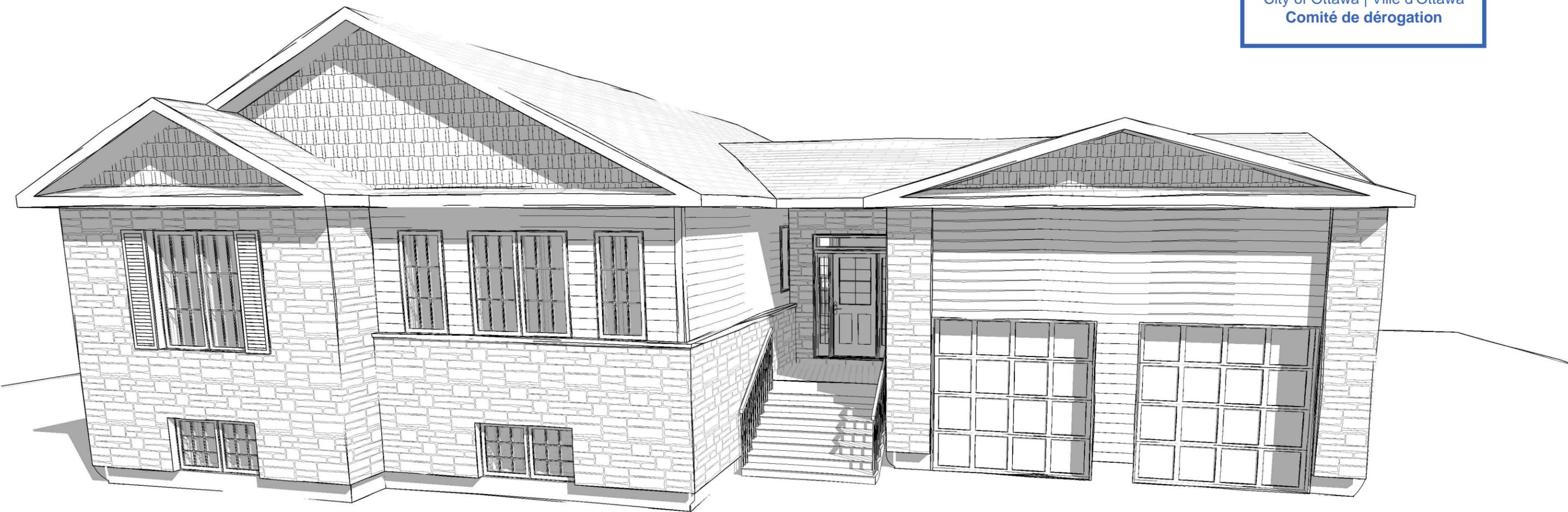


Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2022-10-11
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



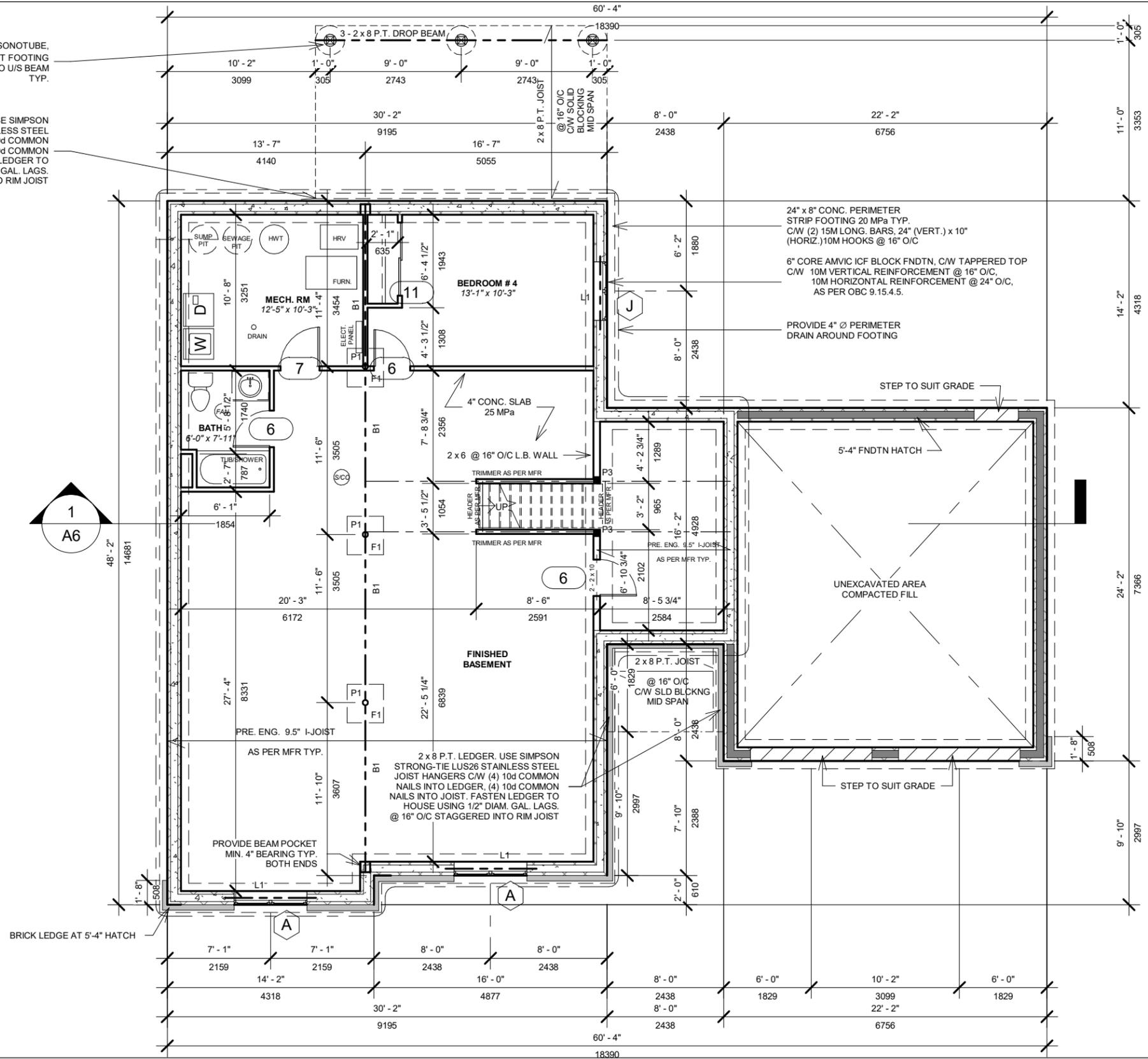
SPEC. HOUSE
 7459 Copeland Rd, Ashton, ON

No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

REVISED MODEL ONTARIO		A0	/ 8
Project number	REVISED ONT.		
Date	OCT. 07, 2022		
Drawn by	AW		
Model	ONTARIO REV.	Scale	

- 10" Ø SONOTUBE,
C/W 24" Ø BIGFOOT FOOTING
- 6 x 6 P.T. POST TO U/S BEAM
TYP.

2 x 8 P.T. LEDGER, USE SIMPSON
STRONG-TIE LUS26 STAINLESS STEEL
JOIST HANGERS C/W (4) 10d COMMON
NAILS INTO LEDGER, (4) 10d COMMON
NAILS INTO JOIST. FASTEN LEDGER TO
HOUSE USING 1/2" DIAM. GAL. LAGS.
@ 16" O/C STAGGERED INTO RIM JOIST



Door Schedule			
Door Tag	Door Size	Count	Description
1	34" x 80"	1	EXT. 1/2 GLASS ENTRY DOOR C/W 10" SIDE LIGHTS E/S, 12" TRANSOM WINDOW
2	72" x 84"	1	EXT. SLIDER GLASS
3	34" x 80" FP	1	FUME PROOF - EXT. 6 PANEL C/W SELF CLOSER
3b	34" x 80"	1	EXT. 6 PANEL
4	8' x 8'	2	OVERHEAD GARAGE DOORS
5	24" x 80"	1	INT. 6 PANEL
6	30" x 80"	7	INT. 6 PANEL
7	32" x 80"	1	INT. 6 PANEL
8	48" x 80"	1	DBL 24" INT. 6 PANAL
9	48" x 80"	3	INT. SLIDER MIRRORED
10	40" x 80"	2	INT. SLIDER MIRRORED
11	60" x 80"	1	INT. SLIDER MIRRORED

Window Schedule				
Window Tag	Size	Sill Height	Count	Description
A	60" x 32"	5' - 4"	2	CASEMENT-FIXED
B	28" X 58"	2' - 1"	2	CASEMENT
C	60" x 58"	2' - 1"	1	CASEMENT-FIXED
D	60" x 68"	1' - 3"	1	CASEMENT-FIXED
E	20" x 48"	2' - 11"	1	CASEMENT
F	28" X 58" NM	2' - 1"	2	CASEMENT
G	56" x 42"	3' - 5"	1	CASEMENT-FIXED
H	56" x 48"	3' - 0"	1	CASEMENT-FIXED
I	40" x 40"	3' - 7"	1	CASEMENT-FIXED
J	48" x 32"	6' - 0"	1	CASEMENT-FIXED
K	48" x 48"	3' - 0"	1	CASEMENT-FIXED

FOOTINGS DESIGNED FOR MIN. BEARING PRESSURE OF
MIN. SLS (ALLOWABLE) = 75kPa
MIN. ULS (ULTIMATE) = 125kPa
- TO BE VERIFIED PRIOR TO CONSTRUCTION

MIN. STAIR REQUIREMENTS
MAXIMUM RISE 7 7/8"
MINIMUM RUN 8 1/4"
MINIMUM TREND 9 1/4"
MINIMUM NOISING 1"
HANDRAIL @ WALL BTW 2'-8" AND 3'-0"
MINIMUM WIDTH 2'-10"
PROVIDE MIN. 6'-7" HEADROOM OVER INTERIOR STAIRS

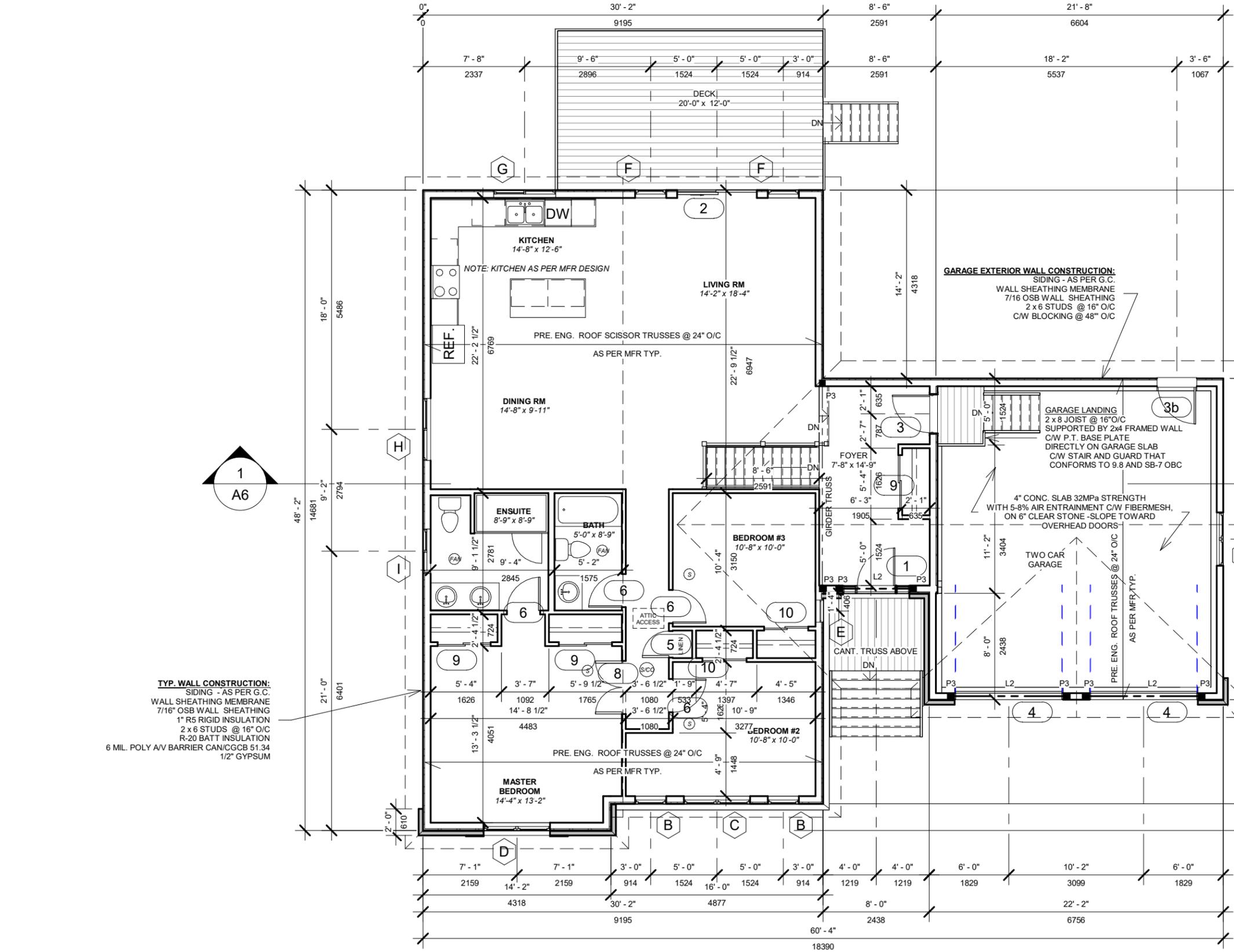
LEGEND:
F1 = 30" x 30" x 8" PADS, C/W 3 - 15M (B) E/W
P1 = MITEK REDJACK 2.5, MODEL #T2JPLD84. JACK TO C/W 4 1/2"x6"x3 GAUGE CAP PLATE. POSITION CAP PLATE SO 6" DIMENSION IS PARALLEL TO THE LENGTH OF THE BEAM. POSITION TELPOST SO THAT THE CAP PLATE PROVIDES EQUAL 3" BEARING TO BOTH BEAMS SPLICED OVER TOP OF IT. FASTEN THE TELEPOST INTO THE BEAMS WITH LAG SCREWS THROUGH THE TOP PLATE.
P3 = 3 - 2 x 6
B1 = 3 PLY - 9.5"x1.75" LVL, MIN. GRADE 1.9E-2850Fb. SPLICE BEAM (BOTH PLIES) OVER ALL 3 INTERNAL SUPPORTS (I.E. SIMPLY SUPPORTED BETWEEN EACH SUPPORT)
L1 = IN-FLOOR LINTEL - BY JOIST MFR



SPEC. HOUSE
7459 Copeland Rd, Ashton, ON

No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

Foundation Plan		
Project number	REVISED ONT.	A1 / 8
Date	OCT. 07, 2022	
Drawn by	AW	
Model	ONTARIO REV.	
		Scale 1/8" = 1'-0"



Door Schedule			
Door Tag	Door Size	Count	Description
1	34" x 80"	1	EXT. 1/2 GLASS ENTRY DOOR C/W 10" SIDE LIGHTS E/S, 12" TRANSOM WINDOW
2	72" x 84"	1	EXT. SLIDER GLASS
3	34" x 80" FP	1	FUME PROOF - EXT. 6 PANEL C/W SELF CLOSER
3b	34" x 80"	1	EXT. 6 PANEL
4	8' x 8'	2	OVERHEAD GARAGE DOORS
5	24" x 80"	1	INT. 6 PANEL
6	30" x 80"	7	INT. 6 PANEL
7	32" x 80"	1	INT. 6 PANEL
8	48" x 80"	1	DBL 24" INT. 6 PANAL
9	48" x 80"	3	INT. SLIDER MIRRORRED
10	40" x 80"	2	INT. SLIDER MIRRORRED
11	60" x 80"	1	INT. SLIDER MIRRORRED

Window Schedule				
Window Tag	Size	Sill Height	Count	Description
A	60" x 32"	5' - 4"	2	CASEMENT-FIXED
B	28" X 58"	2' - 1"	2	CASEMENT
C	60" x 58"	2' - 1"	1	CASEMENT-FIXED
D	60" x 68"	1' - 3"	1	CASEMENT-FIXED
E	20" x 48"	2' - 11"	1	CASEMENT
F	28" X 58" NM	2' - 1"	2	CASEMENT
G	56" x 42"	3' - 5"	1	CASEMENT-FIXED
H	56" x 48"	3' - 0"	1	CASEMENT-FIXED
I	40" x 40"	3' - 7"	1	CASEMENT-FIXED
J	48" x 32"	6' - 0"	1	CASEMENT-FIXED
K	48" x 48"	3' - 0"	1	CASEMENT-FIXED

LINTELS: 2 - 2 x 10 (UNLESS NOTED)
 L2 2 - 9.5" x 1.75" LVL 1.9-2850Fb LINTEL
 ALL INTERIOR WALL ARE - 2 x 4 @ 16" O/C
 P3 = 3 - 2 x 6

TYP. WALL CONSTRUCTION:
 SIDING - AS PER G.C.
 WALL SHEATHING MEMBRANE
 7/16" OSB WALL SHEATHING
 1" R5 RIGID INSULATION
 2 x 6 STUDS @ 16" O/C
 R-20 BATT INSULATION
 6 MIL. POLY AV BARRIER CAN/CGCB 51.34
 1/2" GYPSUM

GARAGE EXTERIOR WALL CONSTRUCTION:
 SIDING - AS PER G.C.
 WALL SHEATHING MEMBRANE
 7/16" OSB WALL SHEATHING
 2 x 6 STUDS @ 16" O/C
 C/W BLOCKING @ 48" O/C

GARAGE LANDING:
 2 x 8 JOIST @ 16" O/C
 SUPPORTED BY 2x4 FRAMED WALL
 C/W P.T. BASE PLATE
 DIRECTLY ON GARAGE SLAB
 C/W STAIR AND GUARD THAT
 CONFORMS TO 9.8 AND SB-7 OBC

4" CONC. SLAB 32MPa STRENGTH
 WITH 5-8% AIR ENTRAINMENT C/W FIBERMESH,
 ON 6" CLEAR STONE-SLOPE TOWARD
 OVERHEAD DOORS

TWO CAR GARAGE
 PRE. ENG. ROOF TRUSSES @ 24" O/C
 AS PER MFR TYP.



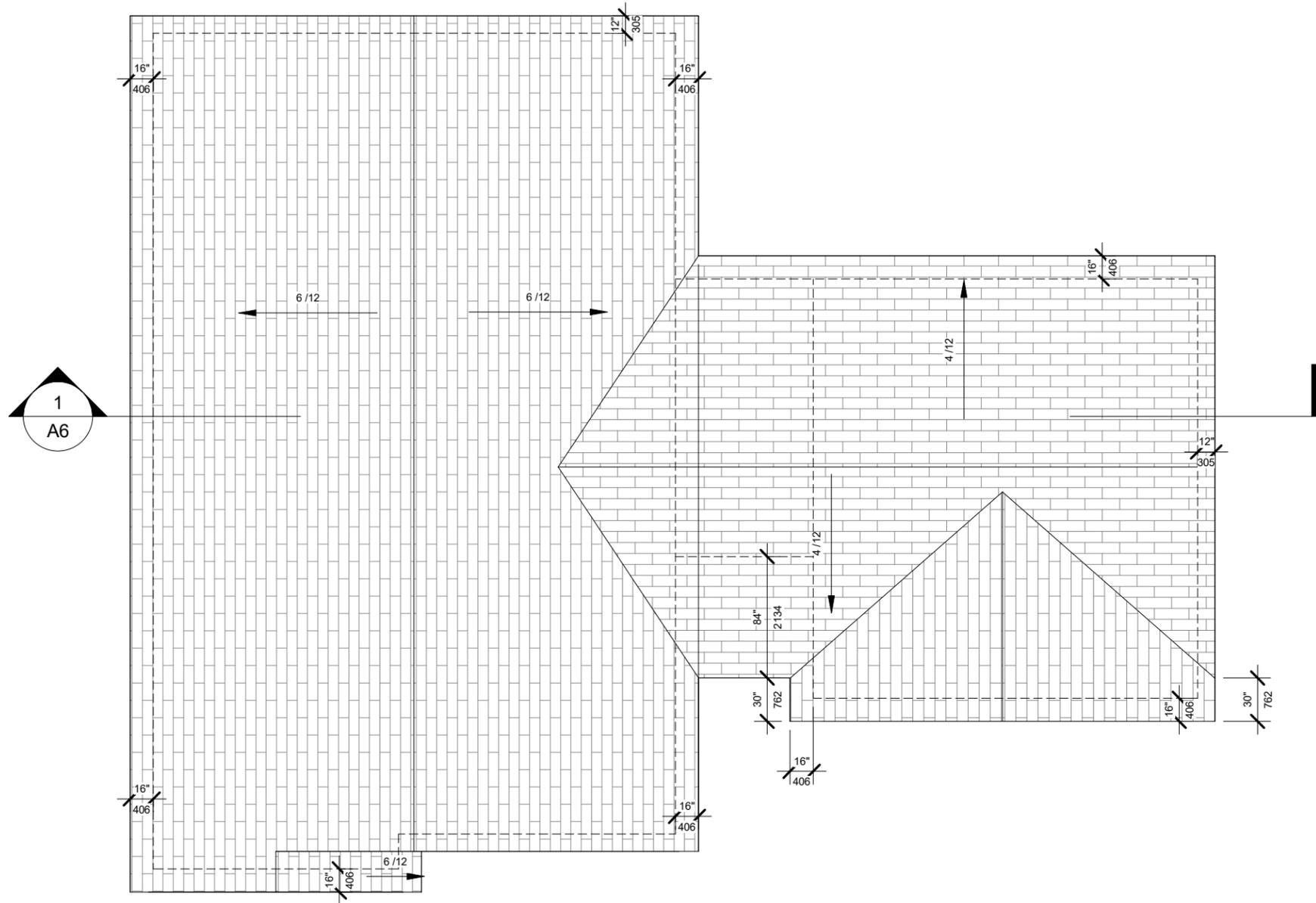
SPEC. HOUSE
 7459 Copeland Rd, Ashton, ON

No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

First Floor Plan

Project number	REVISED ONT.	A2 / 8
Date	OCT. 07, 2022	
Drawn by	AW	
Model	ONTARIO REV.	

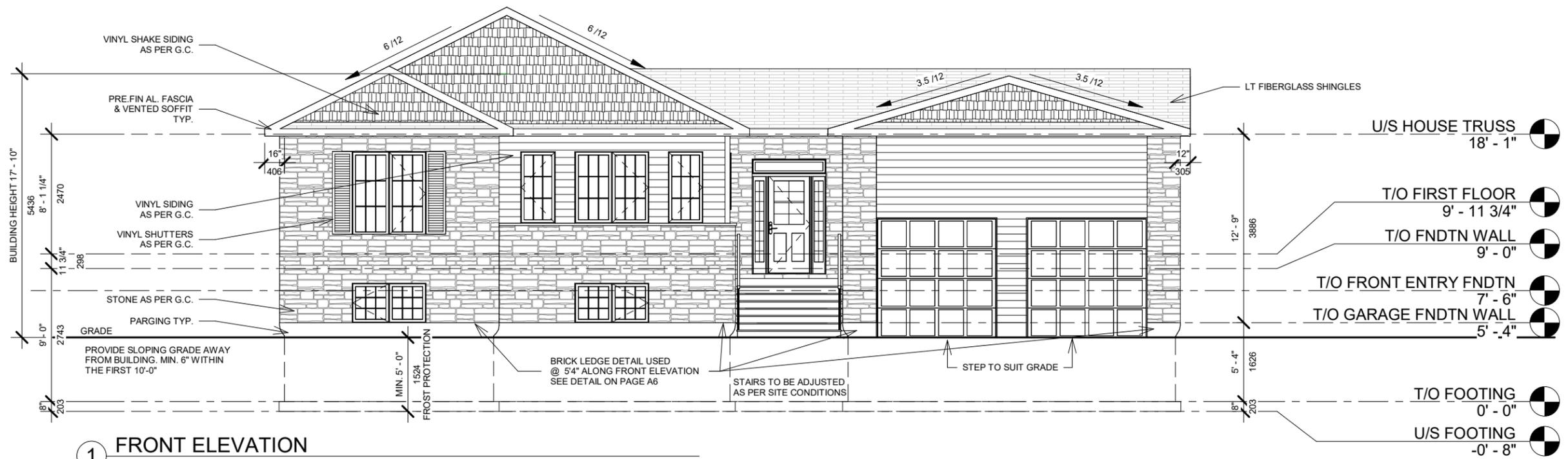
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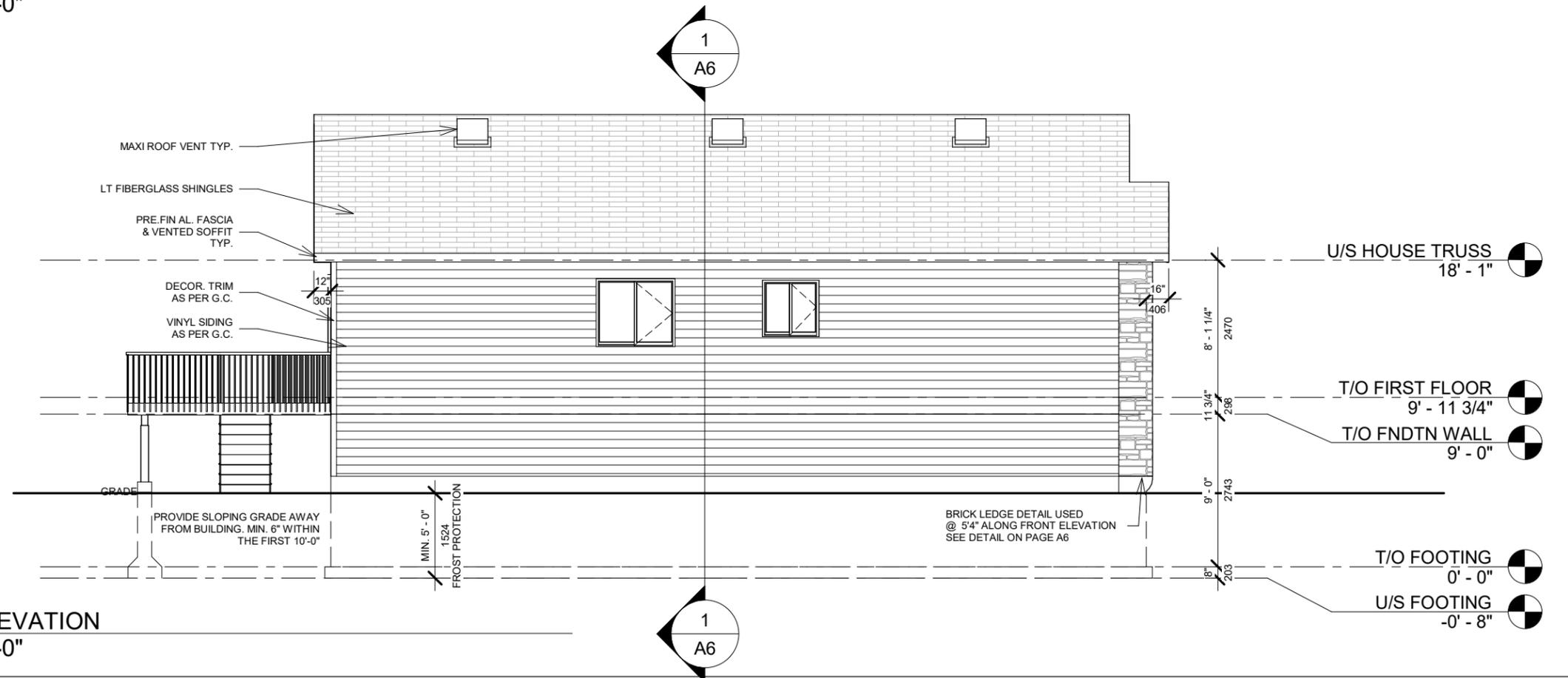
SPEC. HOUSE
7459 Copeland Rd, Ashton, ON

No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

Roof Plan		A3	/ 8
Project number	REVISED ONT.		
Date	OCT. 07, 2022		
Drawn by	AW		
Model	ONTARIO REV.		



1 FRONT ELEVATION
1/8" = 1'-0"



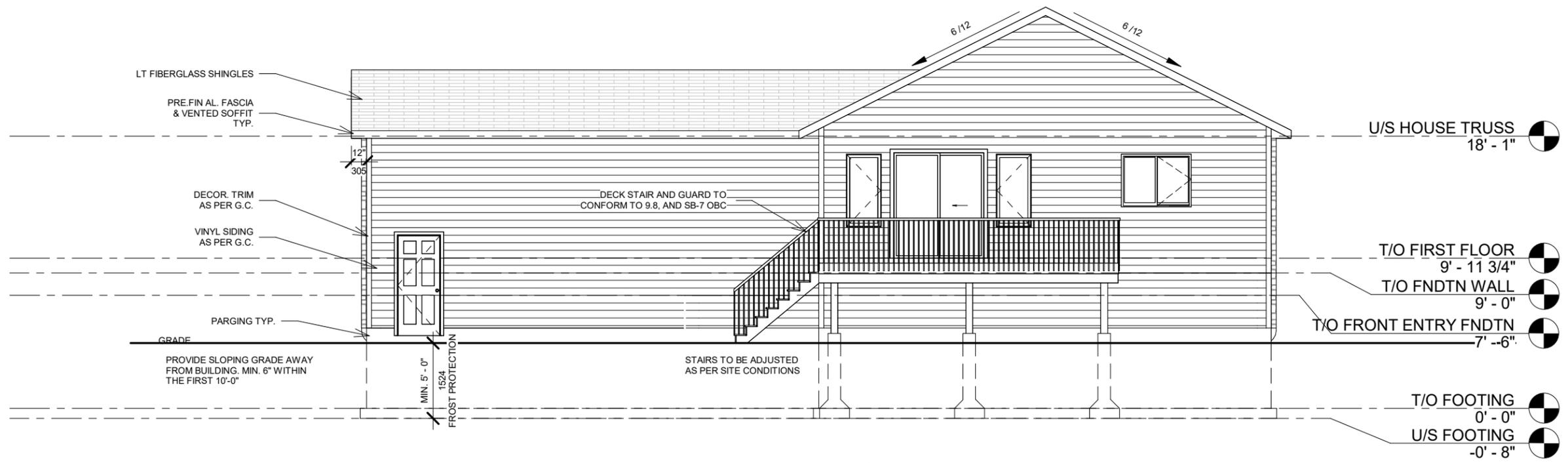
2 LEFT ELEVATION
1/8" = 1'-0"



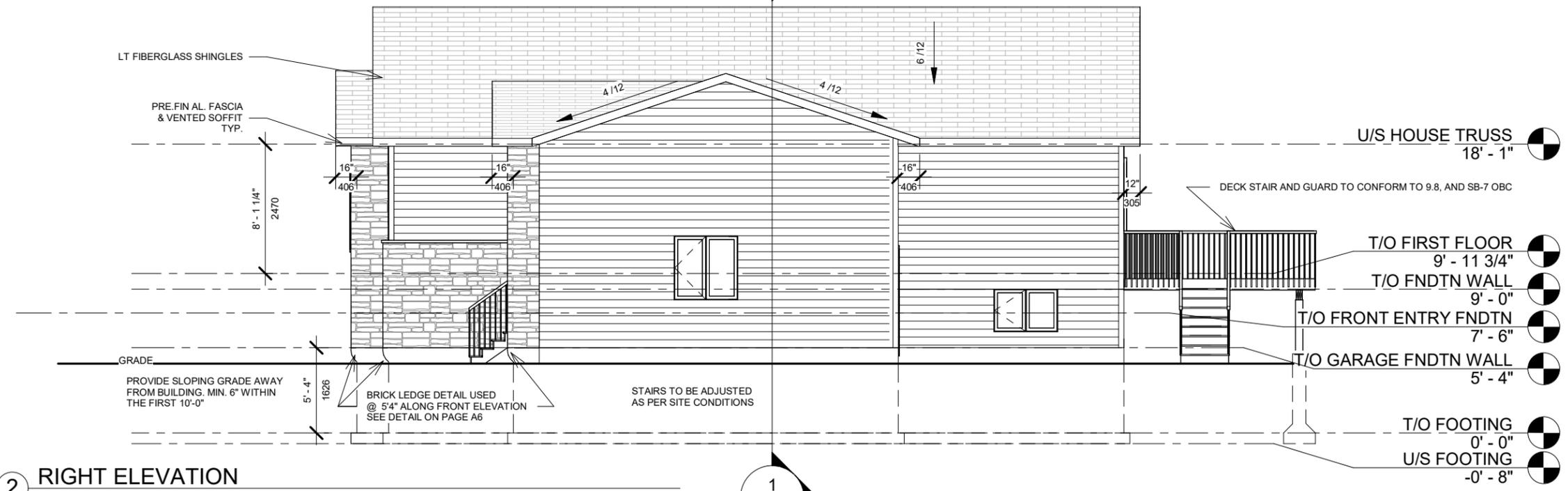
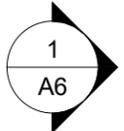
SPEC. HOUSE
7459 Copeland Rd, Ashton, ON

No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

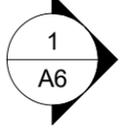
Elevations		A4	/ 8
Project number	REVISED ONT.		
Date	OCT. 07, 2022		
Drawn by	AW		
Model	ONTARIO REV.		



1 REAR ELEVATION
1/8" = 1'-0"



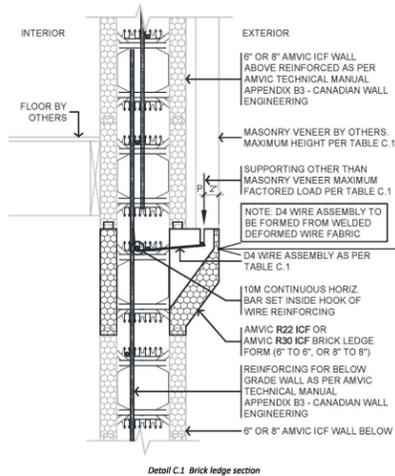
2 RIGHT ELEVATION
1/8" = 1'-0"



SPEC. HOUSE
7459 Copeland Rd, Ashton, ON

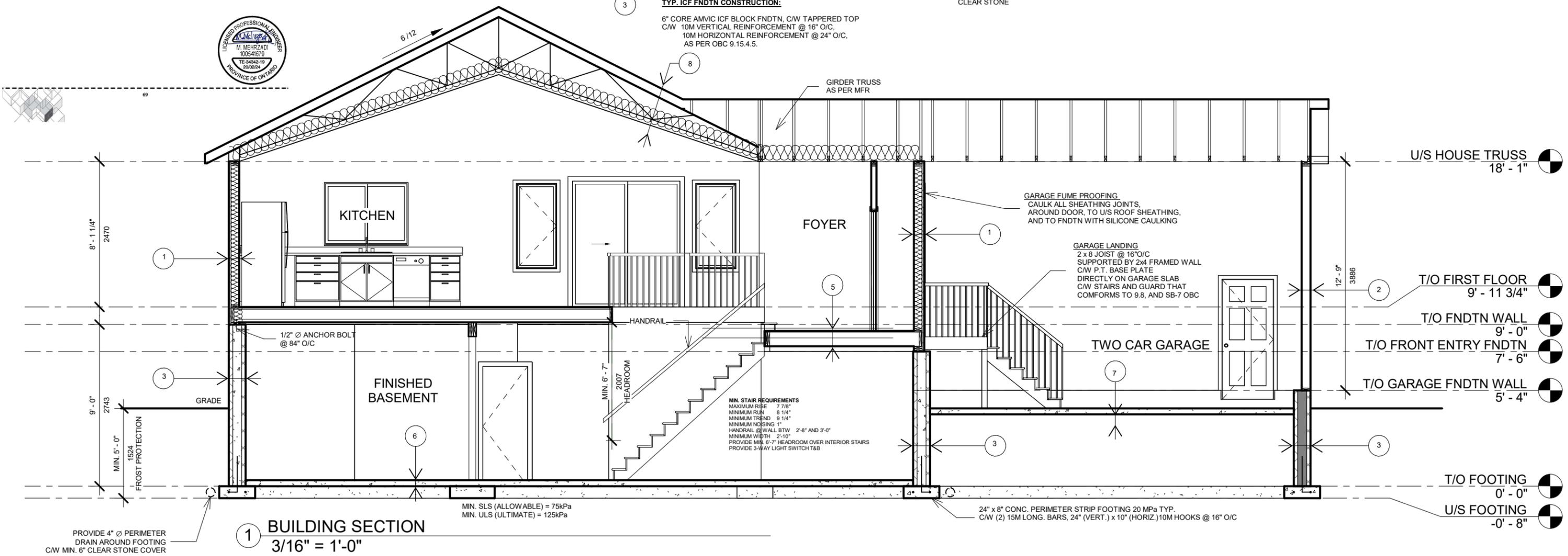
No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

Elevations		A5 / 8
Project number	REVISED ONT.	
Date	OCT. 07, 2022	
Drawn by	AW	
Model	ONTARIO REV.	Scale 1/8" = 1'-0"



CONSTRUCTION NOTES:

- 1 **TYP. WALL CONSTRUCTION:**
SIDING - AS PER G.C.
WALL SHEATHING MEMBRANE
7/16" OSB WALL SHEATHING
1" R5 RIGID INSULATION
2 x 6 STUDS @ 16" O/C
R-20 BATT INSULATION
6 MIL. POLY A/V BARRIER CAN/CGCB 51.34
1/2" GYPSUM
- 2 **TYP. GARAGE WALL CONSTRUCTION:**
SIDING - AS PER G.C.
WALL SHEATHING MEMBRANE
7/16" OSB WALL SHEATHING
2 x 6 STUDS @ 16" O/C
C/W BLOCKING @ 48" O/C
- 3 **TYP. ICF FNDTN CONSTRUCTION:**
6" CORE AMVIC ICF BLOCK FNDTN, C/W TAPERED TOP
C/W 10M VERTICAL REINFORCEMENT @ 16" O/C,
10M HORIZONTAL REINFORCEMENT @ 24" O/C,
AS PER OBC 9.15.4.5.
- 4 **TYP. LOAD BEARING INTERIOR WALL CONSTRUCTION:**
2 x 6 STUDS @ 16" O/C
- 5 **TYP. FLOOR CONSTRUCTION:**
3/4" T&G DRYGUARD OSB SUBFLOOR - GLUED AND SCREWED
9.5" PRE. ENG. I-JOIST - AS PER MFR
1 x 4 FURRING - AS PER MFR
- 6 **CONCRETE SLAB @ BASEMENT FLOOR:**
4" CONC. SLAB - 25 MPa
POLYETHYLENE GROUND COVER
CLEAR STONE
- 7 **CONCRETE SLAB @ GARAGE FLOOR:**
4" CONC. SLAB - 32 MPa STRENGTH
WITH 5-8% AIR ENTRAINMENT C/W FIBERMESH,
ON 6" CLEAR STONE -SLOPE TOWARD
OVERHEAD DOORS
- 8 **TYP. ROOF CONSTRUCTION:**
LIFETIME WARRANTY DESIGNER FIBERGLASS SHINGLES
3" min. EAVE PROTECTION
1/2" OSB O-1 ROOF SHEATHING
C/W H-CLIPS
PRE. ENG. ROOF TRUSSES @ 24" O/C
R-50 BLOWN CELLULAR FIBER INSULATION
1 x 4 FURRING @ 400 O/C
POLY A/V BARRIER CAN/CGCB 51.34
1/2" GYPSUM



1 **BUILDING SECTION**
3/16" = 1'-0"



SPEC. HOUSE
7459 Copeland Rd, Ashton, ON

No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

Building Section		A6	/ 8
Project number	REVISED ONT.		
Date	OCT. 07, 2022		
Drawn by	AW		
Model	ONTARIO REV.	Scale 3/16" = 1'-0"	

General Notes - notes on plans supersede General Notes

All construction practices to comply with requirements of the Ontario Building Code regulations 2012

Footings Supporting Exterior Wall

- Footing width & heights as noted on plan
- 20.0 MPa concrete at 28 days
- Minimum 4'-0" below grade on undistributed soil capable carrying
- MIN. SLS = 75kPa, ULS = 125kPA (TO BE CONFIRMED ON-SITE PRIOR TO POUR)

Stepped Footings (if required)

- Vertical rise between horizontal portions- 600mm (24") maximum for firm soil 400mm (16") maximum for sand or gravel
- Horizontal distance between risers - 600mm (42") minimum
- All footings to rest on undistributed soil, rock or compacted granular fill

Weeping Tile

- 100mm (4") diameter weeping tile, 150mm(6") crushed stone over and around footings (except garage)

Foundation Wall (as noted on plan)

- 6" CORE AMVIC ICF BLOCK FNDTN, C/W TAPERED TOP
- C/W 10M VERTICAL REINFORCEMENT @ 16" O/C,
- 10M HORIZONTAL REINFORCEMENT @ 24" O/C,
- AS PER OBC 9.15.4.5.
- Lateral support of wall provided by anchored sill plate
- Waterproof the exterior face of wall below grade in conformance with section 9.13. & 9.14 of the O.B.C. 2012
- Foundations for decks as per drawings to comply with section 9.12.2.2.(7), 9.17.2.2.(3) & 9.23.6.2. of the O.B.C. 2012

Foundation Strapping

- R22 insulation with 38 x140mm (2 x 6) wood studs at 16" O/C, Air/vapour barrier conforming to can/CG8B-5134-M and subsection 9.25.3 of the O.B.C. 2012 to extend from the underside of the subfloor down to basement slab level

Foundation Sill Plate

- 38x140mm (2 x 6) plate with 13mm(1/2") diameter anchor bolts minimum 100mm(4") in concrete at 2350mm(7'10")O/C damproof under plate and seal to foundation with caulking or acceptable gasket

Basement Slabs

- 4", 25 MPa concrete slabs at 28 days and 152mm(6") gravel or crushed stone

Finished Floor

- Finished floor on as specified tongue and groove subfloor on floor joists
- Additional 16mm(5/8") panel type underlay under ceramic tile where tile is applied with adhesive

Bearing Partitions (Basement, if required)

- 38x140mm(2 x6) studs at 400mm (16") O/C
- 38x140mm(2 x6) sill on damproofing material
- 13mm (1/2") diameter anchor bolts at 2400mm(8'0") O/C on 100mm (4") high concrete curbs on
- 350x150mm(24"x8") poured concrete footing
- 2-38x140mm(2-2 x6) top plate
- 38x140mm(2 x6) intermediate blocking

Frame wall Construction

- Exterior cladding as per elevation
- Tyvek house wrap or equivalent
- 13mm(1/2") minimum exterior sheathing
- 38x140mm(2 x6) wood studs at 400mm O.C.
- Installation minimum marked as per section
- Air/vapour barrier to conform to CAN/CGSB-51.34-M and section 9.25.3 of the O.B.C. 2012
- 13mm(1/2") interior drywall finish
- Stud size and spacing as per section 9.23.10.1 of the O.B.C 2012
- Stud posts built into walls to comply with section 9.23.10.7. of the O.B.C. 2012

Interior Bearing Partitions

- 38x85mm (2 x4) or 38x140mm (2 x6) studs at 400mm (16") O/C as indicated on drawings
- 13mm(1/2") interior drywall on exposed sides
- 2-38x89mm (2 x4) or 2-38x140mm (2x6) top plates as indicated on drawings
- 38x89mm (2x4) or 38x140mm (2x6) bottom plate as indicated on drawing

Interior Partitions

- 38x89mm(2x4) or 38x140mm(2x6)studs at 400mm (16") O.C as indicated on drawings
- 13mm (1/2") interior drywall on exposed sides
- 38x89mm(2x4) or 38x140mm (2x6) top and bottom plates as indicated on drawings

Roofing Construction

- 40 year asphalt shingles (or as specified)
- Type(s) roll roofing from edge of roof extending a minimum distance of 900mm (2'11")up the roof slope to a line not less than 300mm(12")past the inside face of exterior wall
- Starter strip to be roof shingle of the same weight and quality as used on roof laid with tabs facing up
- Sheathing as specified with "H" clip edge supports
- Approved wood roof trusses at 600mm(24")O/C
- 19 x 89mm(1x4) truss bracing as per manufacturer
- 38 x89mm (2x4) wall ties across bottom chord at minimum 1200mm(4'0") O/C for roof slopes 4/12 or greater
- Aluminum fascia and aluminum vented soffit

Ceiling at Roof

- RSI 8.81 (R50) minimum roof insulation, 6 mil air/vapour barrier conforming to CAN/CGSB-15.34-M
- 3mm(1/2") interior drywall finish to conform to section 9.29.5 of the O.B.C. 2012

Attic Access

- 510 x510mm(20" x 28") attic hatch weather -stripped and backed with RSI 8.81(R50) min. insulation
- Minimum 2'0" clearance above

Smoke and Carbon Monoxide Alarms

- Alarms to be inter-connected conforming to section 9.10.19. of the O.B.C. 2012 refer to plans for location

Fireplace

- Masonry fireplace construction to comply with section 9.22. of the O.B.C. 2012
- Zero clearance fireplace construction to comply with manufactures' specifications

Chimney

- Chimneys & Flues to conform to section 9.21 of the OBC 2012
- Chimneys to be 915mm(3'0") above roof and not less than 610mm(2'0") above highest roof structure within 3050mm (10'0") of chimney
- Support metal chimneys laterally at 2030mm(6'8")vertically
- Chimney cap to have minimum 25mm(1") projection
- Provide chimney saddle (with flashing if chimney width greater then 600mm(2'0")
- Clay flue liners 200mm(8")below breaching opening (or from top of smoke chamber) to not less than 50mm(2") or more than 100mm(4") above chimney cap

Metal Flashing

- Metal flashing 0.33mm(0.013") painted galvanized steel 75mm(3") under wall sheathing & shingles or 150mm(6") up brick face into reglet to comply with section 9.27.3.7 and 9.26.4 of the O.B.C. 2012. Valley flashing installed over continuous sheathing

Garage Slab

- Minimum 100mm (4") concrete slab on 152mm(6") crushed stone
- Reinforced with fibre mesh
- 32 MPa concrete at 28 days with 5-8% air entrainment
- Any fill placed beneath the slab shall be compacted

Interior Garage Door

- Solid core door with weather-stripping, self-closer and be gas fume proof
- Minimum 150mm(6") sill section 9.10.13.13 of the O.B.C. 2012

Dryer Vent

- To be independent of other exhaust ducts
- To be smooth, continuous and cleanable, throughout entire length

Mechanical Ventilation

- Mechanical ventilation to comply with section 9.32.3 of the O.B.C. 2012

Stairs/Exterior Stairs

- To comply with O.B.C. 2012
- Maximum Rise 200mm (7-7/8")
- Minimum Run 210mm (8-1/4")
- Minimum Trend 235mm (9-1/4")
- Minimum Noising 25mm (1")
- All Guards at Open Sides 915mm (2'11")
- Handrail at Wall 800mm (2'1")
- Minimum Width 860mm (2'10")

Additional Stair Code Requirements

- Provide 1950mm (6'-7") headroom minimum over interior stairs
- Provide 1950mm (6'-9") headroom minimum over exterior stairs
- 9.7.5.3(2) windows over stairs, ramps and landing
- 9.8.4.1(1) stair risers and treads
- 9.8.6.2(3) required landing
- 9.8.8.2 guards and loads
- 9.8.8.1(3) required guards
- 9.8.8.6(2) guard design to prevent climbing
- 9.8.9.1 loads on the stairs and ramps
- 9.8.9.6 finish for treads, landings and ramps

Window Specifications

- If there is no door to the outside at that level every floor containing bedrooms shall be proved with one window to have minimum opening area of 0.35m² (3.8sq.ft.) with no dimension less than 380mm(15") and is to maintain the required opening without the need for additional support
- 5% of the floor area of the bedrooms and 10% of the living and dining rooms to equal transparent openings in window natural ventilation 0.28m² (3sq.ft.) minimum
- Windows double glazed or with storm window dimensions shown are rough stud openings or overall size as indicated on plan
- Windows located within 2m (6'-7") of adjacent ground level, shall confirm to the requirements for resistance to forced entry as per section 9.7.6 of the O.B.C. 2012

Door Specifications

- Exterior doors to have a thermal resistance of R.S.I. 0.7(R4) where a storm door is not provided
- Glass in sidelights greater than 500mm(9-3/4") sliding patio doors and shower doors to have safety glass
- Dwelling entry doors to conform to section 9.6.8 O.B.C. 2012 resistance to forced entry

Stud Wall Reinforcement

- Stud walls that have enclose the main bathroom to have reinforcement installed to permit future installation of a grab bar as per section 9.5.2.3(1), 3.8.3.8 and 3.8.3.13 of the O.B.C 2012

All trades to ensure all construction to be as per O.B.C. 2012 and municipal bylaws and other applicable codes.

LEEKOR ENGINEERING ADDED NOTES:

1) ROOF TRUSS AND FLOOR JOIST SHOP DRAWINGS TO BE SUBMITTED TO LEEKOR ENGINEERING FOR APPROVAL PRIOR TO CONSTRUCTION

2) EXISTING SOIL ALLOWABLE AND ULTIMATE STRENGTHS TO BE DETERMINED TO ENSURE THEY MEET THE ASSUMED BEARING PRESSURES LISTED ON THE DRAWINGS

3) ANY STRUCTURAL ITEMS NOT SPECIFIED (CONNECTIONS, MEMBER SIZES, ETC.) IN THESE DRAWINGS TO BE PER OBC 2012 PART 9



SPEC. HOUSE

7459 Copeland Rd, Ashton, ON

No.	Description	Date
1	METRIC MEASUREMENTS ADDED	10 07 2022

GENERAL NOTES		
Project number	REVISED ONT.	A7 / 8
Date	OCT. 07, 2022	
Drawn by	AW	
Model	ONTARIO REV.	
Scale		