\max} (TL) = L/550 \quad (10.54 \text{ mm})$$

Combined Stress Index (CSI)

TC	11	0.9
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$$BC = 0.9$$

Web = 0.791

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W

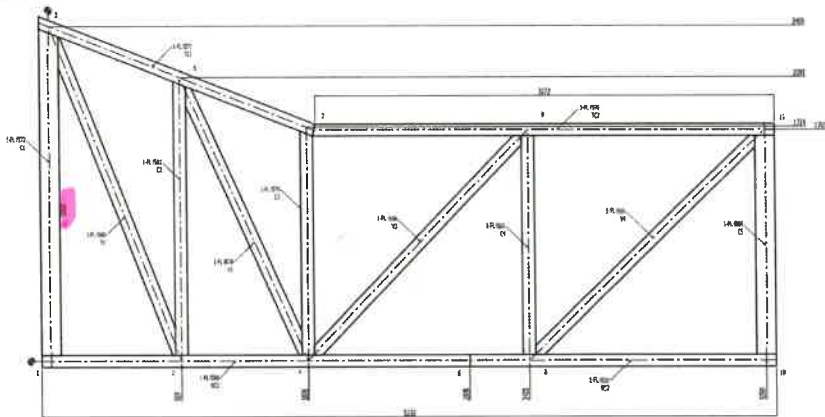
Side Plate Thickness: 3.2 mm

Side Plates : NS & FS

Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)

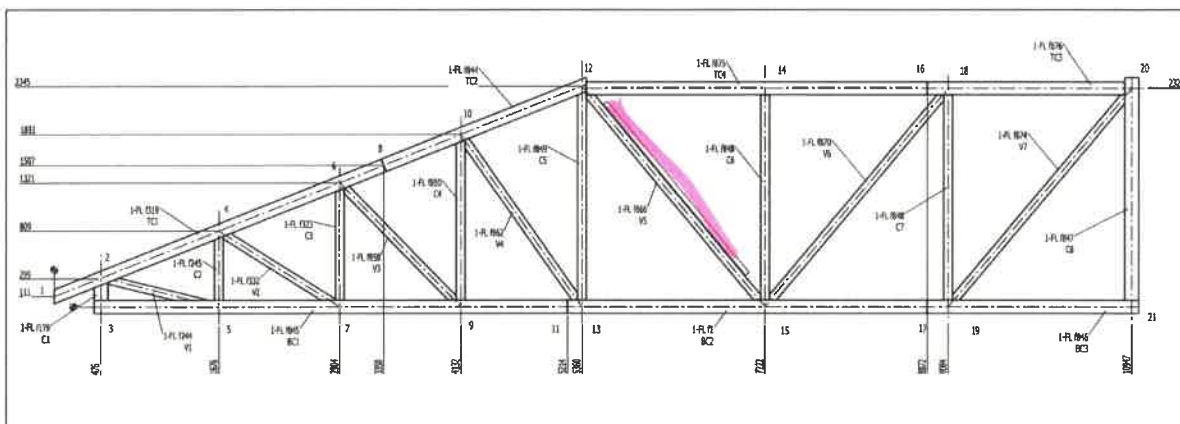
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PROJECT: SHAW DUPLEX 5B

MARK: T04A
QTY: 2
DATE: 2021-06-01



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m².

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads:

Truss Spacing: 610 mm c/c

Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55Ss+Sr	CL 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S _s = 2.09 kPa	
Wind Uplift:	LL _w = 0. kN/m ²	W _{w,uplift} = 0. kN/m	Spacing = 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
3	14.21 kN	2.11 kN /0	0/0	0/0	7.71 kN /0	88 mm
21	12.74 kN	2.08 kN /0	0/0	0/0	6.76 kN /0	79 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

Members v. T-189899 SPF No. 2

Fasten T-brace to narrow edge of web with 3" common wire nails @ 150 O.C.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - {0,122 x 3"} spiral nails

Loading: (3) Load Cases

Chd	[+Ten] (-Comp)	Web	[+Ten] (-Comp)
3-5	2.77 kN	3-2	-13.49 kN
5-7	16.68 kN	5-4	-4. kN
7-9	18.53 kN	7-6	-0.62 kN
9-11	17.14 kN	9-10	2.04 kN
11-13	16.87 kN	13-12	4.03 kN
13-15	16.67 kN	15-14	-3.86 kN
15-17	13.19 kN	19-18	-10.03 kN
17-19	8.58 kN	21-20	-12.37 kN
19-21	1.57 kN	2-5	14.37 kN
1-2	0.35 kN	4-7	2.22 kN
2-4	-18.73 kN	6-9	-2.45 kN
4-6	-20.5 kN	10-13	-4.15 kN
6-8	-18.82 kN	12-15	-2.01 kN
8-10	-18.43 kN	15-18	7.67 kN
10-12	-16.16 kN	19-20	13.38 kN
12-14	-13.33 kN		
14-16	-13.33 kN		
16-18	-13.33 kN		
18-20	-8.58 kN		

Deflection:

Member	Dymax
BC1	-7.4 mm
BC2	-7.32 mm
BC3	-4.17 mm
C1	-0.54 mm
C2	-1.76 mm
C3	-2.11 mm
C4	-1.94 mm
C5	-1.41 mm
C6	-1.84 mm
C7	-2.15 mm
C8	-2.16 mm
TC1	-7.28 mm
TC2	-7.5 mm
TC3	-4.86 mm
TC4	-7.95 mm
V1	-3.97 mm
V2	-5.06 mm
V3	-4.32 mm
V4	-2.97 mm
V5	-3.51 mm
V6	-5.44 mm
V7	-4. mm

Deflection Criteria:

$$D_{atlow} \{TL\} = L/360 \quad (16.09 \text{ mm})$$

$$D_{\max}(\text{TL}) = L/729 \quad (7.95 \text{ mm})$$

Combined Stress Index (CSI)

TC =	0.413
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BC = 0.802

Web = 0.785

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W

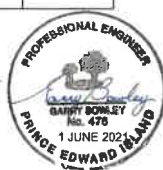
Side Plate Thickness: 3.2 mm

Side Plates : NS & FS

Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)

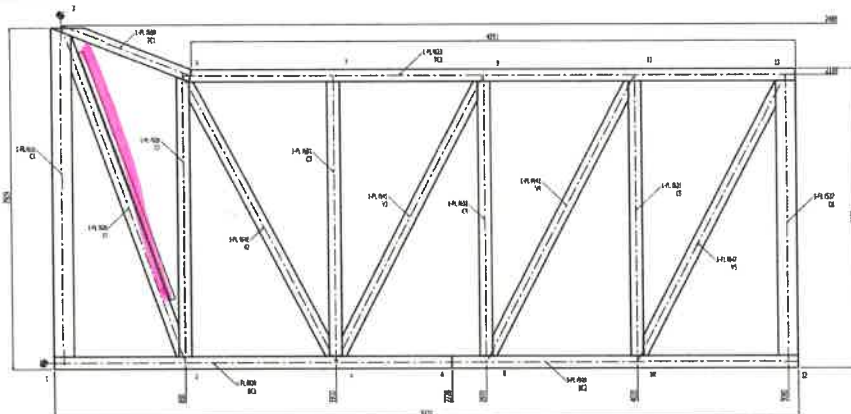
ID	Member	Size	Condition	Species	Grade
TC1	1-2	38 x 140	Dry	SPF	No 2
TC1	2-4	38 x 140	Dry	SPF	No 2
TC1	4-6	38 x 140	Dry	SPF	No 2
TC1	6-8	38 x 140	Dry	SPF	No 2
TC2	8-10	38 x 140	Dry	SPF	No 2
TC2	10-12	38 x 140	Dry	SPF	No 2
TC4	12-14	38 x 140	Dry	SPF	No 2
TC4	14-16	38 x 140	Dry	SPF	No 2
TC3	16-18	38 x 140	Dry	SPF	No 2
TC3	18-20	38 x 140	Dry	SPF	No 2
BC1	3-5	38 x 140	Dry	SPF	No 2
BC1	5-7	38 x 140	Dry	SPF	No 2
BC1	7-9	38 x 140	Dry	SPF	No 2
BC1	9-11	38 x 140	Dry	SPF	No 2
BC2	11-13	38 x 140	Dry	SPF	No 2
BC2	13-15	38 x 140	Dry	SPF	No 2
BC2	15-17	38 x 140	Dry	SPF	No 2
BC3	17-19	38 x 140	Dry	SPF	No 2
BC3	19-21	38 x 140	Dry	SPF	No 2
C1	3-2	38 x 140	Dry	SPF	No 2
C2	5-4	38 x 89	Dry	SPF	No 2
C3	7-6	38 x 89	Dry	SPF	No 2
C4	9-10	38 x 89	Dry	SPF	No 2
C5	13-12	38 x 89	Dry	SPF	No 2
C6	15-14	38 x 89	Dry	SPF	No 2
C7	19-18	38 x 89	Dry	SPF	No 2
C8	21-20	38 x 140	Dry	SPF	No 2
V1	2-5	38 x 89	Dry	SPF	No 2
V2	4-7	38 x 89	Dry	SPF	No 2
V3	6-9	38 x 89	Dry	SPF	No 2
V4	10-13	38 x 89	Dry	SPF	No 2
V5	12-15	38 x 89	Dry	SPF	No 2
V6	15-18	38 x 89	Dry	SPF	No 2
V7	19-20	38 x 89	Dry	SPF	No 2





PROJECT: SHAW DUPLEX 5B

MARK: T04B
QTY: 2
DATE: 2021-06-28



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m²

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads:

Truss Spacing: 610 mm c/c

Specimen Load	Top Chord	Bot. Chord	Wind Uplift
LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55Ss+Sr	CL 9.4.2.2
DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa	
LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _r = 0.6 kPa	
DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa	
LL = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing = 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
1	6.29 kN	1.04 kN	0/0	0/0	3.33 kN	39 mm
12	6.13 kN	1.02 kN	0/0	0/0	3.24 kN	38 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

Members V1: T-brace - 38x89 SPF No. 2

Fasten T-brace to narrow edge of web with 3" common wire nails @ 150 O.C.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

[illegible]

Deflection:

Member	Dymax
BC1	-1.99 mm
BC2	-1.89 mm
C1	-0.77 mm
C2	-0.17 mm
C3	-0.07 mm
C4	-0.19 mm
C5	-0.27 mm
C6	-0.54 mm
TC1	-1.44 mm
TC2	-2.33 mm
V1	-0.41 mm
V2	-0.88 mm
V3	-1.03 mm
V4	-0.97 mm
V5	-0.74 mm

Deflection Criteria:

$$\text{Dallow (TL)} = L/360 \quad \{ 16.09 \text{ mm} \}$$
$$D_{\max}(\text{TL}) = L/2,485 \quad (2.33 \text{ mm})$$

Combined Stress Index (CSI)

TC = 0.229

BC =	0.231
------	-------

Web =	0.359
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Truss Joint Connections

Steel Side Plates: CSA G40.21 300W

Side Plate Thickness: 3.2 mm

Side Plates : NS & FS

Nails: 0.131 Dia. x 1.5" Galv.

[illegible]

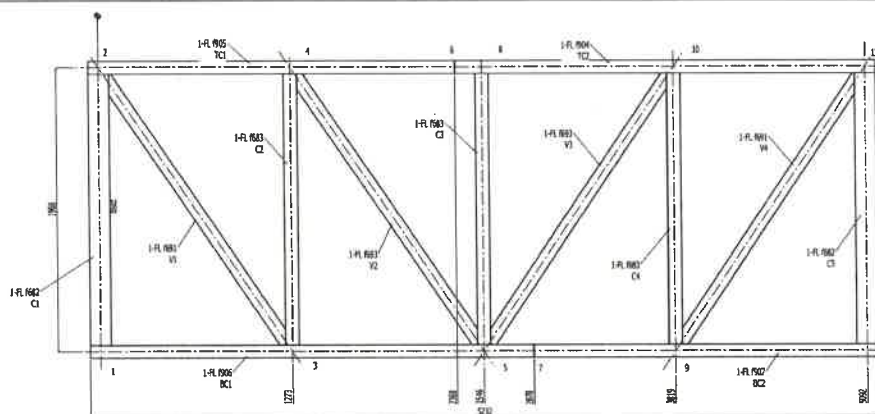


PROJECT: SHAW DUPLEX 5B

MARK: T05B

QTY: 2

DATE: 2021-06-01



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m².

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads:

Truss Spacing: 610 mm c/c

Specified loads:	Mass spacing:	Size (mm)	Eq.
Top Chord:	LL = 2.09 kN/m ² DL = 0.17 kN/m ²	W _{LL} = 1.27 kN/m W _{DL} = 0.1 kN/m	S = 0.55Ss+Sr S _s = 2.7 kPa
Bot. Chord:	LL = 0. kN/m ² DL = 0.34 kN/m ²	W _{LL} = 0. kN/m W _{DL} = 0.2 kN/m	S _r = 0.6 kPa S = 2.09 kPa
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m

Support Reactions

Node	Extreme RXN (factored)						Min. Brg.
	1.25D+1.5S	D	Live	wind	S		
1	6.1 kN	1. kN	/0	0/0	0/0	3.23 kN /0	38 mm
11	6.1 kN	1. kN	/0	0/0	0/0	3.23 kN /0	38 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

[illegible]

Deflection:

Member	Dymax
BC1	-1.47 mm
BC2	-1.47 mm
C1	-0.41 mm
C2	-0.28 mm
C3	-0.13 mm
C4	-0.25 mm
C5	-0.47 mm
TC1	-2.07 mm
TC2	-2.05 mm
V1	-0.51 mm
V2	-0.75 mm
V3	-0.96 mm
V4	-0.72 mm

Deflection Criteria:

$$\text{Dallow (TL)} = L/360 \text{ (16.09 mm)}$$
$$D_{\max}(\text{TL}) = L/2,793 \quad (2.07 \text{ mm})$$

Combined Stress Index (CSI)

TC =	0.368
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BC =	0.223
------	-------

Web = 0.304

Truss Joint Connections

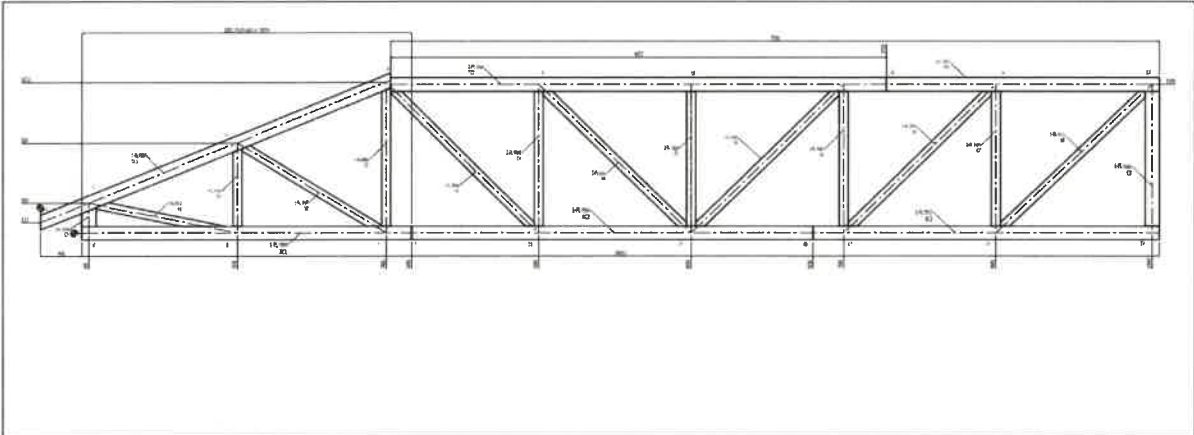
Steel Side Plates: CSA G40.21 300W

Side Plate Thickness 3.2 mm

Side Plates :

Nails: 0.131 Dia. x 1.5" Galv.





Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.
Clear span is less than 12.2 m and total roof area is less than 4,550 m².
Design to CSA 086-14 and S16-14.

Analysis Software: Visual Analysis 20.0 Simple Analysis
Version: 20.00.0001

Specified Loads:	Truss Spacing: 610 mm c/c			
Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55S _s +S _r	CL 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _r = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa	
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m	

Support Reactions

Node	Extreme RXN (factored)				Live	wind	S	Min. Brg.
	1.25D+1.5S	D						
21	12.7 kN	2.03 kN /0	0/0	0/0	0/0	6.77 kN /0		79 mm
3	13.24 kN	2.03 kN /0	0/0	0/0	0/0	7.13 kN /0		82 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.
Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)
Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

Chd	(+Ten) [-Comp]	Web	(+Ten) [-Comp]
3-5	5.68 kN	3-2	-12.61 kN
5-7	18.81 kN	5-4	-2.96 kN
7-9	18.79 kN	7-6	0.75 kN
9-11	18.79 kN	11-8	-2.93 kN
11-13	22.09 kN	13-10	-3.13 kN
13-15	18.44 kN	17-12	-6.72 kN
15-17	18.44 kN	19-16	-10.39 kN
17-19	11.27 kN	21-18	-12.31 kN
19-21	1.4 kN	2-5	13.42 kN
1-2	0.01 kN	4-7	0.13 kN
2-4	-18.51 kN	6-11	4.69 kN
4-6	-22.09 kN	8-13	-0.09 kN
6-8	-22.09 kN	13-12	5.1 kN
8-10	-22.07 kN	17-16	10.19 kN
10-12	-22.03 kN	19-18	15.21 kN
12-14	-18.44 kN		
14-16	-18.44 kN		
16-18	-11.27 kN		

Deflection:

Member	Dymax
BC1	-8.47 mm
BC2	-10.44 mm
BC3	-8.88 mm
C1	-0.66 mm
C2	-2.3 mm
C3	-2.69 mm
C4	-2.04 mm
C5	-1.89 mm
C6	-2.43 mm
C7	-2.76 mm
C8	-2.77 mm
TC1	-8.52 mm
TC2	-10.84 mm
TC3	-8.04 mm
V1	-5.33 mm
V2	-6.55 mm
V3	-6.14 mm
V4	-5.95 mm
V5	-8.56 mm
V6	-7.6 mm
V7	-5.31 mm

Deflection Criteria:

Dallow (TL) = L/360 (16.09 mm)
Dmax (TL) = L/534 (10.84 mm)

Combined Stress Index (CSI)

TC = 0.455
BC = 0.945
Web = 0.837

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W
Side Plate Thickness: 3.2 mm
Side Plates : NS & FS
Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)

ID	Member	Size	Condition	Species	Grade
TC1	1-2	38 x 140	Dry	SPF	No 2
TC1	2-4	38 x 140	Dry	SPF	No 2
TC1	4-6	38 x 140	Dry	SPF	No 2
TC2	6-8	38 x 140	Dry	SPF	No 2
TC2	8-10	38 x 140	Dry	SPF	No 2
TC2	10-12	38 x 140	Dry	SPF	No 2
TC2	12-14	38 x 140	Dry	SPF	No 2
TC3	14-16	38 x 140	Dry	SPF	No 2
TC3	16-18	38 x 140	Dry	SPF	No 2
BC1	3-5	38 x 140	Dry	SPF	No 2
BC1	5-7	38 x 140	Dry	SPF	No 2
BC1	7-9	38 x 140	Dry	SPF	No 2
BC2	9-11	38 x 140	Dry	SPF	No 2
BC2	11-13	38 x 140	Dry	SPF	No 2
BC2	13-15	38 x 140	Dry	SPF	No 2
BC3	15-17	38 x 140	Dry	SPF	No 2
BC3	17-19	38 x 140	Dry	SPF	No 2
BC3	19-21	38 x 140	Dry	SPF	No 2
C1	3-2	38 x 140	Dry	SPF	No 2
C2	5-4	38 x 89	Dry	SPF	No 2
C3	7-6	38 x 89	Dry	SPF	No 2
C4	11-8	38 x 89	Dry	SPF	No 2
C5	13-10	38 x 89	Dry	SPF	No 2
C6	17-12	38 x 89	Dry	SPF	No 2
C7	19-16	38 x 89	Dry	SPF	No 2
C8	21-18	38 x 140	Dry	SPF	No 2
V1	2-5	38 x 89	Dry	SPF	No 2
V2	4-7	38 x 89	Dry	SPF	No 2
V3	6-11	38 x 89	Dry	SPF	No 2
V4	8-13	38 x 89	Dry	SPF	No 2
V5	13-12	38 x 89	Dry	SPF	No 2
V6	17-16	38 x 89	Dry	SPF	No 2
V7	19-18	38 x 89	Dry	SPF	No 2



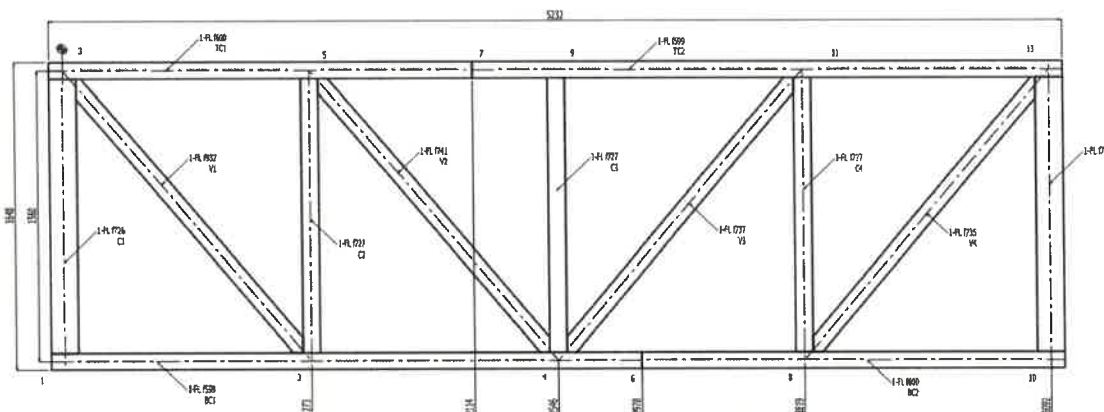


PROJECT: SHAW DUPLEX 5B

MARK: T06B

QTY: 2

DATE: 2021-06-01



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m²

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads:

Truss Spacing: 610 mm c/c

Parameter	Value	Unit	Parameter	Value	Unit
Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.27 kN/m	S = 0.55Ss+Sr	CL 9.4.2.2	
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa		
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _s = 0.6 kPa		
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa		
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing = 0.61 m		

Support Reactions

Node	Extreme BXN (factored)
------	------------------------

Node	1.25D+1.5S	D	Live	wind	S	Min. Brg.
1	6.05 kN	0.96 kN /0	0/0	0/0	3.23 kN /0	38 mm
10	6.05 kN	0.96 kN /0	0/0	0/0	3.23 kN /0	38 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

[illegible]

Deflection:

Member	Dymax
BC1	-1.69 mm
BC2	-1.69 mm
C1	-0.51 mm
C2	-0.36 mm
C3	-0.16 mm
C4	-0.31 mm
C5	-0.62 mm
TC1	-2.23 mm
TC2	-2.27 mm
V1	-0.73 mm
V2	-0.94 mm
V3	-1.18 mm
V4	-0.97 mm

Deflection Criteria:

$$D_{allow}(TL) = L/360 \quad (16.09 \text{ mm})$$
$$D_{\max} \{TL\} = L/2,555 \quad (2.27 \text{ mm})$$

Combined Stress Index (CSI)

TC = 0.409

BC = 0.263

Web = 0.331

Truss Joint Connections

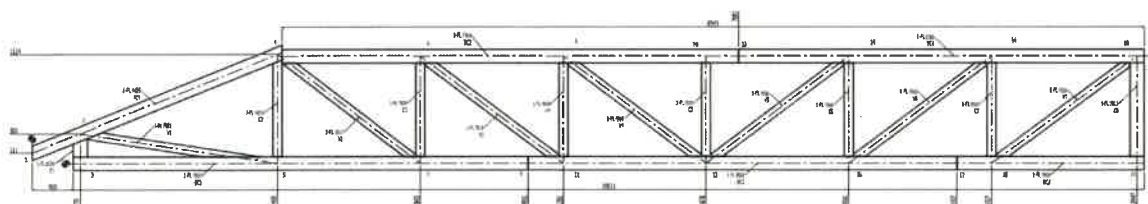
Steel Side Plates: CSA G40.21 300W

Side Plate Thickness: 3.2 mm

Side Plates : NS & FS

Nails: 0.131 Dia. x 1.5" Galv.





Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m²

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads:

Truss Spacing: 305 mm c/c

Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 0.64 kN/m	S = 0.55S _s +S _r	CL 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.05 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _r = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.1 kN/m	S = 2.09 kPa	
Wind Uplift:	LL = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
3	13.31 kN	2.01 kN /0	0/0	0/0	7.19 kN /0	83 mm
21	12.55 kN	1.99 kN /0	0/0	0/0	6.71 kN /0	78 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)
Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

Chd	(+Ten) [-Comp]	Web	(+Ten) [-Comp]
3-5	-1.47 kN	3-2	-6.81 kN
5-7	9.15 kN	5-4	-1.12 kN
7-9	13.05 kN	7-6	-2.72 kN
9-11	13.11 kN	11-8	-1.21 kN
11-13	15.13 kN	13-10	-1.47 kN
13-15	12.12 kN	15-14	-3.63 kN
15-17	7.25 kN	19-16	-5.38 kN
17-19	7.3 kN	21-18	-6.34 kN
19-21	2.51 kN	2-5	9.2 kN
1-2	0.02 kN	4-7	4.8 kN
2-4	-13.82 kN	6-11	2.35 kN
4-6	-13.82 kN	8-13	-0.64 kN
6-8	-15.67 kN	14-13	3.41 kN
8-10	-15.17 kN	16-15	6.35 kN
10-12	-15.17 kN	18-19	9.01 kN
12-14	-15.17 kN		
14-16	-12.48 kN		
16-18	-7.48 kN		

Deflection:

Member	Dymax
BmX001	-16.72 mm
BmX002	-15.62 mm
BmX003	-15.97 mm
BmX004	-16.5 mm
BmX005	-8.67 mm
COL001	-0.46 mm
COL002	-3.42 mm
COL003	-2.69 mm
COL004	-1.87 mm
COL005	-2.16 mm
COL006	-2.82 mm
COL007	-3.21 mm
COL008	-3.23 mm
RBX001	-9.34 mm
V001	-10.12 mm
V002	-10.64 mm
V003	-12.03 mm
V004	-11.76 mm
V005	-13.85 mm
V006	-11.69 mm
V007	-7.55 mm

Deflection Criteria:

$$D_{\text{max}}(\text{TL}) = L/346 \quad (16.72 \text{ mm})$$

Combined Stress Index (CSI)

TC =	0.291
BC =	0.649
Web =	0.512

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W
Side Plate Thickness: 3.2 mm
Side Plates : NS & FS
Nails: 0.131 Dia. x 1.5" Galv.



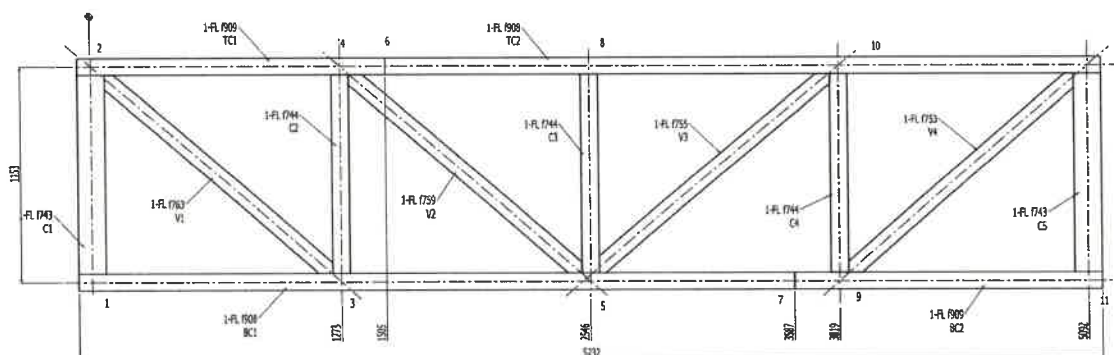


PROJECT: SHAW DUPLEX 5B

MARK: T07B

QTY: 2

DATE: 2021-06-01



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m².

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads: **Truss Spacing:** 610 mm c/c

Top Chord:	LL = 2.09 kN/m ²	W _{UL} = 1.27 kN/m	S = 0.55Ss+Sr	CL 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{UL} = 0. kN/m	S _r = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa	
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing = 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
1	6.03 kN	0.94 kN /0	0/0	0/0	3.23 kN /0	37 mm
11	6.03 kN	0.94 kN /0	0/0	0/0	3.23 kN /0	37 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

[illegible]

Deflection:

Member	Dymax
BC1	-2.03 mm
BC2	-1.65 mm
C1	-0.69 mm
C2	-0.48 mm
C3	-0.21 mm
C4	-0.42 mm
C5	-0.43 mm
TC1	-1.94 mm
TC2	-2.61 mm
V1	-1.03 mm
V2	-1.35 mm
V3	-1.63 mm
V4	-1.31 mm

Deflection Criteria:

$$\text{Dallow (TL)} = L/360 \text{ (16.09 mm)}$$

$$D_{\max}(\text{TL}) = L/2,221 \quad (2.61 \text{ mm})$$

Combined Stress Index (CSI)

TC =	0.355
BC =	0.329
Web =	0.368

Truss Joint Connections

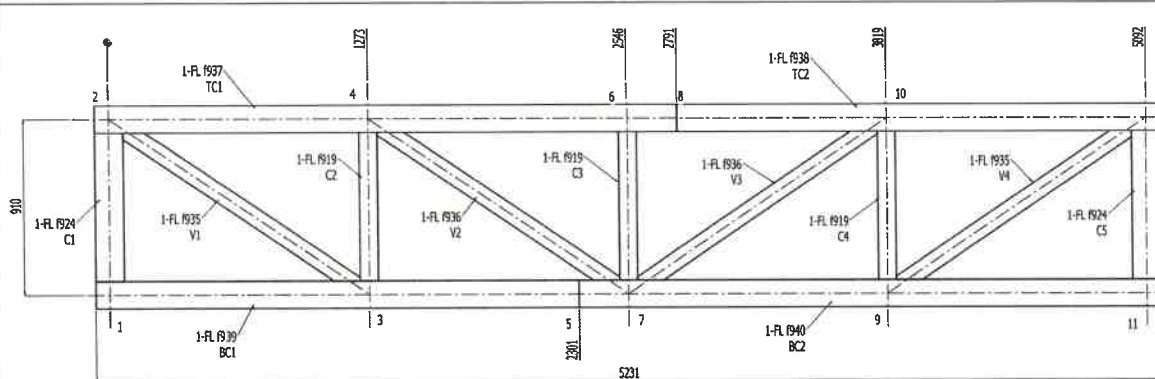
Steel Side Plates: CSA G40.21 300W

Side Plate Thickness 3.2 mm

Side Plates :

Nails: 0,131 Dia. x 1.5" Galv.





Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m².

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads: **Truss Spacing:** 585 mm c/c

Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.22 kN/m	S = 0.55S _s +S _r	CL 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.1 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _r = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.2 kN/m	S = 2.09 kPa	
Wind Uplift:	LL _w = 0. kN/m ²	W _{wind} = 0. kN/m	Spacing: 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
1	5.87 kN	0.97 kN /0	0/0	0/0	3.11 kN /0	36 mm
11	5.87 kN	0.97 kN /0	0/0	0/0	3.11 kN /0	36 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

[illegible]

Deflection:

Member	Dymax
BmX001	-2.16 mm
BmX002	-2.16 mm
BmX003	-2.02 mm
BmX004	-2.03 mm
COL001	-0.53 mm
COL002	-0.38 mm
COL003	-0.17 mm
COL004	-0.33 mm
COL005	-0.34 mm
V001	-1.15 mm
V002	-1.55 mm
V003	-1.75 mm
V004	-1.35 mm

Deflection Criteria:

$$D_{\text{max}}(\text{TL}) = L/2,679 \quad (2.16 \text{ mm})$$

Combined Stress Index (CSI)

TC =	0.18
BC =	0.305
Web =	0.398

Truss Joint Connections

Steel Side Plates: CSA G40.21 300M

Side Plate Thickness 3.2 mm

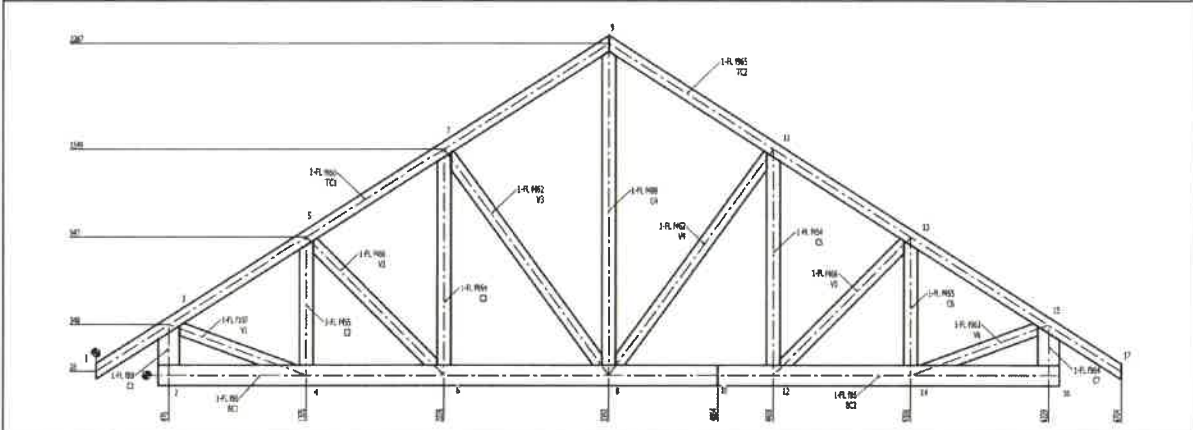
Side Plates : NS & FS

Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)

ID	Member	Size	Condition	Species	Grade
TC1	2-4	38 x 140	Dry	SPF	No 2
TC1	4-6	38 x 140	Dry	SPF	No 2
TC1	6-8	38 x 140	Dry	SPF	No 2
TC2	8-10	38 x 140	Dry	SPF	No 2
TC2	10-12	38 x 140	Dry	SPF	No 2
BC1	1-3	38 x 140	Dry	SPF	No 2
BC1	3-5	38 x 140	Dry	SPF	No 2
BC2	5-7	38 x 140	Dry	SPF	No 2
BC2	7-9	38 x 140	Dry	SPF	No 2
BC2	9-11	38 x 140	Dry	SPF	No 2
C1	1-2	38 x 140	Dry	SPF	No 2
C2	3-4	38 x 89	Dry	SPF	No 2
C3	7-6	38 x 89	Dry	SPF	No 2
C4	9-10	38 x 89	Dry	SPF	No 2
C5	11-12	38 x 140	Dry	SPF	No 2
V1	2-3	38 x 89	Dry	SPF	No 2
V2	4-7	38 x 89	Dry	SPF	No 2
V3	10-7	38 x 89	Dry	SPF	No 2
V4	12-9	38 x 89	Dry	SPF	No 2





Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.
Clear span is less than 12.2 m and total roof area is less than 4,550 m².
Design to CSA 086-14 and S16-14.

Analysis Software: Visual Analysis 20.0 Simple Analysis
Version: 20.00.0001

Specified Loads:		Truss Spacing: 2,621 mm c/c			
Top Chord:	LL =	2.09 kN/m ²	W _{LL} =	5.46 kN/m	S = 0.55S _s +S _r CL 9.4.2.2
	DL =	0.17 kN/m ²	W _{DL} =	0.44 kN/m	S _s = 2.7 kPa
Bot. Chord:	LL =	0. kN/m ²	W _{LL} =	0. kN/m	S _s = 0.6 kPa
	DL =	0.34 kN/m ²	W _{DL} =	0.88 kN/m	S = 2.09 kPa
Wind Uplift:	LL _w =	0. kN/m ²	W _{wind} =	0. kN/m	Spacing: 0.61 m

Support Reactions

Node	Extreme RXN (factored)						
	1.25D+1.5S	D	Live	wind	S	Min. Brg.	
2	19.55 kN	2.44 kN /0	0/0	0/0	11.01 kN /0	121 mm	
16	19.55 kN	2.44 kN /0	0/0	0/0	11. kN /0	121 mm	

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.
Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

2 Ply Truss Nails - 76x3.05mm Power Driven

CHDS	# ROWS	SPACING	LOAD
1-9	2	305	SIDE 2. kN/m
9-17	2	305	SIDE 2. kN/m
2-10	2	200	SIDE 9.84 kN/m
10-16	2	200	SIDE 9.84 kN/m
Webs	1	150	

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)
Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

Chd	(+Ten) (-Comp)	Web	(+Ten) (-Comp)
2-4	0. kN	2-3	-19.21 kN
4-6	13.14 kN	4-5	-4.63 kN
6-8	13.39 kN	6-7	0.64 kN
8-10	13.4 kN	8-9	8.09 kN
10-12	13.4 kN	12-11	0.64 kN
12-14	13.14 kN	14-13	-4.62 kN
14-16	3.06 kN	16-15	-19.21 kN
1-3	1.21 kN	3-4	14.08 kN
3-5	-17.17 kN	5-6	0.38 kN
5-7	-17.17 kN	7-8	-4.37 kN
7-9	-14.33 kN	11-8	-4.37 kN
9-11	-14.33 kN	13-12	0.38 kN
11-13	-17.18 kN	15-14	14.08 kN
13-15	-17.38 kN		
15-17	1.21 kN		

Deflection:

Member	Dymax
BC1	-2.96 mm
BC2	-2.93 mm
C1	-0.22 mm
C2	-1.05 mm
C3	-1.17 mm
C4	-0.51 mm
C5	-0.79 mm
C6	-1.02 mm
C7	-1.02 mm
TC1	-3.03 mm
TC2	-2.47 mm
V1	-1.73 mm
V2	-1.75 mm
V3	-1.25 mm
V4	-2.09 mm
V5	-2.49 mm
V6	-2.1 mm

Deflection Criteria:

Dallow (TL) =	L/360 { 16.09 mm }
Dmax (TL) =	L/1,909 { 3.03 mm }

Combined Stress Index (CSI)

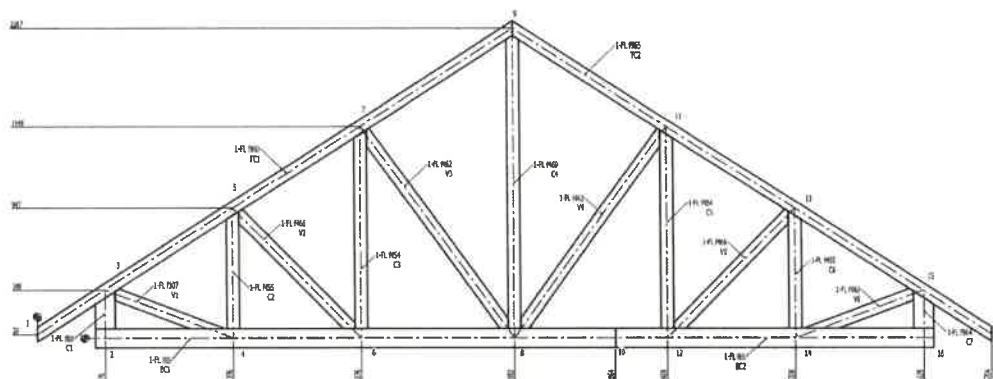
TC =	0.505
BC =	0.596
Web =	0.767

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W
Side Plate Thickness: 3.2 mm
Side Plates: NS & FS
Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)

ID	Member	Size	Condition	Species	Grade
TC1	1-3	38 x 140	Dry	SPF	No 2
TC1	3-5	38 x 140	Dry	SPF	No 2
TC1	5-7	38 x 140	Dry	SPF	No 2
TC1	7-9	38 x 140	Dry	SPF	No 2
TC2	9-11	38 x 140	Dry	SPF	No 2
TC2	11-13	38 x 140	Dry	SPF	No 2
TC2	13-15	38 x 140	Dry	SPF	No 2
TC2	15-17	38 x 140	Dry	SPF	No 2
BC1	2-4	38 x 140	Dry	SPF	No 2
BC1	4-6	38 x 140	Dry	SPF	No 2
BC1	6-8	38 x 140	Dry	SPF	No 2
BC1	8-10	38 x 140	Dry	SPF	No 2
BC2	10-12	38 x 140	Dry	SPF	No 2
BC2	12-14	38 x 140	Dry	SPF	No 2
BC2	14-16	38 x 140	Dry	SPF	No 2
C1	2-3	38 x 140	Dry	SPF	No 2
C2	4-5	38 x 89	Dry	SPF	No 2
C3	6-7	38 x 89	Dry	SPF	No 2
C4	8-9	38 x 89	Dry	SPF	No 2
C5	12-11	38 x 89	Dry	SPF	No 2
C6	14-13	38 x 89	Dry	SPF	No 2
C7	16-15	38 x 140	Dry	SPF	No 2
V1	3-4	38 x 89	Dry	SPF	No 2
V2	5-6	38 x 89	Dry	SPF	No 2
V3	7-8	38 x 89	Dry	SPF	No 2
V4	11-8	38 x 89	Dry	SPF	No 2
V5	13-12	38 x 89	Dry	SPF	No 2
V6	15-14	38 x 89	Dry	SPF	No 2



Design Specifications

This truss meets the housing and small building requirements of Part 9 of NBC 2015.

Clear span is less than 12.2 m and total roof area is less than 4,550 m².

Design to CSA 086-14 and S16-14.

Analysis Software:	Visual Analysis 20.0 Simple Analysis
Version:	20.00.0001

Specified Loads: Truss Spacing: 800 mm c/c

Specimen Label	Mass	Spring	Size (mm)	Sp
Top Chord:	LL = 2.09 kN/m ²	W _{LL} = 1.67 kN/m	S = 0.55S _s +Sr	Cl. 9.4.2.2
	DL = 0.17 kN/m ²	W _{DL} = 0.13 kN/m	S _s = 2.7 kPa	
Bot. Chord:	LL = 0. kN/m ²	W _{LL} = 0. kN/m	S _s = 0.6 kPa	
	DL = 0.34 kN/m ²	W _{DL} = 0.27 kN/m	S = 2.09 kPa	
Wind Uplift:	LL _w = 0. kN/m ²	W _{w,up} = 0. kN/m	Spacing: 0.61 m	

Support Reactions

Node	Extreme RXN (factored)					Min. Brg.
	1.25D+1.5S	D	Live	wind	S	
2	12.08 kN	1.58 kN /0	0/0	0/0	6.73 kN /0	75 mm
16	12.08 kN	1.58 kN /0	0/0	0/0	6.73 kN /0	75 mm

Truss Bracing

Top chord of truss to be continuously braced by roof sheathing material nailed to top chord.

Bottom chord of truss to be braced by 19x63 strapping @ 410 mm O/C nailed to the underside of bottom chord.

DBS = Diagonal Brace Spacing; CBF = Cumulative Brace Force (per brace)

Fasten 38x89 bracing to web members with min. (2) - (0.122 x 3") spiral nails

Loading: (3) Load Cases

Chd	{+Ten} (-Comp)	Web	{+Ten} (-Comp)
2-4	0. kN	2-3	-11.85 kN
4-6	8.16 kN	4-5	-2.82 kN
6-8	8.3 kN	6-7	0.42 kN
8-10	8.3 kN	8-9	5.22 kN
10-12	8.3 kN	12-11	0.42 kN
12-14	8.17 kN	14-13	-2.81 kN
14-16	1.89 kN	16-15	-11.85 kN
1-3	0.74 kN	3-4	8.75 kN
3-5	-10.63 kN	5-6	0.21 kN
5-7	-10.62 kN	7-8	-2.88 kN
7-9	-8.84 kN	11-8	-2.88 kN
9-11	-8.84 kN	13-12	0.21 kN
11-13	-10.62 kN	15-14	8.75 kN
13-15	-10.76 kN		
15-17	0.74 kN		

Deflection:

Member	Dynmax
BC1	-2.55 mm
BC2	-2.52 mm
C1	-0.3 mm
C2	-0.95 mm
C3	-1.01 mm
C4	-0.5 mm
C5	-0.77 mm
C6	-1. mm
C7	-1. mm
TC1	-3.04 mm
TC2	-2.49 mm
V1	-1.46 mm
V2	-1.45 mm
V3	-1.02 mm
V4	-1.83 mm
V5	-2.18 mm
V6	-1.82 mm

Deflection Criteria:

$$D_{allow}(TL) = L/360 \quad (16.09 \text{ mm})$$
$$D_{\max}(\text{TL}) = L/1,907 \quad (3.04 \text{ mm})$$

Combined Stress Index (CSI)

TC =	0.556
------	-------

BC =	0.499
------	-------

Web = 0.478

Truss Joint Connections

Steel Side Plates: CSA G40.21 300W

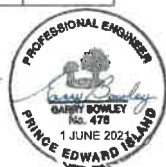
Side Plate Thickness: 3.2 mm

Side Plates : NS & FS

Nails: 0.131 Dia. x 1.5" Galv.

Sawn Lumber (NLGA Rules)

Table 1: Summary of Product Inventory (2023-2024)						
ID	Member	Size	Condition	Species	Grade	
TC1	1-3	38 x 89	Dry	SPF	No 2	
TC1	3-5	38 x 89	Dry	SPF	No 2	
TC1	5-7	38 x 89	Dry	SPF	No 2	
TC1	7-9	38 x 89	Dry	SPF	No 2	
TC2	9-11	38 x 89	Dry	SPF	No 2	
TC2	11-13	38 x 89	Dry	SPF	No 2	
TC2	13-15	38 x 89	Dry	SPF	No 2	
TC2	15-17	38 x 89	Dry	SPF	No 2	
BC1	2-4	38 x 89	Dry	SPF	No 2	
BC1	4-6	38 x 89	Dry	SPF	No 2	
BC1	6-8	38 x 89	Dry	SPF	No 2	
BC1	8-10	38 x 89	Dry	SPF	No 2	
BC2	10-12	38 x 89	Dry	SPF	No 2	
BC2	12-14	38 x 89	Dry	SPF	No 2	
BC2	14-16	38 x 89	Dry	SPF	No 2	
C1	2-3	38 x 140	Dry	SPF	No 2	
C2	4-5	38 x 89	Dry	SPF	No 2	
C3	6-7	38 x 89	Dry	SPF	No 2	
C4	8-9	38 x 89	Dry	SPF	No 2	
C5	12-11	38 x 89	Dry	SPF	No 2	
C6	14-13	38 x 89	Dry	SPF	No 2	
C7	16-15	38 x 140	Dry	SPF	No 2	
V1	3-4	38 x 89	Dry	SPF	No 2	
V2	5-6	38 x 89	Dry	SPF	No 2	
V3	7-8	38 x 89	Dry	SPF	No 2	
V4	11-8	38 x 89	Dry	SPF	No 2	
V5	13-12	38 x 89	Dry	SPF	No 2	
V6	15-14	38 x 89	Dry	SPF	No 2	



Jones, Shane

From: Garry Bowley <garry@prebiltsteel.com>
Sent: July 9, 2021 3:45 PM
To: Duncan Shaw (Prebilt); Jones, Shane
Subject: FW: Permit Application - 23/25 Essex Crescent - File 21-318
Attachments: SHAW DUPLEX 5B - Shop Dwgs for Trusses.pdf; Krish Semi Final.pdf

Duncan/Shane,

Please see my comments below marked in "RED" and the attached files.

Garry

Garry Bowley, P.Eng.
Senior Engineer
Prebilt Steel
Tel: (902) 892-8577 Ext. 239
Direct: (902) 894-7552
Cell: (902) 330-9964
Email: Garry@PrebiltSteel.com



**Prebilt
Steel**

423 Mt. Edward Road, P.O. Box 216, Charlottetown, Prince Edward Island

From: Brody Fogarty <bfogarty@prebiltsteel.com>
Sent: June 25, 2021 11:51 AM
To: Garry Bowley <garry@prebiltsteel.com>
Subject: FW: Permit Application - 23/25 Essex Crescent - File 21-318

Sent from my Galaxy

----- Original message -----

From: "Duncan Shaw (Prebilt)" <duncan@prebiltsteel.com>
Date: 2021-06-25 11:27 a.m. (GMT-04:00)
To: Brody Fogarty <Brody@prebiltsteel.com>
Subject: Fwd: Permit Application - 23/25 Essex Crescent - File 21-318

Sent from my Bell Samsung device over Canada's largest network.

From: Jones, Shane <sjones@charlottetown.ca>
Sent: Wednesday, June 23, 2021 2:32:19 PM
To: Duncan Shaw (Prebilt) <duncan@prebiltsteel.com>
Subject: Permit Application - 23/25 Essex Crescent - File 21-318

Good afternoon Duncan,

I have reviewed your application to construct semi-detached dwellings at 23/25 Essex Crescent. Please see the below items that require your attention.

1. I don't appear to have Truss T01C drawing. Please submit for review. **See Shop Dwgs for Trusses**
2. I happened to notice that Truss T04B drawing shows negative loads for reactions at both ends. Please revise and resubmit if changes are required. **Corrected**
3. Is Truss T10A a 2ply or 3ply truss? **2 ply Truss**
 - a. If Truss T04B reactions are to be revised, ensure Truss T10A is not affected. **– Not affected**
 - b. Ensure lintel above garage mandoor is appropriately sized and sufficient jack studs are used to support lintel bearing. **– See A-4 "Krish Semi Final"**
4. What do the inner ends of the floor joists bear on? **– See A-7 "Krish Semi Final"**
 - a. If they bear on stud walls, what size footing are you using to support the ICF party wall and stud walls on both sides? **– See A-7 "Krish Semi Final"**
5. Provide a typical exterior wall cross-section showing the basement walls that includes construction details such as: insulation, vapour barrier, dampproofing, drain tile, etc. **– See A-7 "Krish Semi Final"**
6. Provide a basement plan showing room layout. If basement is to be left unfinished as one big room, please advise. **– Unfinished Basement**
7. Minimum stair run is 10" measured nosing-to-nosing. Max nosing extension is 1". This will give you a tread depth of 11" total. **Rise and Run is shown on dwg**
8. Maximum stair rise is 7 7/8".

Thanks,

Shane Jones
Building Official I
City of Charlottetown
 70 Kent Street
 Charlottetown, Prince Edward Island
 Canada C1A 1M9
 Office: 902-629-4653
 Fax: 902-629-4156



The City of Charlottetown continues to take steps to proactively reduce the spread of COVID-19 and mitigate impacts on municipal services, as the health and safety of residents is the number one priority. Charlottetown City Hall (199 Queen Street) and its administrative offices are now operating on winter hours, Monday to Friday, 8 a.m. to 4:30 p.m. Residents looking for municipal services are encouraged to visit the City's website at www.charlottetown.ca or call the main switchboard at 902-566-5548 to be directed to the appropriate department. Alternatively, connect with City staff

directly via email https://charlottetown.ca/contact_us A drop box is available for Planning documents, tender application, and bill payments/mail. For Utility bills and other payments, staff will accept debit, credit card or cheque, and payments will continue to be accepted online.

Please consider the environment before printing this e-mail!

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of the City of Charlottetown. If you are not the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

Birt, Ira

From: Birt, Ira
Sent: June 23, 2021 3:33 PM
To: duncan@prebiltsteel.com
Subject: Footing Permit 23-25 Essex Crescent Lot 5B
Attachments: Essex Cres 23-25 362-BLD-21 ftg.pdf

Duncan, attached is a copy of the Footing Permit for. If you wish, the original may be picked up at the Planning Department, 70 Kent Street. Construction is not to proceed beyond the footings pending location being confirmed by a licenced surveyor.

Ira Birt
Development Officer

City of Charlottetown – Planning & Heritage Department

70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4158
Fax: 902-629-4156

ibirt@charlottetown.ca
www.charlottetown.ca



**Planning Department****Mailing Address**

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact informationTel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

FOOTING PERMIT

This certifies that: Prebilt Structures Ltd. of 423 Mount Edward Road
 Type of Occupancy: 2 Unit Semi-detached
 At the location of: 23-25 Essex Crescent (Lot 5B)

NOTE: This is not a Building & Development Permit
This Permit is a Preliminary Approval for the Placement of the Footing only.

1 No work beyond the footing stage has been approved at this time.

2 A Building Permit will be issued upon receipt of a location certificate or plan from a P.E.I Land Surveyor being presented to the Planning Department showing the location of the footing(s) in accordance with the Zoning By-law, and Building Code Bylaw requirements.

Minimum Setback Requirements

Front:	6 metres	Right Side:	1.83 metres
Rear:	7.5 metres	Left Side:	1.83 metres

Note: _____

Approved By

Development Officer: Ira Birt
 Name


 Signature

Date: June 23, 2021

Certification (Indicate all Set-backs)

I, _____ P.E.I Land Surveyor hereby certify that the
 footings located under the authority of the above permit are situated as shown above.

This document is not valid for mortgage purposes or boundary line establishment.

P.E.I. Land Surveyor _____

Name

Signature

Date: _____

Planning & Heritage Summary (Week ending June 25, 2021)
ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION

The information provided on this page is intended to provide notice to the public when building and development permits have been approved by the Charlottetown Planning and Heritage Department. Residents or interested parties have **21 days to appeal** to the Island Regulatory and Appeals Commission (IRAC) any building and development permit approvals listed below within the required time period.

If you have any questions regarding the approvals listed below please contact the Planning and Heritage Department at 902-629-4158.

Planning Development Permit Approvals

FILE #	PID #	PERMIT #	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
20-032	1090547	034-BLD-20	30-Jan-20	24-Jun-21	APPROVED	15-17 Parkman Drive	Occupancy Permit: New semi-detached dwelling	Paul Llewellyn	15-Jul-21
20-260	361527	307-BLD-20	16-Jun-20	23-Jun-21	APPROVED	55 Chestnut Street	Temporary Occupancy Permit: 27-unit apartment building	Phil O'Halloran	14-Jul-21
20-405	864066	507-BLD-20	25-Aug-20	17-Jun-21	APPROVED	16 Tide View Court (Lot 94)	Occupancy Permit: New single family dwelling	Nan Court	8-Jul-21
20-512	746164	653-BLD-20	13-Oct-20	22-Jun-21	APPROVED	32 Holmes Lane (Lot 116)	Occupancy Permit: New single family dwelling	Andrew Oakley	13-Jul-21
21-011D	387761	489-DEM-21	25-Jun-21	25-Jun-21	APPROVED	670 University Avenue	Interior demolition of two spaces within Mall	Pan American Properties (Tim Banks)	16-Jul-21
21-093	368969	100-BLD-21	19-Feb-21	22-Jun-21	APPROVED	151 Upper Prince Street	New 3-unit apartment building	Leading Edge Group	13-Jul-21
21-308	1127836, 1127844	351-BLD-21	05-May-21	23-Jun-21	APPROVED	9 Paramount Drive (Lot 17-2 and 17-3)	New 12,000 sq. ft. commercial building (offices and 5 garage bays)	Lorin Brehaut	14-Jul-21
21-318	1016294	362-BLD-21	10-May-21	23-Jun-21	APPROVED	23-25 Essex Crescent (Lot 5B)	Footing Permit: New semi-detached dwelling	Prebilt Structures Ltd.	14-Jul-21
21-328	1110873	375-BLD-21	13-May-21	23-Jun-21	APPROVED	15 East Royalty Road	New single family dwelling	Mazen Katmouz	14-Jul-21
21-341	393561	391-BLD-21	14-May-21	23-Jun-21	APPROVED	16 Woodlawn Drive	Garage addition to single family dwelling	Donald Smith	14-Jul-21
21-342	350520	392-BLD-21	07-May-21	23-Jun-21	APPROVED	63 Prince Charles Drive	Addition to single family dwelling	Larry Schipper	14-Jul-21
21-353B	396515	410-BLD-21	25-May-21	24-Jun-21	APPROVED	22 Brackley Point Road	Renovate and change of use: Retail to food service	Lori Currie	15-Jul-21
21-360	464065	415-BLD-21	26-May-21	23-Jun-21	APPROVED	13 Miller Street	Renovate basement and add new deck	Fourish Construction	14-Jul-21
21-400	1008333	463-BLD-21	10-Jun-21	24-Jun-21	APPROVED	139 Upton Road	Create a Garden Suite	Penny & Jamie Carew	15-Jul-21
21-405	335166	470-BLD-21	11-Jun-21	21-Jun-21	APPROVED	18 Queen Street	Banner sign	Campbell Webster	12-Jul-21
21-405	335166	483-BLD-21	23-Jun-21	25-Jun-21	APPROVED	18 Queen Street	Fascia signs (4)	Priority Permits Ltd. - Ryan Matthews	16-Jul-21

FILE	PID#	APPLICATION DATE	APPROVAL DATE	MAILED OUT	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
2021-035	1127836, 1127844	28-May-2021	23-Jun-2021	25-Jun-2021	APPROVED	9 Paramount Drive (Lot 07-2 and 07-3)	Lot consolidation	Lorin Brehaut	14-Jul-2021
2021-039	1016294, 664136		17-Jun-2021	25-Jun-2021	APPROVED	Windsor Park - Phase 5	Lot subdivision (51 lots)	Mullache Properties Inc	8-Jul-2021

[illegible]

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

Planning Department

Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

Inspection Report

Applicant:	Prebilt Structures Ltd.
Applicant Address:	423 Mount Edward Road
Owner of Property:	Mullache Properties
Owner Address	423 Mount Edward Road
Property Inspected:	23-25 Essex Crescent (Lot 5B)
Construction Stage:	Basement Insulation & Vapour Barrier
Description	August 8, 2022 Inspection
Has Permit to:	2 Unit Semi-detached
	(As it appears on Permit)

Condition at time of Inspection

1	Interior walls installed creating room in back end of basement. Floor plan submitted with application shows open floor plan in basement. Provide the most current basement floor plan for review.
2	Two repairs to cracks in the foundation wall between units can be seen. Confirm these repairs are complete (including both sides) and any other cracks if present on any other walls have been repaired.
3	At the exterior front entrance landing, the space between stair post and cladded roof post exceeds 4". Do you plan to fill this gap?
4	Exterior rear deck guard post adjacent to house is not stable (wobbles when pushed on). Firm up post at the base - ensure post at base laps against joist and blocking where required.
5	No issues noted with insulation and vapour barrier in the basement.
6	No issues noted with OWSJ main floor framing when viewed from basement.
	Construction conforms reasonably with approved plans, specifications and bylaws.
x	Construction acceptable subject to correction of deficiencies as noted.
	Construction does not conforms with approved plans, specifications and bylaws

Inspected By

Building Inspector:	Shane Jones	Date:	August 8, 2022
	Name	Signature	

Jones, Shane

From: Jones, Shane
Sent: August 9, 2022 11:18 AM
To: Wade Cudmore; Bev Barr
Cc: Brian Dollar; Duncan Shaw (Prebilt)
Subject: RE: Basement Insulation Inspection 23-25 Essex Cres (Lot 5B) Windsor Park

Hi Wade,

Sorry for the late response.

I did inspect the basement insulation and vapour barrier at 23/25 Essex Crescent yesterday afternoon. I have no issues with the insulation and vapour barrier work. I did make note of the following items:

1	Interior walls installed creating room in back end of basement. Floor plan submitted with application shows open floor plan in basement. Provide the most current basement floor plan for review.
2	Two repairs to cracks in the foundation wall between units can be seen. Confirm these repairs are complete (including both sides) and any other cracks if present on any other walls have been repaired.
3	At the exterior front entrance landing, the space between stair post and cladded roof post exceeds 4". Do you plan to fill this gap?
4	Exterior rear deck guard post adjacent to house is not stable (wobbles when pushed on). Firm up post at the base - ensure post at base laps against joist and blocking where required.

Thanks,

Shane Jones
Building Official I
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada C1A 1M9
Office: 902-629-4653
Fax: 902-629-4156



From: Wade Cudmore <wade@prebiltsteel.com>
Sent: August 9, 2022 7:56 AM
To: Jones, Shane <sjones@charlottetown.ca>; Bev Barr <bev@prebiltsteel.com>
Cc: Brian Dollar <bdollar@prebiltsteel.com>; Duncan Shaw (Prebilt) <duncan@prebiltsteel.com>
Subject: RE: Basement Insulation Inspection 23-25 Essex Cres (Lot 5B) Windsor Park

Catane, Ellen

From: Planning Department
Sent: Monday, August 9, 2021 3:39 PM
To: Bev Barr; Planning Department
Subject: RE: 23-25 Essex Crescent Building Permit Status

Hello Bev,

Good day! I checked on the status of the application. I do not see any recent update indicating that an updated footing permit was received. Can you confirm that they have forwarded the signed/certified footing to us? If not, they could scan and email it to planning@charlottetown.ca and I can forward it to our officer for further review. Thank you.

Best Regards,
 Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department

70 Kent Street
 Charlottetown, Prince Edward Island
 Canada, C1A 1M9
 Office: 902-629-4112
 Fax: 902-629-4156

ecatane@charlottetown.ca
www.charlottetown.ca



From: Bev Barr
Sent: August 9, 2021 12:24 PM
To: Planning Department
Subject: 23-25 Essex Crescent Building Permit Status

Hi,

I wanted to follow up with you on the Footing Permit that was issued for 23-25 Essex Crescent. The surveyors were that last week and submitted their report. Is there anything further you need so that a building permit can be issued?

For	Permit #	362-BLD-2
Office	File #	21-318
Use	PID #	1016294

Thanks,

Bev

Bev Barr
Controller



PreBilt Structures Ltd.
423 Mt. Edward Road
Charlottetown, PE C1E 2A1
902-367-8093

**Planning Department****Mailing Address**

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact Information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

FOOTING PERMIT

This certifies that: Prebilt Structures Ltd. of 423 Mount Edward Road
 Type of Occupancy: 2 Unit Semi-detached
 At the location of: 23-25 Essex Crescent (Lot 5B)

NOTE: This is not a Building & Development Permit
This Permit is a Preliminary Approval for the Placement of the Footing only.

- 1 No work beyond the footing stage has been approved at this time.
- 2 A Building Permit will be issued upon receipt of a location certificate or plan from a P.E.I Land Surveyor being presented to the Planning Department showing the location of the footing(s) in accordance with the Zoning By-law, and Building Code Bylaw requirements.

Minimum Setback Requirements

Front:	6 metres	Right Side:	1.83 metres
Rear:	7.5 metres	Left Side:	1.83 metres

Note: _____

Approved By

Development Officer: Ira Birt
 Name

[Signature]
 Signature

Date: June 23, 2021

Certification (Indicate all Set-backs)

OUTSIDE EDGE OF CONCRETE FOOTING (16", 0.406 m)
 FRONT 6.18 m
 RIGHT SIDE 1.80 m
 LEFT SIDE 1.80 m
 REAR 7.81 m

I, [Signature]

P.E.I Land Surveyor hereby certify that the
 footings located under the authority of the above permit are situated as shown above.

This document is not valid for mortgage purposes or boundary line establishment.

P.E.I. Land Surveyor

Name

DEREK FRENCH

Signature

[Signature]

Date:

AUG. 11/21

For	Permit #	362-BLD-21 ⁵⁴
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

Planning Department

Mailing Address P.O Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

BUILDING & DEVELOPMENT PERMIT

POST THIS IN A CONSPICUOUS LOCATION DURING CONSTRUCTION

This certifies that: Prebilt Structures Ltd. of 423 Mount Edward Road
 Has a Permit to: 2 Unit Semi-detached
 At the location of: 23-25 Essex Crescent (Lot 5B)

Provided that the person accepting this permit shall in every respect conform to the City of Charlottetown Zoning & Development Bylaw, The Building Code Bylaw, and any other provisions set by the City of Charlottetown.
Any violation of the terms may be deemed cause for revocation of this permit

Development Officer Requirements:

	As per plans submitted.
	Lot grading must conform to the lot grading plan designed by Derek French, drawing #21061 dated Aoril 13, 2021.
	A final grading plan is required prior to occupancy.
	An Occupancy Permit is required prior to occupying the building.

Building Official Requirements:

1	All work shall be done in accordance with the 2015 National Building Code of Canada (NBC) and as plans provided and agreed amendments
2	As per Building Code Bylaw Section 4.12.1, the Owner/Applicant shall email Building Inspector or contact Planning Department at 902-629-4158 to arrange for REQUIRED INSPECTIONS. (24 hours notice must be given)
	A Pre-backfill - footings, foundations, draintile, waterproofing, etc...
	B Radon Pipe & Underslab Insulation - Radon pipe installation, underslab Insulation type and thickness,vapour barrier
	C Framing & Mechanical ventilation - floors, walls, trusses, bearing points, ventilation, etc...
	D Insulation & Vapour Barrier - Insulation fitted, vapour barrier with continuous seal (Pre-drywall)
	E Final Inspection - Smoke alarms, CO alarms, deadbolts, exterior decks, landings, stairs, handrails, guards, etc...
3	Part 8 - National Building Code - Safety Measures at Construction & Demolition sites to be followed. This includes protection of site & public and Fire Safety measures as per 5.6 of the National Fire Code.
4	Kitchen ventilation to meet NBC 9.23.3.7 - be directly vented or have booster fan and switch in kitchen to increase flow 2.5 times normal.
5	Vapour Barrier to be installed between top plate of interior wall to roof truss & between interior wall stud to exterior wall at framing stage, must meet NBC 9.25.4.2 requirements and CSA/CGSB-51.34M
6	Soffit Protection under NBC 3.2.3.16 or 9.10.12.4 is required for Building(s) not sprinklered, when the attic or roof space is shared.
7	Foundation walls to be insulated at R20 min with vapour barrier, including walls adjacent to garage & be protected from mechancial damage.
8	Spray Foam and Foam Insulation must be protected with Drywall, Plywood or approved ULC Intumescent Fire Retardant Paint.
9	ICF Foundations to meet NBC Table 9.15.4.2A for Solid Concrete MPA, min.thickness, height max requirements. If building is outside this table then a Professional Engineer is required to inspect ICF, approve & provide Certificate to the City before any concrete is poured.
10	Helical Piles are not to be used unless a plan is stamped by Professional Engineer. (Must be submitted before Permit is issued.) Helical Piles must be an approved product under CCMC, installed by Qualified installer, who must provide a Torque installation report
11	Handrails must have min. clearance of 50mm and be graspable along entire length. Square or rectangular handrails are NOT APPROVED , unless they have recesses on sides to allow thumb and fingers to grasp on both sides or underneath the handrail.
12	Note: Any future property subdivision(s) requires a new Permit Application and must meet current Building Code Bylaw requirements.

Approved By

Development Officer: Ira Birt Date: August 13, 2021
 Name Signature
 Building Inspector: Shane Jones Date: August 16, 2021
 Name Signature

THIS IS NOT AN "OCCUPANCY PERMIT"

Eisnor,Trevor

From: Eisnor,Trevor
Sent: August 17, 2021 8:45 AM
To: Duncan Shaw (Prebilt)
Subject: Permit - 23-25 Essex - file 21-318
Attachments: SKM_C650i21081708290.pdf

See attached Permit.

Contact us for inspections as required.

Thanks

Trevor Eisnor, CET, Chief Building Official
70 Kent Street, Charlottetown, PE, Canada, C1A 1M9
Off: 902-629-4107, Cell 902-629-0191, Fax: 902-629-4156

From: administrator@charlottetown.ca <administrator@charlottetown.ca>
Sent: August 17, 2021 8:30 AM
To: Eisnor,Trevor <teisnor@charlottetown.ca>
Subject: Message from Planning & Heritage

Planning Department

Mailing Address

P.O Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For	Permit #	362-BLD-21 ⁵⁶
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

BUILDING & DEVELOPMENT PERMIT

POST THIS IN A CONSPICUOUS LOCATION DURING CONSTRUCTION

This certifies that: Prebilt Structures Ltd. of 423 Mount Edward Road
 Has a Permit to: 2 Unit Semi-detached
 At the location of: 23-25 Essex Crescent (Lot 5B)

Provided that the person accepting this permit shall in every respect conform to the City of Charlottetown Zoning & Development Bylaw, The Building Code Bylaw, and any other provisions set by the City of Charlottetown.
Any violation of the terms may be deemed cause for revocation of this permit

Development Officer Requirements:

	As per plans submitted.
	Lot grading must conform to the lot grading plan designed by Derek French, drawing #21061 dated April 13, 2021.
	A final grading plan is required prior to occupancy.
	An Occupancy Permit is required prior to occupying the building.

Building Official Requirements:

1	All work shall be done in accordance with the 2015 National Building Code of Canada (NBC) and as plans provided and agreed amendments
2	As per Building Code Bylaw Section 4.12.1, the Owner/Applicant shall email Building Inspector or contact Planning Department at 902-629-4158 to arrange for REQUIRED INSPECTIONS. (24 hours notice must be given)
	A Pre-backfill - footings, foundations, draitile, waterproofing, etc...
	B Radon Pipe & Underslab Insulation - Radon pipe installation, underslab Insulation type and thickness, vapour barrier
	C Framing & Mechanical ventilation - floors, walls, trusses, bearing points, ventilation, etc...
	D Insulation & Vapour Barrier - Insulation fitted, vapour barrier with continuous seal (Pre-drywall)
	E Final Inspection - Smoke alarms, CO alarms, deadbolts, exterior decks, landings, stairs, handrails, guards, etc...
3	Part 8 - National Building Code - Safety Measures at Construction & Demolition sites to be followed. This includes protection of site & public and Fire Safety measures as per 5.6 of the National Fire Code.
4	Kitchen ventilation to meet NBC 9.23.3.7 - be directly vented or have booster fan and switch in kitchen to increase flow 2.5 times normal.
5	Vapour Barrier to be installed between top plate of interior wall to roof truss & between interior wall stud to exterior wall at framing stage, must meet NBC 9.25.4.2 requirements and CSA/CGSB-51.34M
6	Soffit Protection under NBC 3.2.3.16 or 9.10.12.4 is required for Building(s) not sprinklered, when the attic or roof space is shared.
7	Foundation walls to be insulated at R20 min with vapour barrier, including walls adjacent to garage & be protected from mechanical damage.
8	Spray Foam and Foam Insulation must be protected with Drywall, Plywood or approved ULC Intumescent Fire Retardant Paint.
9	ICF Foundations to meet NBC Table 9.15.4.2A for Solid Concrete MPA, min.thickness, height max requirements. If building is outside this table then a Professional Engineer is required to inspect ICF, approve & provide Certificate to the City before any concrete is poured.
10	Helical Piles are not to be used unless a plan is stamped by Professional Engineer. (Must be submitted before Permit is issued.) Helical Piles must be an approved product under CCMC, installed by Qualified installer, who must provide a Torque installation report
11	Handrails must have min. clearance of 50mm and be graspable along entire length. Square or rectangular handrails are NOT APPROVED , unless they have recesses on sides to allow thumb and fingers to grasp on both sides or underneath the handrail.
12	Note: Any future property subdivision(s) requires a new Permit Application and must meet current Building Code Bylaw requirements.

Approved By

Development Officer: Ira Birt

Name

Signature

Date:

August 13, 2021

Building Inspector: Shane Jones

Name

Signature

Date:

August 16, 2021

THIS IS NOT AN "OCCUPANCY PERMIT"

Planning & Heritage Summary (Week ending August 20, 2021)

ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION

The information provided on this page is intended to provide notice to the public when building and development permits have been approved by the Charlottetown Planning and Heritage Department. Residents or interested parties have **21 days to appeal** to the Island Regulatory and Appeals Commission (IRAC) any building and development permit approvals listed below within the required time period.

If you have any questions regarding the approvals listed below please contact the Planning and Heritage Department at 902-629-4158.

Planning Development Permit Approvals

FILE #	PID #	PERMIT #	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
21-088	145797	095-BLD-21	18-Feb-21	19-Aug-21	APPROVED	562 Malpeque Road	Parking lot expansion	Sharleen Dunphy	9-Sep-21
21-097	1124288	105-BLD-21	19-Feb-21	19-Aug-21	APPROVED	98-100 Kindred Avenue (Lot 70)	Occupancy Permit (unit 100 only): New semi-detached dwelling	Homeway Builders PEI Inc.	9-Sep-21
21-138	372276	157-BLD-21	11-Mar-21	18-Aug-21	APPROVED	449 University Avenue (unit 3)	Occupancy Permit: Renovation and change of use: Office to bakery	Shana Thornhill & Kim Davey	8-Sep-21
21-156	1114719	178-BLD-21	17-Mar-21	18-Aug-21	APPROVED	129 Royalty Road (Lot 19-8)	Occupancy Permit: New single family dwelling	George Zafiris (Emerald Terrace Developments)	8-Sep-21
21-231	342626	261-BLD-21	12-Apr-21	13-Aug-21	APPROVED	180 Kent Street	Occupancy Permit: Interior renovation of office space and two new windows	Brumac Construction Limited	3-Sep-21
21-318	1016294	362-BLD-21	10-May-21	16-Aug-21	APPROVED	23-25 Essex Crescent (Lot 5B)	New semi-detached dwelling	Prebilt Structures Ltd.	6-Sep-21
21-335	1016294	384-BLD-21	14-May-21	17-Aug-21	APPROVED	22-24 Essex Crescent (Lot 16B)	New semi-detached dwelling	Prebilt Structures Ltd.	7-Sep-21
21-408	145318	475-BLD-21	16-Jun-21	18-Aug-21	APPROVED	56 Melody Lane (Lot 21-2)	New single family dwelling	Kmac Construction Ltd.	8-Sep-21
21-417	359638	488-BLD-21	25-Jun-21	20-Aug-21	APPROVED	113 Upper Prince Street	Footing Permit: Interior and exterior renovations to accessory building including new concrete slab foundation	Kent Thompson	10-Sep-21
21-475	1085760	558-BLD-21	20-Jul-21	17-Aug-21	APPROVED	62 Nash Drive (Lot 11-3)	Footing Permit: New single family dwelling + secondary suite	George Zafiris	7-Sep-21
21-481	1125541	566-BLD-21	21-Jul-21	18-Aug-21	APPROVED	95 Royalty Road (Lot 20-16)	New single family dwelling + secondary suite	Will Zafiris	8-Sep-21
21-481	1125541	566-BLD-21	21-Jul-21	17-Aug-21	APPROVED	95 Royalty Road (Lot 20-16)	Footing Permit: New single family dwelling + secondary suite	Will Zafiris	7-Sep-21
21-488	341958	576-BLD-21	23-Jul-21	18-Aug-21	APPROVED	72 Rochford Street	Adding a dormer	Jessie MacKinnon	8-Sep-21
21-498	841502	591-BLD-21	28-Jul-21	20-Aug-21	APPROVED	220 Water Street	Occupancy Permit: Interior renovations to pharmacy	Nick Young	10-Sep-21

FILE	PID#	APPLICATION DATE	APPROVAL DATE	MAILED OUT	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
2021-032	145466	17-May-2021	18-Aug-2021	19-Aug-2021	APPROVED	Patrie Lane/505 Malpeque Road	Lot subdivision	Jared Murphy	8-Sep-2021
2021-040	1124288	9-Jul-2021	19-Aug-2021	19-Aug-2021	APPROVED	98-100 Kindred Avenue	Lot subdivision	Homeway Builders PEI Inc.	9-Sep-2021

[illegible]

Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

Applicant:	Prebilt Structures Ltd.
Applicant Address:	423 Mount Edward Road
Owner of Property:	Mullache Properties
Owner Address	423 Mount Edward Road
Property Inspected:	23-25 Essex Crescent (Lot 5B)
Construction Stage:	Foundation
Description	
Has Permit to:	2 Unit Semi-detached
	(As it appears on Permit)

<u>Condition at time of inspection</u>	
1	Approved
2	Weeping tiles not complete at location where services are to enter the building
	Construction conforms reasonably with approved plans, specifications and bylaws.
X	Construction acceptable subject to correction of deficiencies as noted.
	Construction does not conform with approved plans, specifications and bylaws

Inspected By

Building Inspector: Trevor Eisnor

Name _____

Signature _____

Date:

September 8, 2021

Eisnor,Trevor

From: Eisnor,Trevor
Sent: September 9, 2021 7:43 AM
To: Duncan Shaw (Prebilt)
Subject: inspection 23-25 Essex - file 21-318

Property Inspected: 23-25 Essex Crescent (Lot 5B)
Construction Stage: Foundation
Description:
Has Permit to: 2 Unit Semi-detached
(As it appears on Permit)

Condition at time of Inspection	
1	Approved foundation inspection
2	Weeping tiles not completed at location where services are to enter the building

Thanks

Trevor Eisnor, CET, Chief Building Official
70 Kent Street, Charlottetown, PE, Canada, C1A 1M9
Off: 902-629-4107, Cell 902-629-0191, Fax: 902-629-4156

Note to File

Re: drainage complaint from 19-21 & 23-25 Essex Crescent from Sheila Scott, 118 Royalty Road. Trevor did a site visit on Monday, November 29 and took photos. I was in contact with Sheila Scott on Tuesday, November 30, and subsequently she emailed photos of her back yard. On Wednesday, December 1, I called Duncan Shaw, owner of the properties on Essex Crescent. He said he was talking to Sheila on Saturday, and will deal with her one on one and accommodate her with some mitigating measures until such time as final grading can be completed.

Ira Birt

December 1, 2021

Birt, Ira

From: Birt, Ira
Sent: December 3, 2021 11:10 AM
To: sheiladscott@hotmail.com
Subject: Drainage Concerns 118 Royalty Road

Hi Sheila,

As per our telephone conversation, the property at 23-25 Essex Crescent has an approved site drainage plan, but the property is still under construction and the final landscaping along with the final drainage plan will not be completed until sometime in the spring. I contacted Duncan Shaw, owner of the property. He said he was talking to you and was going to put in place mitigating measures to address your concerns until such time as final grading and landscaping can be completed. At that time we will require the designing Engineer to submit documentation confirming his design has been met. Once this has been accomplished, it should solve any issues regarding water running onto your property from the Essex Crescent properties.

Ira Birt
Development Officer

City of Charlottetown – Planning & Heritage Department

70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4158
Fax: 902-629-4156



Catane, Ellen

From: Sheila Scott <sheiladscott@hotmail.com>
Sent: Wednesday, February 23, 2022 11:23 AM
To: Eisnor,Trevor; Mayor of Charlottetown (Philip Brown); Coady, Jason
Cc: David Morris
Subject: Fwd: Flooding in our back yard this morning is at least a foot deep - 118 Royalty Road

Good morning,

I am following up on the emails set by Dave Morris and myself on Friday, February 18, 2022. I haven't received any response.

Is the City planning on helping me protect my property from flooding? Are the downspouts for the 9 duplexes going to be moved to help stop the flooding on my property? Dave gave a solution to help me for the winter months and I'm wondering if you plan on implementing it?

Regards,
 Sheila Scott

Get [Outlook for Androi](#)

Sent from [Outlook](#)

From: David Morris <dmmorris@morrisgeomatrics.ca>
Sent: February 18, 2022 3:06 PM
To: Sheila Scott <sheiladscott@hotmail.com>; Eisnor,Trevor <teisnor@charlottetown.ca>; Phillip BROWN <mayor@charlottetown.ca>; jascoady@charlottetown.ca <jascoady@charlottetown.ca>
Cc: Forbes, Alex <aforbes@charlottetown.ca>
Subject: RE: Flooding in our back yard this morning is at least a foot deep - 118 Royalty Road

Good afternoon,

I am responding to this email thread, as it was asked if an alternative solution was provided that has not already been brought up. I have also noted that there has been conversation around the down spouts.

I must say, I am very disappointed with the cavalier approach of the current planning department to surface water management. Between 2004 and 2007 Don Poole and myself collaborated to produce a lot grading guide and compliance certificates and bylaws to ensure that risk to the City was minimized, following a costly flood of property. The mayor is well versed in flooding and the damages incurred by the city. The current Manager of Planning removed these requirements from the bylaws, with the amendment in 2018, and now we are back to 2004 and flooded properties. The courts are very clear on where liability lies (the city has witnessed this first hand), and it is with the approval authority. It is the responsibility of the City to protect land owners adjoining development through bylaw.

All said, I provide the following:

1. The flooding of the Royalty Road lots is directly the result of roof drainage from approximately 9 semi-detached dwellings.
2. A minor storm event produces between 2590 and 5180 litres of water from each roof. The lower number where the front downspouts are directed to Essex Crescent) The is equivalent to between 23,310 and 46,620 litres of water being directed into the rear yards of three properties on Royalty Road. A typical small tanker truck hold 11,580 litres. The water issue is the equivalent volume of between 2 and 4 tanker trucks. We are not talking about a minor issue.
3. IF all downspouts on each of the approximate 9 buildings are directed to the front yard, it should remove the majority of the water issue, and provide comfort to Ms Scott for the winter.
4. Alternations to downspouts can be made regardless of the time of year and can be carried out at this time to address the water issues temporarily for the winter months.

My recommended temporary solution to the surface water issues on Royalty Road, requires the re-alignment of all downspouts on the semi-detached dwellings fronting of Essex street, to direct on hard surface water to the road. If you would like to talk further regarding flooding and proposed remedies, I would be happy to meet.

Thank-you

Dave



David (Dave) R.J. Morris, P.Eng, PEILS, CLS | Morris Geomatics & Engineering Ltd. | P.O. Box 21016, Charlottetown, PE, C1A 9H6 | 902-213-0487

Providing effective, innovative, solutions in the fields of Land Surveying, Engineering and Geo-spatial Information.

From: Sheila Scott <sheiladscott@hotmail.com>

Sent: February 18, 2022 12:06 PM

To: Eisnor, Trevor <teisnor@charlottetown.ca>; Phillip BROWN <mayor@charlottetown.ca>; jascoady@charlottetown.ca

Cc: David Morris <dmorris@morrisgeomatics.ca>; Forbes, Alex <aforbes@charlottetown.ca>

Subject: Re: Flooding in our back yard this morning is at least a foot deep - 118 Royalty Road

Good morning Trevor,

Having the downspouts diverted would be a good step. Thank you and please keep me posted when/if they are going to be changed.

So there will no help offered by the City and the developer is not being asked to do anything to try to help reduce the flooding at all until he has completed "sometime" in the spring?

Nothing is going to be done to try to stop the flooding on my property now or anytime throughout the process until it has been completed and evaluated? Please correct me if this is not correct.

You state that it appears nothing immediate can be done, can you provide details what options and ways to help the city has looked at since November 2021? What options have you explored and deemed they were not feasible? Nothing was even tried as far as I'm aware. Again please correct me if this is not correct.

I brought this serious issue forward in November 2021 and have been told it was being looked into at the time. I have not recieved any information or plan in the almost 3 months since then. Today again I'm told, the information is being reviewed.

Since my first emails this morning, there is now a second river flowing towards my home and increase flooding on my property.

Regards,

Sheila Scott

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From: Eisnor,Trevor <teisnor@charlottetown.ca>

Sent: Friday, February 18, 2022, 11:07 a.m.

To: Sheila Scott

Cc: David Morris; Forbes, Alex

Subject: RE: Flooding in our back yard this morning is at least a foot deep - 118 Royalty Road

Sheila,

Good morning.

Please be aware that we understand the issue(s) and will review the information that you have provided.

There appears to be no immediate resolution to this matter unless your survey Engineer has proposed an option that I am unaware of.

The adjacent property owner is expected to complete their project, including the site work sometime in the spring. After this has been completed, we will be able to assess the property and determine what issues remain and address those at that time.

I understand the issue of the downspouts and will speak to the adjacent property owner to see if these can be diverted, at least until the sitework is completed.

I will contact you if I have any further information to share.

Thanks

Trevor Eisnor, CET, Chief Building Official
70 Kent Street, Charlottetown, PE, Canada, C1A 1M9
Off: 902-629-4107, Cell 902-629-0191, Fax: 902-629-4156

From: Sheila Scott <sheiladscott@hotmail.com>

Sent: February 18, 2022 9:13 AM

To: Eisnor,Trevor <teisnor@charlottetown.ca>; Forbes, Alex <aforbes@charlottetown.ca>; Mayor of Charlottetown (Philip Brown) <mayor@charlottetown.ca>; Coady, Jason <jecoady@charlottetown.ca>

Cc: David Morris <dmorris@morrisgeomatics.ca>; James Gallant <jcgmann@hotmail.com>

Subject: Flooding in our back yard this morning is at least a foot deep

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Good morning Trevor, Alex, Mayor Brown and Jason Coady

This is the flooding in our back yard this morning. Again I am extremely worried about the flooding, melting and forecasted rain. Imagine the water under the snow.

The deep drown,/ red color indicates this water is not coming from our property.

Look at the slope of red dirt running into my back yard.

Is there anything that can be done to help me prevent this the construction and run off from flooding my house?

Please reach out as I would like to discuss ways to avoid all this flooding.

Sincerely,
Sheila Scott
902 393 1620

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Catane, Ellen

From: Eisnor,Trevor
Sent: Friday, February 18, 2022 3:01 PM
To: Eisnor,Trevor
Subject: Pictures 23-25 Essex
Attachments: 20220218_125713_resized.jpg; 20220218_125701_resized.jpg; 20220218_125600_resized.jpg; 20220218_125538_resized.jpg

Sent from my Bell Samsung device over Canada's largest network.









From: Eisnor,Trevor
Sent: Tuesday, February 22, 2022 1:56 PM
To: Duncan Shaw (Prebilt) <duncan@prebiltsteel.com>
Cc: Forbes, Alex <aforbes@charlottetown.ca>
Subject: RE: Lot 5 water

Ok Duncan,

Thanks for the email and information.

Were you able to direct any of the downspouts to the street as discussed last week?

Thanks

Trevor Eisnor, CET, Chief Building Official
70 Kent Street, Charlottetown, PE, Canada, C1A 1M9
Off: 902-629-4107, Cell 902-629-0191, Fax: 902-629-4156

From: Duncan Shaw (Prebilt) <duncan@prebiltsteel.com>
Sent: February 22, 2022 1:52 PM
To: Eisnor,Trevor <teisnor@charlottetown.ca>
Cc: Forbes, Alex <aforbes@charlottetown.ca>
Subject: FW: Lot 5 water

Hi Trevor,

Since we are dealing with a bit more of a formal process now, I thought we should document our conversation last week where we pumped out the water settling on the lot line from both properties to make sure it didn't become problematic.

Thanks

Duncan

From: David Gormley <david@prebiltsteel.com>

Sent: February 22, 2022 7:58 AM

To: Duncan Shaw (Prebilt) <duncan@prebiltsteel.com>; Brody Fogarty <bfogarty@prebiltsteel.com>; Bev Barr <bev@prebiltsteel.com>; Wade Cudmore <wade@prebiltsteel.com>

Subject: Lot 5 water

Here are some photos I took on Friday of the water being removed from the dry well of lot 5. In turn draining the lot behind lot 5.





Catane, Ellen

From: Eisnor,Trevor
Sent: Wednesday, February 23, 2022 2:13 PM
To: Eisnor,Trevor
Subject: 23 25 Essex pictures
Attachments: 20220223_123736_resized.jpg; 20220223_123703_resized.jpg; 20220223_123657_resized.jpg; 20220223_123447_resized.jpg; 20220223_123637_resized.jpg; 20220223_123644_resized.jpg

Sent from my Bell Samsung device over Canada's largest network.



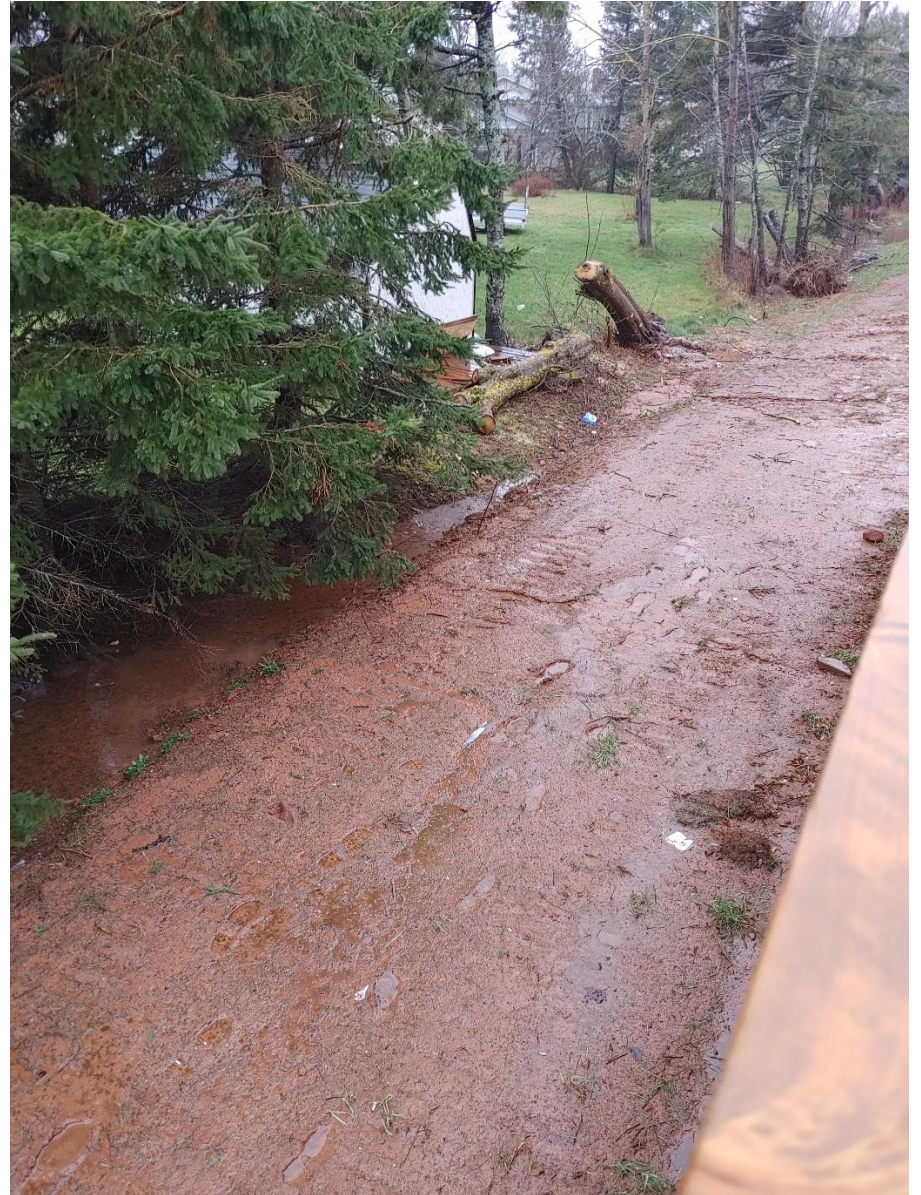






























Jones, Shane

From: Jones, Shane
Sent: March 24, 2022 10:22 AM
To: Bev Barr
Cc: Duncan Shaw (Prebilt); Wade Cudmore; David Gormley
Subject: RE: Framing Inspection Request 23-25 Essex Crescent (Lot 5B) Windsor Park

Hi Bev/Wade,

I inspected the main floor framing at 23/25 Essex Crescent yesterday afternoon. I have no issues to pass along.

I did not inspect the floor joists from the basement level as there is no stair access. I will inspect this later when you are ready. I assume you'll be framing interior walls after pouring the slab?

Also, ensure the 5/8" X drywall is fully sealed and taped at the fire separation in the attic on both sides.

Let me know when you're ready for the below slab inspection prior to pour.

Thanks,

Shane Jones
Building Official I
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada C1A 1M9
Office: 902-629-4653
Fax: 902-629-4156



From: Bev Barr <bev@prebiltsteel.com>
Sent: March 23, 2022 2:01 PM
To: Jones, Shane <sjones@charlottetown.ca>
Cc: Duncan Shaw (Prebilt) <duncan@prebiltsteel.com>; Wade Cudmore <wade@prebiltsteel.com>; David Gormley <david@prebiltsteel.com>
Subject: Framing Inspection Request 23-25 Essex Crescent (Lot 5B) Windsor Park

Hi Shane,
We are ready for a framing inspection at 23-25 Essex Crescent (Lot 5B) in Windsor Park. Could you add us to your schedule please?

Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For Office Use Only	Permit #	362-BLD-21
	File #	21-318
	PID #	1016294
	Zone:	R2S

Inspection Report

Applicant:	Prebilt Structures Ltd.
Applicant Address:	423 Mount Edward Road
Owner of Property:	Mullache Properties
Owner Address	423 Mount Edward Road
Property Inspected:	23-25 Essex Crescent (Lot 5B)
Construction Stage:	Framing (Main Level Only)
Description	March 23, 2022 Inspection
Has Permit to:	2 Unit Semi-detached

(As it appears on Permit)

Condition at time of Inspection

Condition at time of inspection	
1	Garage and basement floor slab not poured yet. Below slab not yet prepped. To be inspected later.
2	Framing in basement including main level floor joists was not inspected. No access at time of inspection. Interior walls not yet framed in basement.
3	No issues observed with framing on main level.
4	Ensure attic drywall at fire separation is sealed and taped on both sides.
x	Construction conforms reasonably with approved plans, specifications and bylaws.
	Construction acceptable subject to correction of deficiencies as noted.
	Construction does not conform with approved plans, specifications and bylaws

Inspected By

Building Inspector: Shane Jones

Name _____

Date:

March 23, 2022

Signature

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

Inspection Report

Applicant:	Prebilt Structures Ltd.
Applicant Address:	423 Mount Edward Road
Owner of Property:	Mullache Properties
Owner Address	423 Mount Edward Road
Property Inspected:	23-25 Essex Crescent (Lot 5B)
Construction Stage:	Insulation & Vapour Barrier (Main Floor Only)
Description	April 20, 2022 Inspection
Has Permit to:	2 Unit Semi-detached

(As it appears on Permit)

Condition at time of Inspection

1	Garage and basement floor slab not poured yet. Below slab not yet prepped. To be inspected later.
2	Framing/Ins/VB in basement including main level floor joists was not inspected. No access at time of inspection. Interior walls not yet framed in basement.
3	No issues observed with insulation/VB on main level.
x	Construction conforms reasonably with approved plans, specifications and bylaws.
	Construction acceptable subject to correction of deficiencies as noted.
	Construction does not conform with approved plans, specifications and bylaws

Inspected By

Building Inspector: Shane Jones

Name _____

Signature

Date:

April 20, 2022

Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE. C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

Inspection Report

Applicant:	Prebilt Structures Ltd.
Applicant Address:	423 Mount Edward Road
Owner of Property:	Mullache Properties
Owner Address	423 Mount Edward Road
Property Inspected:	23-25 Essex Crescent (Lot 5B)
Construction Stage:	Below-slab insulation & vapour barrier
Description	June 13, 2022 Inspection
Has Permit to:	2 Unit Semi-detached
	(As it appears on Permit)

Condition at time of Inspection

<u>Observation at time of inspection</u>	
1	Unit 25 Only - poly vapour barrier in garage was not sealed together at overlapping sheets.
2	No other issues observed with below slab insulation and vapour barrier.
3	It was noticed that in areas of the main level, the floor would creek when walked over that may be attributed to the floor system being OWSJ and large span. Is there a plan for a remedy to this?
4	Basement framing including OWSJ not yet inspected (no interior framing completed in basement).
	Construction conforms reasonably with approved plans, specifications and bylaws.
x	Construction acceptable subject to correction of deficiencies as noted.
	Construction does not conform with approved plans, specifications and bylaws

Inspected By

Building Inspector: Shane Jones

Name _____

Signature

Date:

June 13, 2022

Jones, Shane

From: Wade Cudmore <wade@prebiltsteel.com>
Sent: June 14, 2022 10:16 AM
To: Jones, Shane
Subject: RE: Insulation Inspection 23-25 Essex Cres (Lot 5B) Windsor Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes,
 We are trying that to see if it works and so far it seems to be solving the problem. I'll give you an update when they finish and I can go over the whole floor to see if it rectified the problem...

Thanks,
Wade Cudmore
 Plant Manager



Cell: 902-330-4899
 Office: 902-892-8577 Ext. 238
 Fax: 902-894-4406

Prebilt Structures

423 Mount Edward Road
 Charlottetown P.E.I. C1A 7K4

From: Jones, Shane <sjones@charlottetown.ca>
Sent: June 14, 2022 9:59 AM
To: Wade Cudmore <wade@prebiltsteel.com>
Subject: RE: Insulation Inspection 23-25 Essex Cres (Lot 5B) Windsor Park

Wade, while I was at 23/25 Essex Crescent yesterday, I noticed the floor would creek/squeek when walked on possibly due to the floor system being steel joists. Do you have a remedy for this? I see that in one unit, you had started to lay plywood over the subfloor...

Thanks,

Shane

From: Wade Cudmore <wade@prebiltsteel.com>
Sent: June 14, 2022 9:46 AM
To: Jones, Shane <sjones@charlottetown.ca>

Jones, Shane

From: Jones, Shane
Sent: June 14, 2022 9:59 AM
To: Wade Cudmore
Subject: RE: Insulation Inspection 23-25 Essex Cres (Lot 5B) Windsor Park

Wade, while I was at 23/25 Essex Crescent yesterday, I noticed the floor would creek/squeek when walked on possibly due to the floor system being steel joists. Do you have a remedy for this? I see that in one unit, you had started to lay plywood over the subfloor...

Thanks,

Shane

From: Wade Cudmore <wade@prebiltsteel.com>
Sent: June 14, 2022 9:46 AM
To: Jones, Shane <sjones@charlottetown.ca>
Cc: Brian Dollar <bdollar@prebiltsteel.com>
Subject: RE: Insulation Inspection 23-25 Essex Cres (Lot 5B) Windsor Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok,
 I'll let Brian know...

Thanks,
Wade Cudmore
 Plant Manager



Cell: 902-330-4899
 Office: 902-892-8577 Ext. 238
 Fax: 902-894-4406

Prebilt Structures

423 Mount Edward Road
 Charlottetown P.E.I. C1A 7K4

From: Jones, Shane <sjones@charlottetown.ca>
Sent: June 14, 2022 9:45 AM
To: Wade Cudmore <wade@prebiltsteel.com>

Jones, Shane

From: Wade Cudmore <wade@prebiltsteel.com>
Sent: June 14, 2022 9:35 AM
To: Jones, Shane
Subject: FW: No Subject / Sans Objet
Attachments: image000000.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shane,
Here is a photo of the vapor barrier.

Thanks,
Wade Cudmore
Plant Manager



Cell: 902-330-4899
Office: 902-892-8577 Ext. 238
Fax: 902-894-4406

Prebilt Structures

423 Mount Edward Road
Charlottetown P.E.I. C1A 7K4

From: 19023304899@mms.eastlink.ca <19023304899@mms.eastlink.ca>
Sent: June 14, 2022 9:25 AM
To: Wade Cudmore <wade@prebiltsteel.com>
Subject: Fwd: No Subject / Sans Objet





Jones, Shane

From: Jones, Shane
Sent: June 13, 2022 4:55 PM
To: Wade Cudmore
Cc: Brian Dollar
Subject: Re: Framing Inspection Request 23-25 Essex Cres, Windsor Park (Lot 5B)

Hi Wade,

I am just leaving. Only issue was garage in unit 25 - poly was not sealed where sheets meet.

I see it is drywalled upstairs. I was not contacted for insulation and vapour barrier inspection. Was this inspection completed?

Shane

On Jun. 13, 2022 4:50 p.m., Wade Cudmore <wade@prebiltsteel.com> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shane,
Just touching base with you to see if someone was there. Brian was kind of keeping his eye out for someone and never noticed anyone dropping by.

I do have the concrete scheduled for tomorrow morning and was hoping to have a reply before we proceed.

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From: Wade Cudmore <wade@prebiltsteel.com>
Sent: Monday, June 13, 2022 11:13:36 AM
To: Jones, Shane <sjones@charlottetown.ca>
Cc: Brian Dollar <bdollar@prebiltsteel.com>
Subject: Re: Framing Inspection Request 23-25 Essex Cres, Windsor Park (Lot 5B)

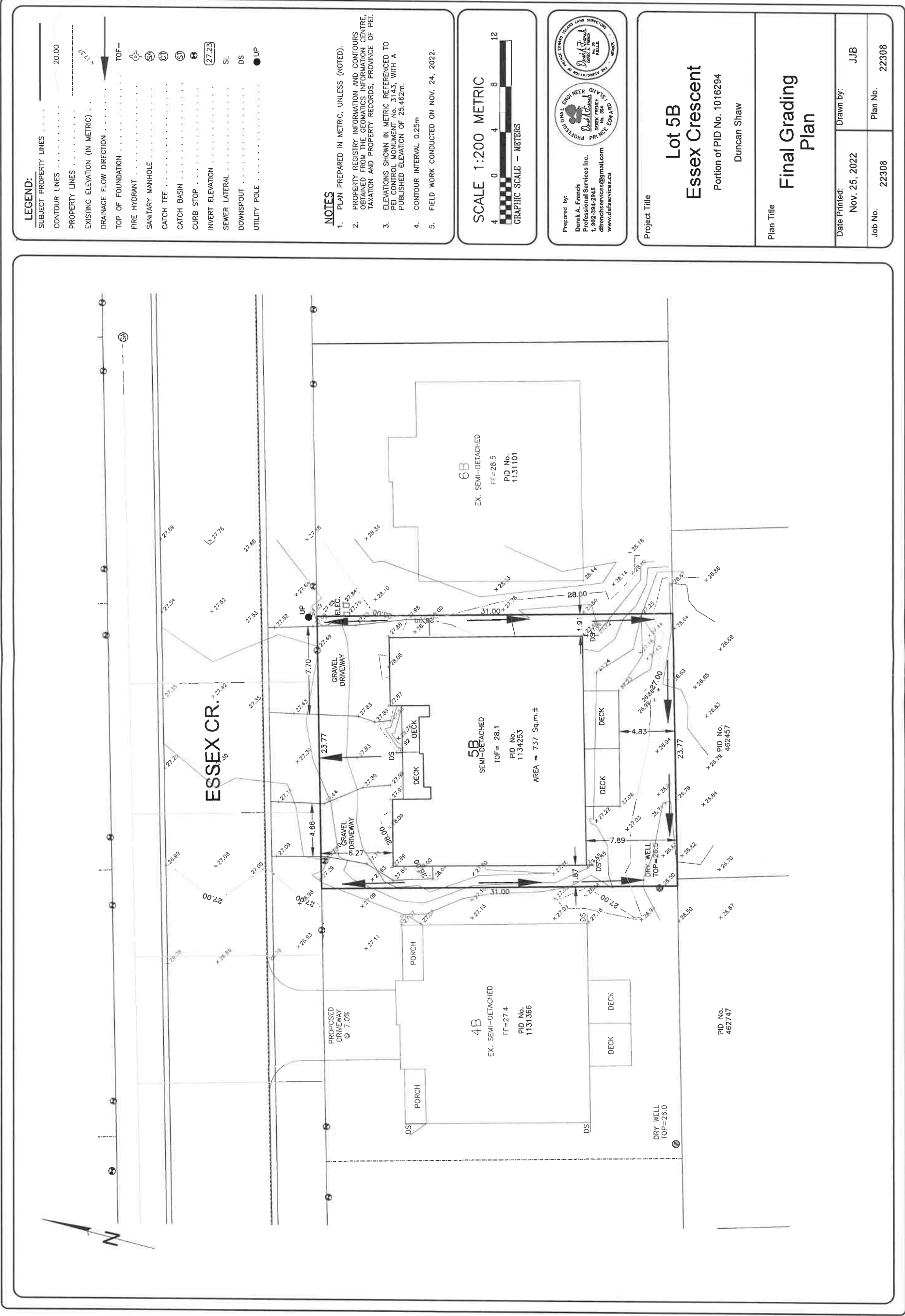
Thank You

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From: Jones, Shane <sjones@charlottetown.ca>
Sent: Monday, June 13, 2022 10:54:07 AM
To: Wade Cudmore <wade@prebiltsteel.com>
Cc: Brian Dollar <bdollar@prebiltsteel.com>
Subject: RE: Framing Inspection Request 23-25 Essex Cres, Windsor Park (Lot 5B)

Hi Wade,

Someone will be there this afternoon.



23-25 Essex CR5

21-318

Rec'd 28-11-22


Birt, Ira

From: Duncan Shaw (Prebilt) <duncan@prebiltsteel.com>
Sent: November 30, 2022 9:18 AM
To: Birt, Ira
Subject: Lot 5B drywell

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ira,

Thanks for the call. We will have the drywell moved off the property line by June 30, 2023.

Thanks

Duncan

Jones, Shane

From: Jones, Shane
Sent: November 30, 2022 4:17 PM
To: bev@prebiltsteel.com
Subject: Inspection - 23/25 Essex Crescent

Good afternoon,

As per the final inspection this afternoon at 23/25 Essex Crescent:

1. Civic numbers to be posted on building.
2. Proper handrail required on exterior front entrance stair. Top rail is 2x6 flat. A 2x4 on flat would be acceptable or installation of a proper handrail.
3. Self closer is required on mandoor leading from garage into dwelling.
4. Interior stair in garage top tread is 1" below top of landing. Top of tread and top of landing should be flush.
5. Step ladder provided is too short to access attic. Attic not inspected.
6. A carbon monoxide alarm is required either in each bedroom or outside of the bedrooms with 5 metres of bedroom doors. Only CO alarm found was in front of garage door in unit 23.
7. Range hood direct vent was not operating at time of inspection.
8. Poly vapour barrier in basement to be continuous at stud wall on floor to stud wall on foundation wall.
9. Poly vapour barrier in basement to be protected with drywall or other.
10. Seal draft at top of foundation of exterior mandoor in garage for unit 23. I can feel cold air coming inside.
11. Fix wobbly 4x4 deck post at rear decks. Posts do not extend below deck as is usual. You'll need some type of angle bracket b/s.
12. Downspout extenders missing. To be added.

Thanks,

Shane

Jones, Shane

From: Jones, Shane
Sent: December 9, 2022 10:16 AM
To: bev@prebiltsteel.com
Cc: Brian Dollar; Duncan Shaw (Prebilt); Wade Cudmore; Brody Fogarty
Subject: Re: Inspection - 23/25 Essex Crescent

Condition at time of reinspection of 23/25 Essex Crescent:

1. CO alarms per Item 6 of Nov 30 email below not completed
 - a. Basement living area smoke alarm was disconnected from ceiling and on floor in unit 23.
 - b. No CO alarm on basement levels both units.
 - c. Main level CO alarm in Unit 23 is too far away from master bedroom. Another CO alarm is required in Master Bedroom.
 - d. I did not see a CO alarm in Unit 25.
2. Self closing hinges not working on door leading from garage into dwelling. This was noted in Item 3 Nov 30th email.
3. Stairs in garage fail. Top tread brought up to be flush with landing but now stair rise is 1 1/8" higher than all the rest. Rebuild stairs so that all rises are equal including rise from slab to first tread.
4. Draft at door does not appear to be fixed. Reviewed with Brian on site. This was already noted in Item 10 Nov 30th email.
5. Bathroom fan on main floor of Unit 23 does not seem to be working.

Do not call for an inspection until you ensure all items from previous inspection have been addressed.

Thanks,

Shane Jones

Building Official I

City of Charlottetown

70 Kent Street

Charlottetown, Prince Edward Island

Canada C1A 1M9

Office: 902-393-9039





For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

Planning Department

Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

Inspection Report

Applicant:	Prebilt Structures Ltd.
Applicant Address:	423 Mount Edward Road
Owner of Property:	Mullache Properties
Owner Address	423 Mount Edward Road
Property Inspected:	23-25 Essex Crescent (Lot 5B)
Construction Stage:	Final 2
Description	December 9, 2022 Inspection
Has Permit to:	2 Unit Semi-detached
	(As it appears on Permit)

Condition at time of Inspection

	1.CO alarms per Item 6 of Nov 30 email below not completed a.Basement living area smoke alarm was disconnected from ceiling and on floor in unit 23. b.No CO alarm on basement levels both units. c.Main level CO alarm in Unit 23 is too far away from master bedroom. Another CO alarm is required in Master Bedroom. d.I did not see a CO alarm in Unit 25.
	2.Self closing hinges not working on door leading from garage into dwelling. This was noted in Item 3 Nov 30th email.
	3.Stairs in garage fail. Top tread brought up to be flush with landing but now stair rise is 1 1/8” higher than all the rest. Rebuild stairs so that all rises are equal including rise from slab to first tread.
	4.Draft at door does not appear to be fixed. Reviewed with Brian on site. This was already noted in Item 10 Nov 30th email.
	5.Bathroom fan on main floor of Unit 23 does not seem to be working.
	6. Inspected attic blown-in insulation in Unit 23 only. More insulation was blown in as per Brian Dollar. Brian advised that Unit 25 was re-insulated as well.
	7. Items 1, 2, 5, 7, 8, 9, 11 and 12 from November 30th inspection appear to have been addressed.
	Construction conforms reasonably with approved plans, specifications and bylaws.
x	Construction acceptable subject to correction of deficiencies as noted.
	Construction does not conforms with approved plans, specifications and bylaws

Inspected By

Building Inspector:	Shane Jones	Date:	December 9, 2022
	Name	Signature	

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For Office Use Only	Permit #	362-BLD-21
	File #	21-318
	PID #	1016294
	Zone:	R2S

December 14, 2022

**Planning Department**Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact informationTel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

OCCUPANCY PERMIT

This certifies that: Mullache Properties of 423 Mount Edward Road
(Owner)

Type of Occupancy: Group "C" Description of Occupancy: Two Unit Semi-detached

At the location of: 23-25 Essex Crescent (Lot 5B)

Permission is hereby granted to the above named applicant to use and occupy the building at the above location which the applicant has stated would be constructed in full compliance with the provisions of all the By-laws and Regulations of the City of Charlottetown governing or affecting the erection, alteration, locations, use, etc. of the building and is:

☒	Fully completed and ready for occupancy in accordance with Part 3.7 of the City of Charlottetown's Zoning and Development By-law;
-------------------------------------	---

- or -

☐	Substantially completed and ready for non-residential occupancy in accordance with Part 3.7 of the City of Charlottetown's Zoning and Development By-law;
--------------------------	---

- or -

☐	Substantially completed and ready for residential occupancy in accordance with Part 3.7 of the City of Charlottetown's Zoning and Development By-law;
--------------------------	---

Conditions

☐	Dry well to be relocated by June 30, 2023 as per email November 30, 2022.
☐	
☐	

Approved By

Development Officer:	<u>Ira Birt</u>	Date:	<u>November 30, 2022</u>
	Name	Signature	
Building Inspector:	<u>Shane Jones</u>	Date:	<u>December 14, 2022</u>
	Name	Signature	

Stavert, Robert

From: Stavert, Robert
Sent: December 14, 2022 2:00 PM
To: Accounts Payable
Subject: Refund Request - 23-25 Essex Crescent
Attachments: 12_14_2022 - Refund for 23-25 Essex Crescent.pdf

Good afternoon,

The Occupancy Permit has been issued for this property. Please refund the deposit.

File #	Property Location	Name	Address	Amount	Receipt No.	Account
21-318	23-25 Essex Crescent	Prebilt Structures Ltd.	423 Mount Edward Road, Charlottetown, PE C1E 2A1	\$1500	36556	10-0000-20939

Thanks.

Rob

Robert Stavert
Technical Assistant

City of Charlottetown
233 Queen Street
Charlottetown, Prince Edward Island
Canada, C1A 4B9
Office: 902-629-4158
Fax: 902-629-4156

rstavert@charlottetown.ca
www.charlottetown.ca



City of Charlottetown
Payment Request/Cheque Requisition

Date: December 14, 2022

Payment required to: Prebilt Structures Ltd.
423 Mount Edward Road
Charlottetown, PE
C1E 2A1

Payment for: Refund of building permit deposit
23-25 Essex Crescent
File # 21-318

Amount: \$1,500.00

Charge to account: 10-0000-20939

 DEC 14/22

Signature 1
Robert Stavert

 DEC. 14, 2022

Signature 2
Ellen Catane

Stavert, Robert

From: Stavert, Robert
Sent: December 14, 2022 1:18 PM
To: Duncan Shaw (Prebilt)
Subject: Occupancy Permit - 23-25 Essex Crescent
Attachments: Occupancy Permit 362-BLD-21.pdf

Good afternoon Duncan,

Please refer to the attached Occupancy Permit. I will send a request to our Finance Department to send you a refund cheque for the \$1,500 deposit.

If you have any questions, please feel free to contact the Planning & Heritage Department at 902-629-4158 or email at planning@charlottetown.ca.

Thank you!

Regards,

Rob

Robert Stavert
Technical Assistant

City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4158
Fax: 902-629-4156

rstavert@charlottetown.ca
www.charlottetown.ca





Planning Department

Mailing Address

P.O. Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Contact information

Tel 902-629-4158, Fax 902-629-4156, Email: planning@charlottetown.ca, Website www.charlottetown.ca

For	Permit #	362-BLD-21
Office	File #	21-318
Use	PID #	1016294
Only	Zone:	R2S

OCCUPANCY PERMIT

This certifies that: Mullache Properties of 423 Mount Edward Road
(Owner)

Type of Occupancy: Group "C" Description of Occupancy: Two Unit Semi-detached

At the location of: 23-25 Essex Crescent (Lot 5B)

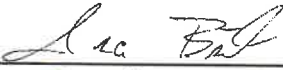
Permission is hereby granted to the above named applicant to use and occupy the building at the above location which the applicant has stated would be constructed in full compliance with the provisions of all the By-laws and Regulations of the City of Charlottetown governing or affecting the erection, alteration, locations, use, etc. of the building and is:

☒	Fully completed and ready for occupancy in accordance with Part 3.7 of the City of Charlottetown's Zoning and Development By-law;
- or -	
☐	Substantially completed and ready for non-residential occupancy in accordance with Part 3.7 of the City of Charlottetown's Zoning and Development By-law;
- or -	
☐	Substantially completed and ready for residential occupancy in accordance with Part 3.7 of the City of Charlottetown's Zoning and Development By-law;

Conditions

☐	Dry well to be relocated by June 30, 2023 as per email November 30, 2022.
☐	
☐	

Approved By

Development Officer: Ira Birt		Date:	November 30, 2022
Name	Signature		
Building Inspector: Shane Jones		Date:	December 14, 2022
Name	Signature		

ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION

*The information provided on this page is intended to provide notice to the public when building and development permits have been approved by the Charlottetown Planning and Heritage Department. Residents or interested parties have **21 days to appeal** to the Island Regulatory and Appeals Commission (IRAC) any building and development permit approvals listed below within the required time period.*

Planning Development Permit Approvals

Lot Subdivisions

[illegible]

[illegible]





















