



VIKTORIYA ZAMCHEVSKA
 BCIN# 47 342
 VDesignZ Inc # 121 147
 QUALIFICATION INFO:
 LARGE BUILDINGS
 TEL: 613.413.6262
 EMAIL: victoriaz@vdesignz.ca

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 - C/L STUD FOR INTERIOR WOOD FRAMING
 - TO EXT FACE OF FRAMING FOR NEW WOOD FRAMING, TO FACE OF INT FINISH FOR EXISTING CONSTR.
 - F/O CONCRETE AND MASONRY
 - R/O OF WINDOWS
 - C/L DOORS
- | | | |
|---|------------|----------------------------|
| 2 | 24 OCT 22 | REVISION 2 |
| 1 | 12 JULY 22 | REVISION 1 |
| 0 | 20 APR 22 | ISSUED FOR BUILDING PERMIT |

WALL AND PARTITION TYPES

ALL INTERIOR PARTITION WALLS TO BE **P1** UNLESS OTHERWISE SPECIFIED.
 ALL PARTITIONS MARKED AS 45-MIN FRR TO BE **P2**

W1 FOUNDATION WALL - NEW
 WATERPROOFING
 EXST CONC BLOCK
 NEW 1" RIGID INSUL, R-5
 NEW 2x4 WOOD STUDS @ 16" o.c.
 NEW 3 1/2" BATT INSULATION (R-15)
 NEW 6mil VAPOR BARRIER
 NEW 5/8" TYPE-X GB (OR 1/2" GYPSUM BOARD IF CEILING MEMBRANE IS EXTENDED ABOVE THE WALL)

P1 INTERIOR WALLS - NEW
 1/2" DRYWALL
 2x4 WOOD STUDS @ 16" o.c.
 1/2" DRYWALL

OPTIONS FOR P2 - INTERIOR PARTITION, 45-MIN FRR REQ'D

OBC-W1a (1HR FRR, 36 STC)
 5/8" TYPE-X GB
 2x4 WOOD STUDS @ 16" o.c.
 MINERAL WOOL IN THE CAVITY
 5/8" TYPE-X GB

OBC-W1d (1HR FRR, 32 STC)
 5/8" TYPE-X GB
 2x4 WOOD STUDS @ 16" o.c.
 NO MINERAL WOOL IN THE CAVITY
 5/8" TYPE-X GB

OBC-W1c (45MIN FRR, 32 STC)
 1/2" REGULAR DRYWALL
 2x4 WOOD STUDS @ 16" o.c.
 MINERAL WOOL IN THE CAVITY
 1/2" REGULAR DRYWALL

OBC-W3a (1-HR FRR, 45 STC)
 5/8" TYPE-X GB
 2x4 WOOD STUDS @ 16" o.c.
 MINERAL WOOL IN THE CAVITY
 RESILIENT METAL CHANNELS @ 16" OR 20" o.c.
 5/8" TYPE-X GB

FLOORS AND CEILING TYPES

F1 FLOOR BETWEEN BASEMENT AND MAIN FLOOR
 30-MIN FRR REQ'D, 50-MIN FRR PROVIDED

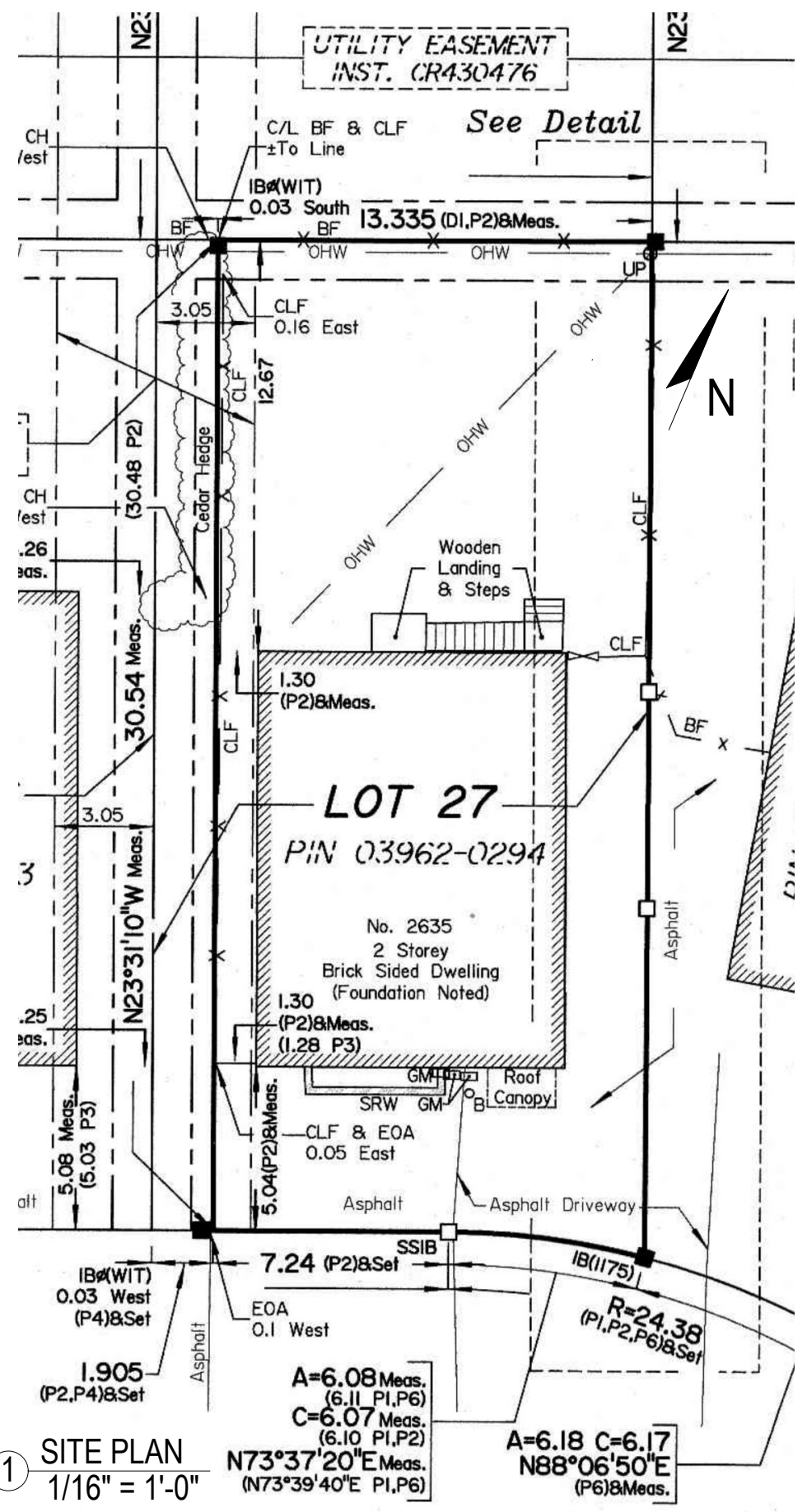
EXISTING 5/8" PLYWOOD SUBFLOOR
 EXISTING 2x10 JOISTS @ 16" O/C (10MIN FRR AS PER T.2.3.4.C., SB-2)
 ADD 6" MINERAL FIBRE INSULATION IN CAVITY
 ADD RESILIENT METAL CHANNELS @ 20" o.c.
 ADD 5/8" TYPE-X GYPSUM BOARD (40MIN FRR AS PER T.2.3.4.A., SB-2)

WRAP SUPPORTING STEEL BEAMS AND POSTS WITH 5/8" TYPE-X GYPSUM BOARD.

FIRE-RATED CEILING MEMBRANE SHOULD BE EXTENDED OVER THE TOP PLATE OF NON-LOADBEARING WALLS.

2635 CONN ST
 OTTAWA
 K2B 7C4

Committee of Adjustment
 Received | Reçu le
09 - 09 - 2022
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1 SITE PLAN
 1/16" = 1'-0"

SECONDARY DWELLING

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TITLE SHEET

A0

GENERAL NOTES

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE & THE CSA STANDARDS. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE AND REPORT ANY DISCREPANCIES OR ON-SITE CONDITIONS THAT MAY NEGATIVELY AFFECT THE COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE DRAINAGE REQUIRED FOR CONSTRUCTION.
4. DO NOT SCALE DRAWINGS

WOOD FRAMING

1. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, O-REG 332/12, LATEST REVISIONS.

2. ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF NO.2 GRADE OR BETTER, UNLESS NOTED, 'STUD' GRADE IS NOT ACCEPTABLE FOR BEARING WALLS, LINTELS AND POSTS.

3. ALL LOAD BEARING WALLS OVER 9'-0" TO 12'-0" TO HAVE HORIZONTAL BLOCKING AT MID-HEIGHT. ALL LOAD BEARING WALLS OVER 12'-0" TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT THIRD POINTS.

4. ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT THE POINT OF BEARING.

5. FOR BUILT-UP BEAMS, IT IS ASSUMED THAT EACH PLY IS A SINGLE CONTINUOUS MEMBER, FASTENED TOGETHER SECURELY AT INTERVALS NOT EXCEEDING 4 TIMES THE DEPTH AND THAT EACH PLY IS EQUALLY LOADED. *(SEE 9.23.8.3.(7)(8) FOR FASTENING MEMBERS)

6. BUILT-UP RECTANGULAR COMPRESSION MEMBERS SHALL CONSIST OF INDIVIDUAL MEMBERS OF EQUAL LENGTH FASTENED TOGETHER USING NAILS, LAG SCREWS OR BOLTS.

7. WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST OF 3/4 OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF THE BUILT-UP MEMBER ALONG THE LENGTH.

8. ALL EXPOSED EXT. WOOD TO BE PRESSURE TREATED (P.T.)

9. WHEN INDIVIDUAL PIECES OF THE BUILT-UP MEMBER ARE WIDER THAN 3 TIMES THEIR THICKNESS, THERE SHOULD BE AT LEAST 2 ROWS OF FASTENERS ACROSS THE MEMBER WIDTH

HANDRAILS

1. AT LEAST ONE HANDRAIL MUST BE CONTINUOUS - OBC 9.8.7.2.
2. HANDRAIL TO BE 34" - 38" (860-965mm) HIGH - OBC 9.8.7.4.
3. CLEARANCE TO THE WALL 2" (50mm) MIN - OBC 9.8.7.5.

STAIRS

1. HEADROOM CLEARANCE 6'-5" (1.95m) MIN. - OBC 9.8.2.2.
2. NOSING TO BE EITHER ROUNDED OR BEVELED - OBC 9.8.4.6.
3. REQUIRED DIMENSIONS
INTERIOR OR EXTERIOR STAIRS SERVING ONE DWELLING UNIT ONLY
RISER: 4 7/8" (125mm) MIN, 7-7/8" (200mm) MAX.
RUN: 8-1/4" (210mm) MIN, 13-7/8" (355mm) MAX.
TREAD: 9-1/4" (235mm) MIN, 13-7/8" (355mm) MAX.
NOSING: 1" (25mm) MAX.

PUBLIC STAIRS

RISER: 4 7/8" (125mm) MIN, 7-1/8" (180mm) MAX.
RUN: 11" (280mm) MIN, NO LIMIT MAX
TREAD: 11" (280mm) MIN, NO LIMIT MAX.

LANDING

1. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS - OBC 9.8.6.2.

DOORS

1. DOORS, INCLUDING SLIDERS LOCATED MORE THAN 23-5/8" (600mm) ABOVE GROUND OR LANDINGS TO BE EITHER RESTRICTED IN OPENING OR BE PROVIDED WITH GUARDS AS PER OBC 9.8.8.1.

2. PROVISIONS SHOULD BE PROVIDED TO RESIST FORCED ENTRY AS PER OBC 9.7.5.2 & 9.7.5.3.

3. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT IS OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35sm WITH NO DIMENSION LESS THAN 380mm, AND MAINTAINS THE REQUIRED OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT.

4. DOOR BETWEEN ATTACHED GARAGES AND DWELLING SHALL BE TIGHT FITTING, WEATHER STRIPPED, AND HAVE A SELF CLOSING DEVICE-OBC 9.10.9.16.

5. MAINTAIN ONE LINE OF PASSAGE FROM THE UTILITY ROOM TO THE EXTERIOR WITH ALL DOORWAYS BEING A MIN. 32" IN WIDTH.

6. INSTALL 'BLUESKIN' PROTECTION AROUND ALL WINDOW & DOOR OPENINGS AS PER MANUFACTURER RECOMMENDATIONS.

GUARDRAILS

1. REQUIRED BETWEEN ADJACENT WALKING SURFACES WITH AN ELEVATIONS DIFFERENCE GREATER THAN 23-5/8" (600mm) - OBC 9.8.8.1.
2. GUARD HEIGHT 2'-11 1/2" (900mm) MIN - OBC 9.8.8.3.
3. EXTERIOR GUARD HEIGHT 3'-6" (1070mm) MIN FOR ELEVATION DIFFERENCE GREATER THAN 5'-11" (1800mm) - OBC 9.8.8.3.(3).
4. LOADING CRITERIA TO CONFORM TO OBC 4.1.5.14.
5. GUARDS TO HAVE ENGINEER STAMPED SHOP DRAWINGS TO CONFIRM TO OBC 4.1.5.14. AND TO BE PROVIDED TO BUILDING INSPECTOR AT BACKFILL INSPECTION STAGE.
6. CLEAR SPACING BETWEEN BALUSTERS 4" (100mm) MAX - OBC 9.8.8.5.
7. NO CLIMBABLE ELEMENTS BETWEEN 4" AND 36" ABOVE FINISHED FLOOR - OBC 9.8.8.6
8. TO COMPLY WITH OBC 9.8.8. FOR RESISTANCE TO LOADING AND NEWEL ANCHORAGE.
9. ALL LANDING GUARDS TO BE 4'-6" IN HEIGHT WHEN LANDING IS HIGHER THAN 10 METERS.

AIR/ VAPOR/ MOISTURE BARRIER

1. AIR BARRIERS TO BE CONTINUOUS - OBC 9.25.3.3.
2. AIR BARRIERS TO CONFORM TO OBC 9.25.3.
3. PROVIDE AIR AND VAPOR TABS FOR AND SEAL TO DOOR & WINDOW OPENINGS.
4. PROVIDE AIR BARRIER MEMBRANE AT ATTACHED GARAGES TO PREVENT THE MIGRATION OF FUMES AND CO GASES INTO DWELLING - OBC 9.10.9.16.(4).
5. VAPOR BARRIERS TO CONFORM TO 9.25.3. & CAN/CGSB 31.34-M.
6. MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE THE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE - OBC 9.23.2.3.

FINISHES

1. FLOOR FINISHES IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT - OBC 9.30.1.2.

2. WALL FINISHES IN ALL TUB AND SHOWER AREAS TO BE WATERPROOF - OBC 9.29.2.1.

3. CERAMIC TILE REQUIRES MINIMUM 5/8" (16mm) SUB-FLOOR +1/4" (6mm) UNDERLAY.

APPLIANCES

1. TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURERS SPECIFICATION.
2. FIRE PROTECTION FOR GAS AND ELECTRIC RANGES TO BE PROVIDED AS PER OBC 9.10.22.

DRAINAGE

1. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (DO NOT DIRECTLY CONNECT TO WEEPING TILE SYSTEM) - OBC 9.14.6.3.

2. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'-11" (900 mm) BELOW THE ADJACENT EXTERIOR GROUND LEVEL - OBC 9.14.2.1.

FLASHING (OBC 9.20.13.)

1. INSTALL WHERE SLOPING SURFACES INTERSECTS TO FORM A VALLEY, INTERSECTION OF WALLS AND SHINGLED ROOF, AND AT CHIMNEY AND CHIMNEY SADDLE INTERSECTION - OBC 9.26.4.

2. FLASHING BENEATH WEEP HOLES IN MASONRY VENEER OVER WOOD-FRAME WALLS SHALL BE INSTALLED SO THAT IT EXTENDS FROM A POINT NOT LESS THAN 5mm BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING TO A POINT 150mm UP THE WOOD FRAME WALL - OBC 9.20.13.6.

3. JOINTS IN FLASHING SHALL BE MADE WATERTIGHT - OBC 9.20.13.7.

4. INSTALL BENEATH JOINED MASONRY WINDOW SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, BENEATH WEEP HOLES, AND OVER THE HEADS OF WINDOW AND DOOR OPENINGS IN EXTERIOR WALLS WHEN THE VERTICAL DISTANCE BETWEEN THE TOP OF THE WINDOW OR DOOR FRAME AND THE BOTTOM EDGE OF THE EAVE EXCEEDS 1/4 OF THE HORIZONTAL EAVE OVERHANG - OBC 9.20.13.3.

SMOKE ALARMS

1. AT LEAST ONE SMOKE ALARM MUST BE INSTALLED ON EACH STOREY, INCLUDING BASEMENTS, AND ON ANY STORY CONTAINING SLEEPING ROOMS A SMOKE ALARM MUST BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY - OBC 9.10.19.3.

2. SMOKE ALARMS SHALL BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND HAVE NO DISCONNECT SWITCH BETWEEN THE OVER-CURRENT DEVICE AND THE SMOKE ALARM, AND BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SOURCE THAT CAN CONTINUE TO PROVIDE POWER TO THE SMOKE ALARM FOR A PERIOD OF NOT LESS THAN 7 DAYS IN THE NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM - OBC 9.10.19.4. SMOKE ALARMS CAN BE ON BATTERY IN EXISTING HOUSES AS PER PART 11.

3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND - OBC 9.10.19.5.

4. A SMOKE ALARM SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIRONENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE" - OBC 9.10.19.3.(4).

5. THE VISUAL SIGNALIZING NEED NOT: BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT, BE ON BATTERY BACKUP, OR HAVE SYNCHRONIZED FLASH RATES - OBC 9.10.19.3.(5).

6. THE LUMINOUS INTENSITY FOR VISUAL SIGNALLING COMPONENTS THAT ARE INSTALLED IN SLEEPING ROOMS SHALL BE A MINIMUM OF 175 CD - OBC 9.10.19.3.(6).

7. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED NEXT TO EACH SLEEPING AREA - OBC 9.33.4.2.

8. SMOKE ALARMS ARE TO BE INTERCONNECTED BETWEEN UNITS. SMOKE ALARMS DON'T HAVE TO BE INTERCONNECTED IF EACH UNIT HAS A DEDICATED EXIT.

9. AN IN-DUCT SMOKE DETECTOR IS REQ'D IN THE SUPPLY OR RETURN DUCTS WHERE THERE IS A SHARED FURNACE SUPPLYING AIR TO BOTH UNITS.

INTERIOR NOTES

1. REPLACE 1/2" GB WITH CEMENTITIOUS TYPE PRODUCT AT ALL SHOWER, SHOWER-TUB WALLS & SHOWER WINDOW SILLS AND JAMBS.
REPLACE 1/2" GYPSUM BOARD WITH WATER RESISTANT GB AT BATHTUB & SURROUNDS

2. INSTALL GALVANIZED METAL PAN & DRAIN AT ALL WASHING MACHINE LOCATIONS

3. REINFORCEMENT SHOULD BE PROVIDED FOR FUTURE GRAB BARS AS PER 9.5.2.3 OBC

FIRE SEPARATION

1. CONTINUOUS FIRE SEPARATION REQUIRED BETWEEN SUITES. FIRE SEPARATION IS REQUIRED TO BE CONTINUOUS AT THE INTERSECTION OF PARTITION WALLS.

2. ALL PENETRATIONS THROUGH FIRE SEPARATIONS ARE REQUIRED TO BE SEALED BY AN APPROVED FIRE STOP SYSTEM HAVING AN F RATING NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE-SEPARATION.



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1	12 JULY 22	REVISION 1
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SECONDARY DWELLING

2635 CONN ST
OTTAWA, K2B 7C4

SPECIFICATIONS

A1



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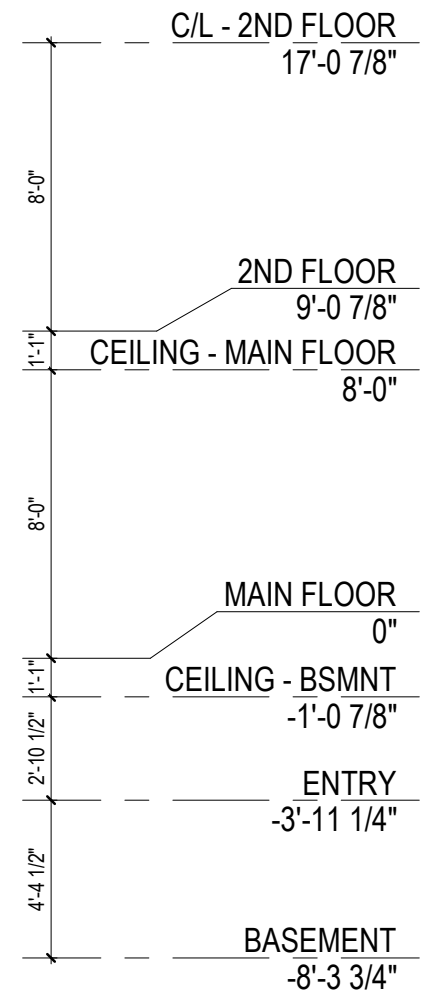
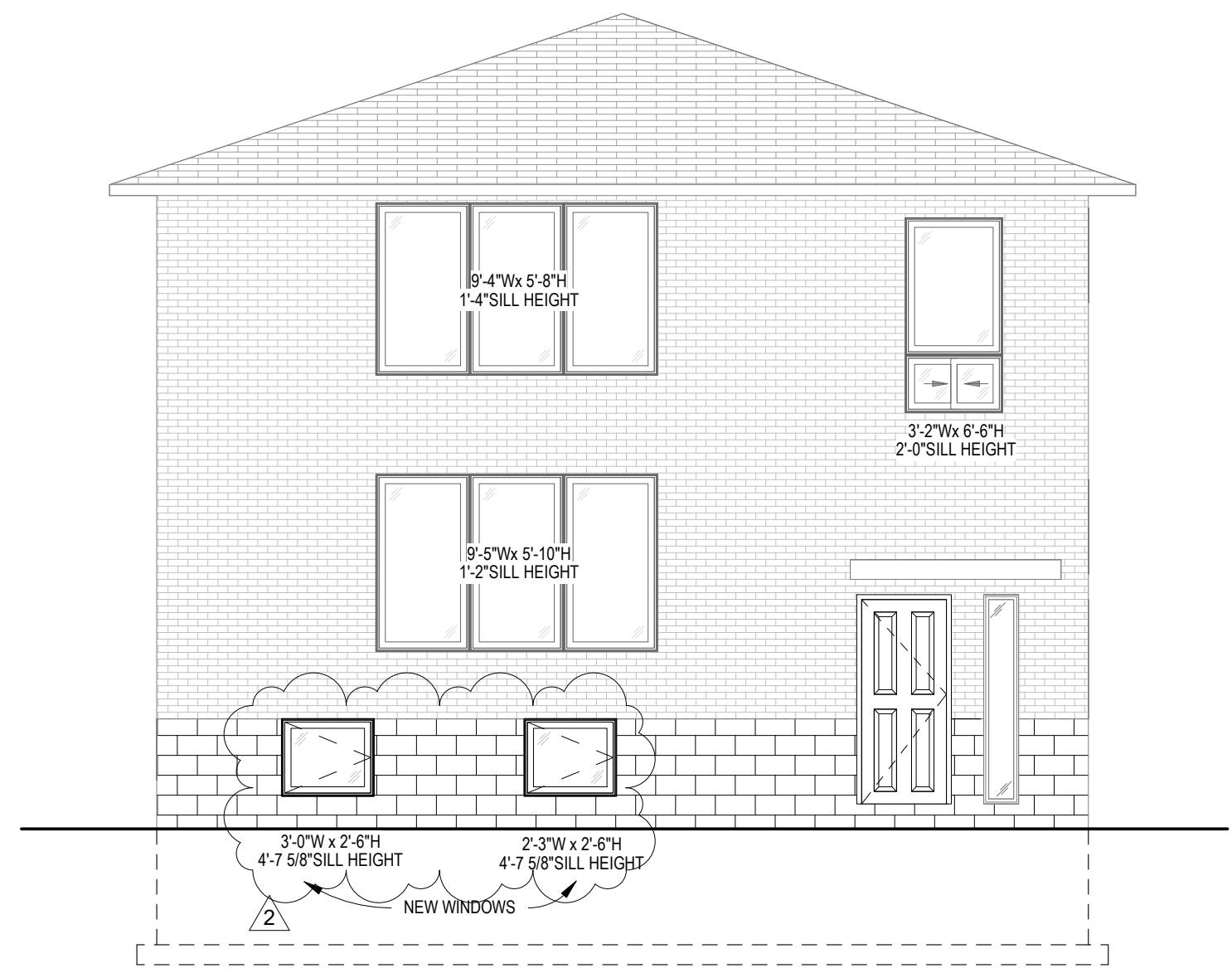
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ELEVATIONS

A4.1



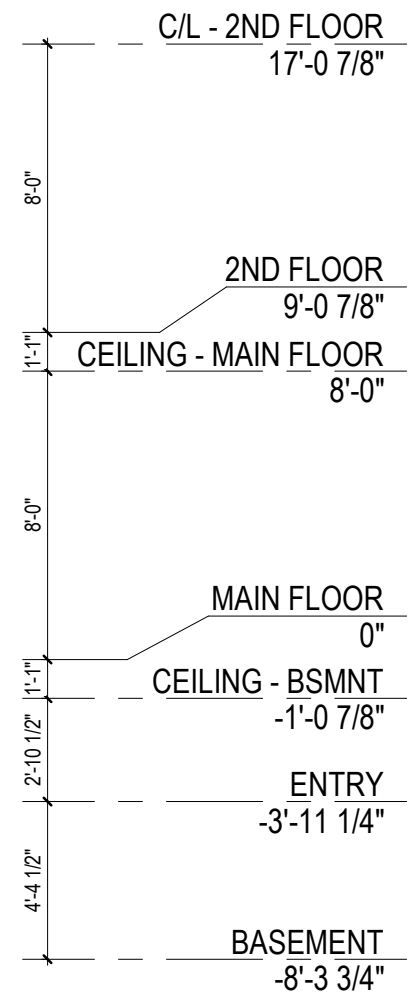
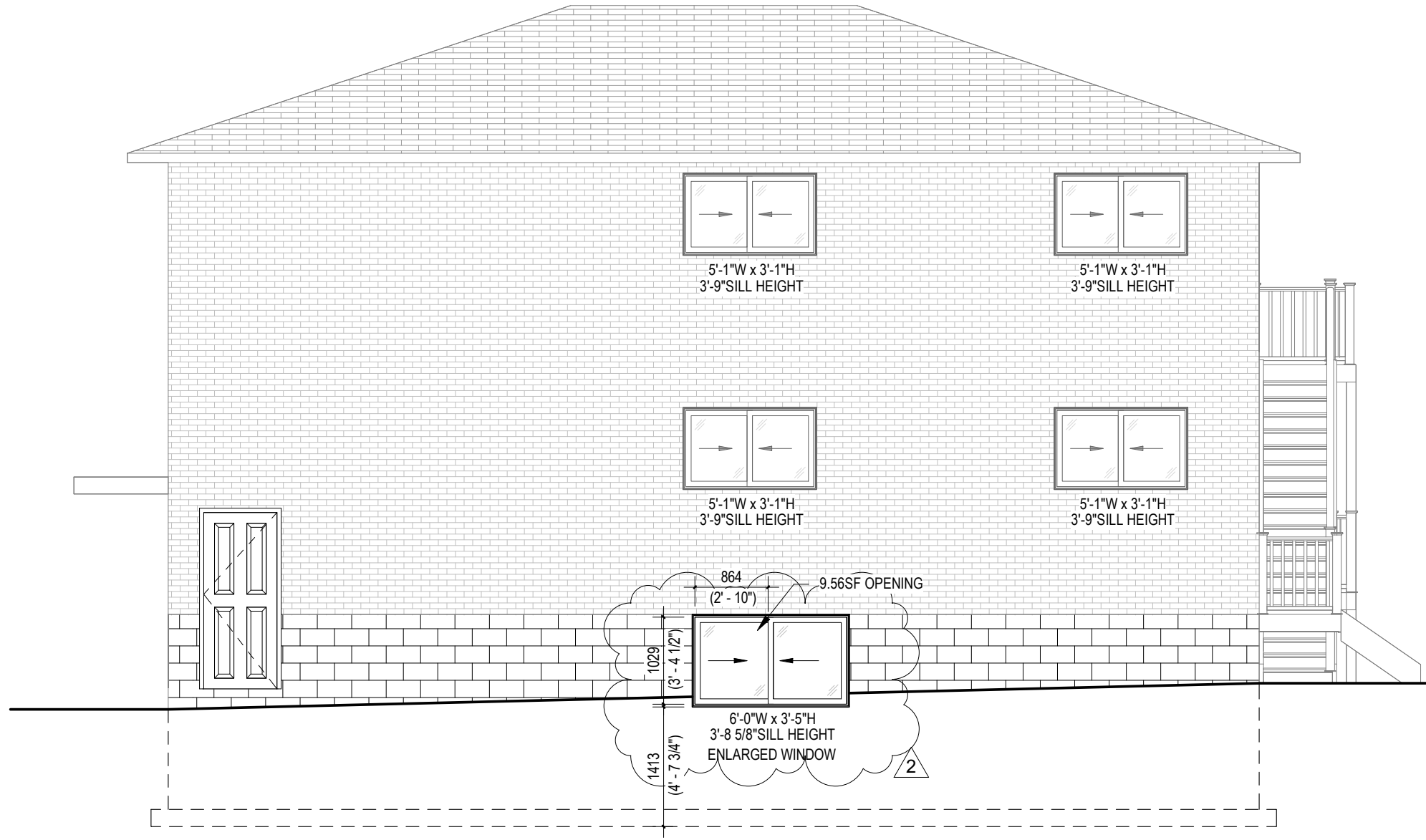
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① FRONT ELEVATION
 3/16" = 1'-0"

ELEVATION	SPATIAL SEPARATION				
	EXPOSED BUILDING FACE AREA (m2)	LIMITING DISTANCE (m)	ALLOWED UNPROTECTED OPENINGS (%)	PROVIDED UNPROTECTED OPENINGS (m2)	PROVIDED UNPROTECTED OPENINGS (%)
FRONT	63	11.8	84%	14.4	22.8%
REAR	63	12.7	100%	ALL EXST OPENINGS	
RIGHT	84	2.5	11%	7.8	9.3%
LEFT	84	1.3	7%	5.5	6.5%



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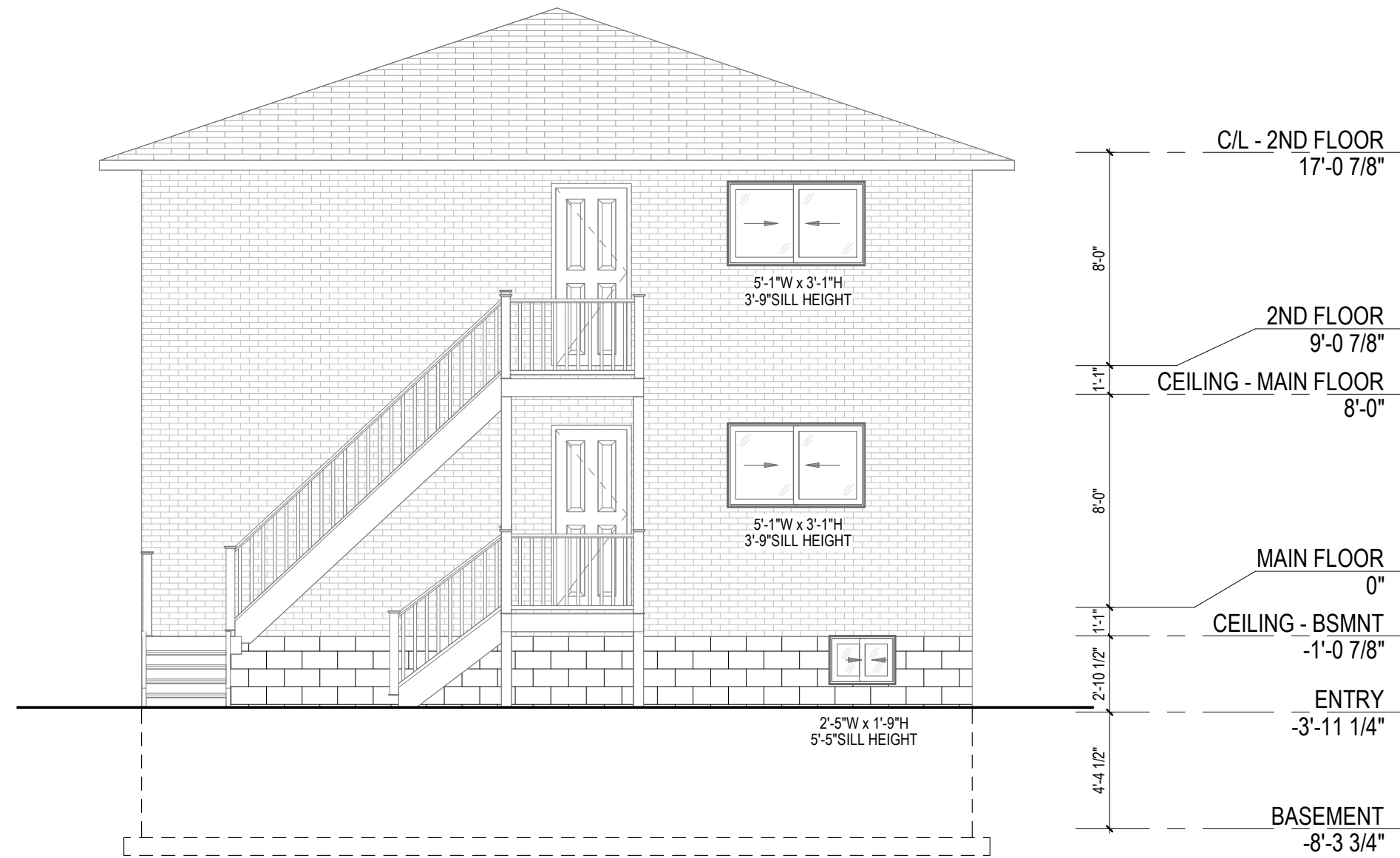
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A4.2



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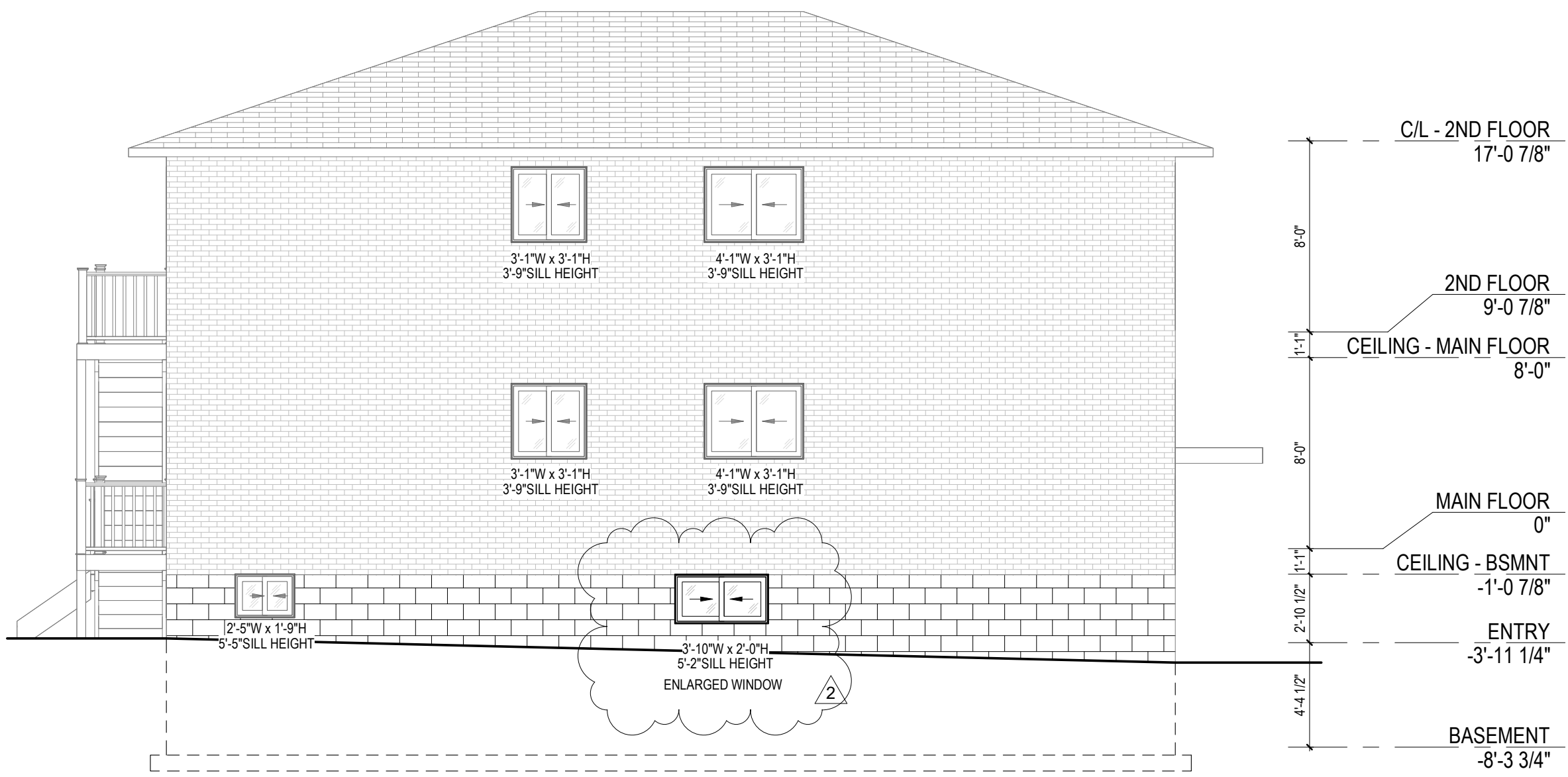
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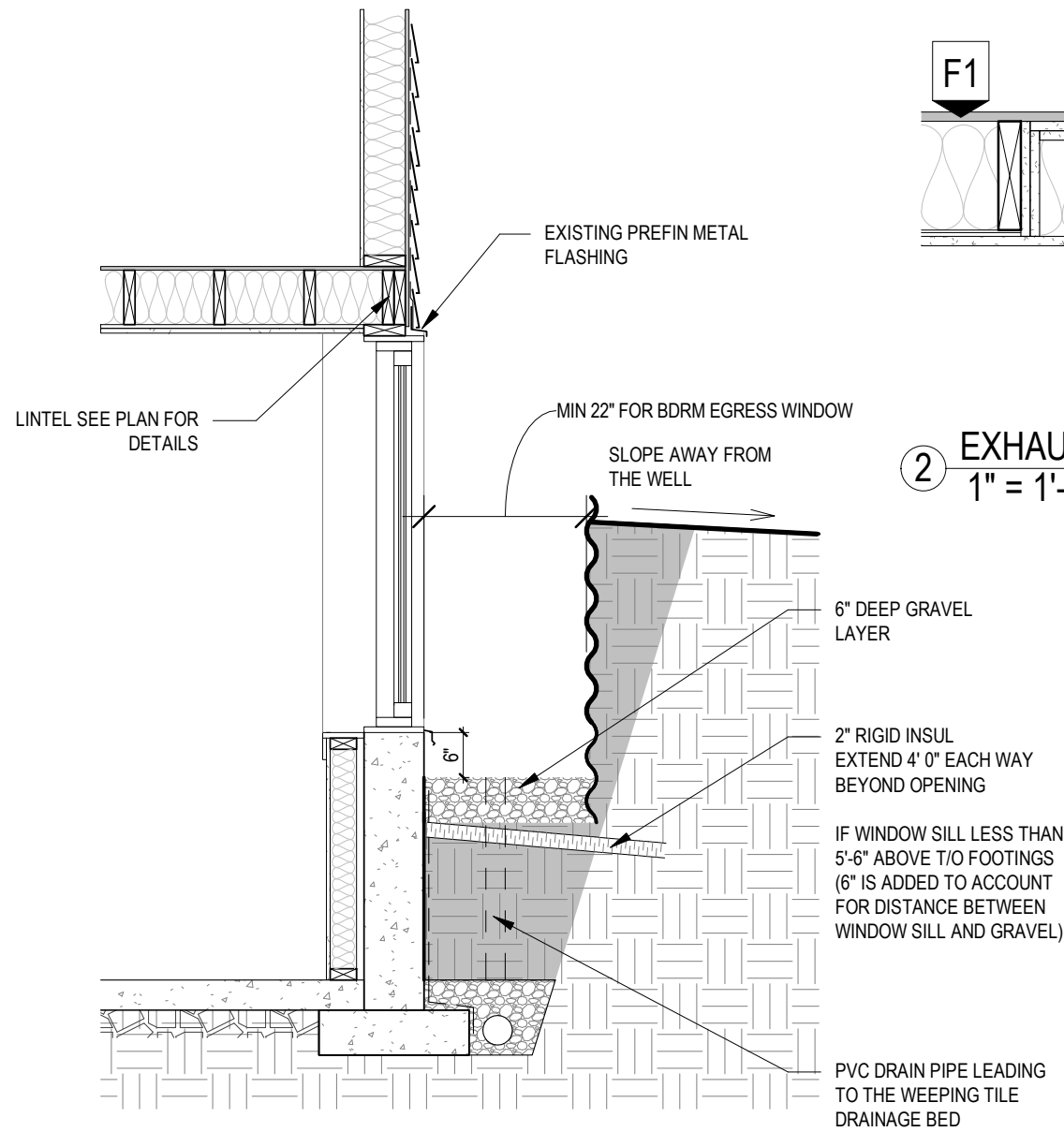
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A4.4

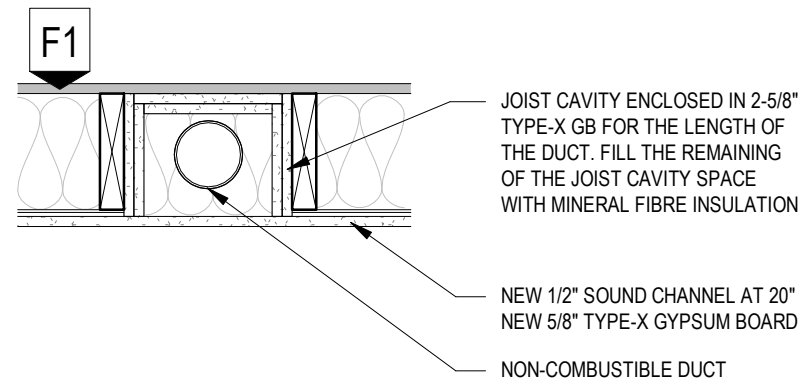


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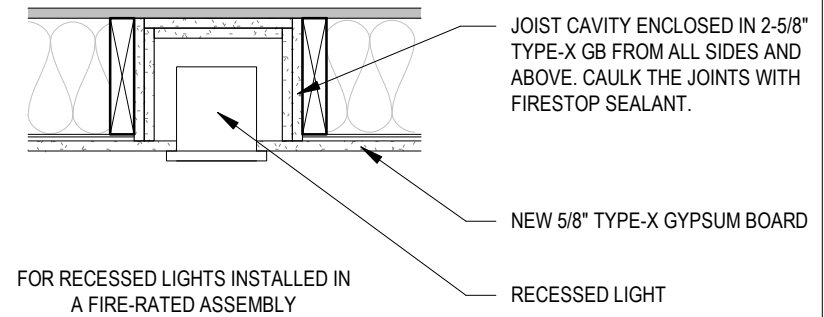
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 3/16" = 1'-0"



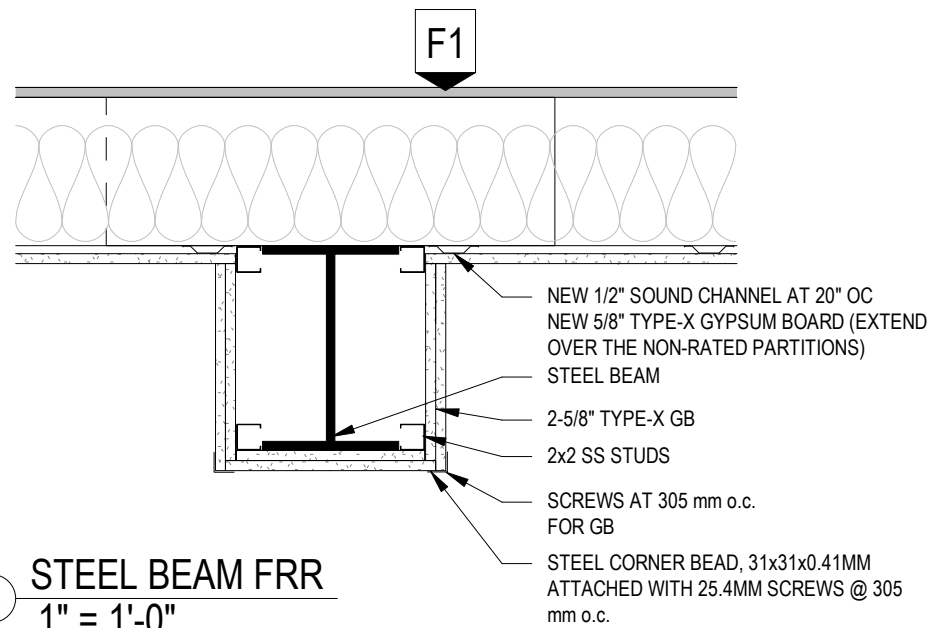
① WINDOW SECTION
1/2" = 1'-0"



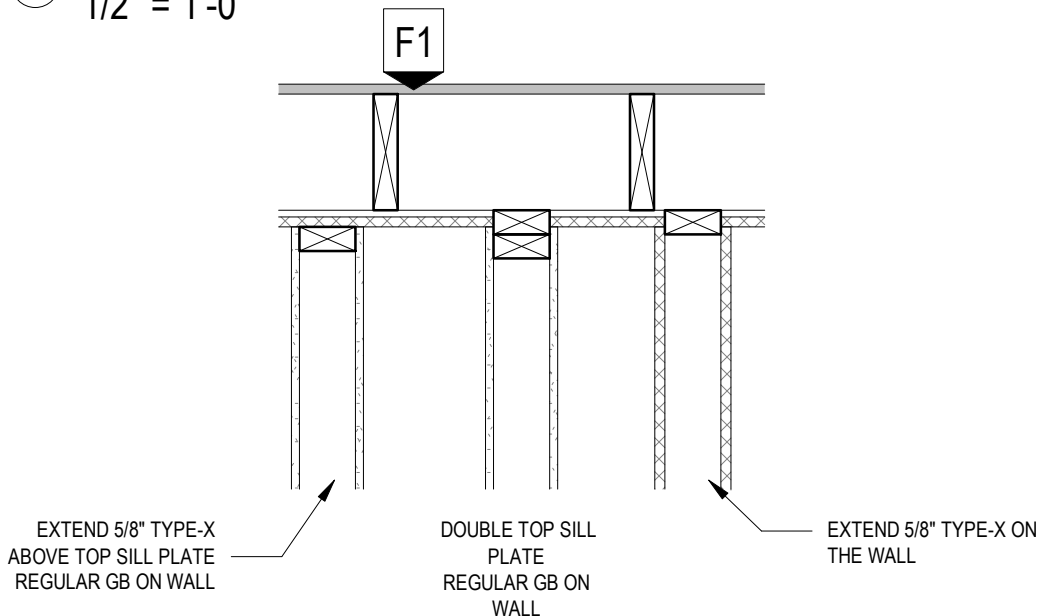
② EXHAUST DUCT FRR
1" = 1'-0"



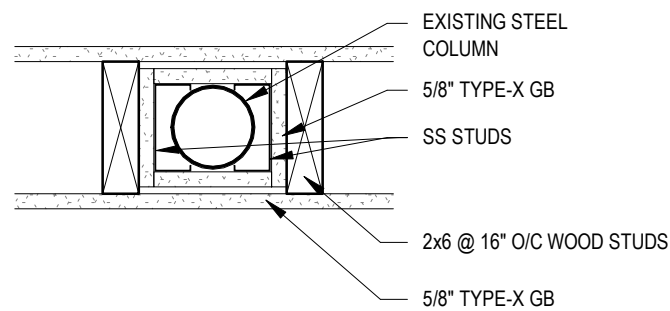
⑤ RECESSED LIGHT FRR
1" = 1'-0"



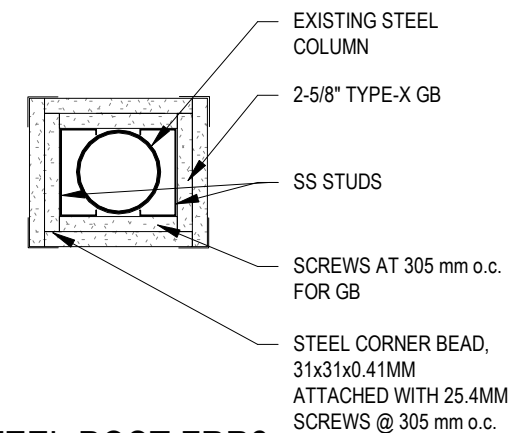
③ STEEL BEAM FRR
1" = 1'-0"



⑥ PARTITION WALLS @ FIRE-RATED MEMBRANE
1" = 1'-0"



④ STEEL POST FRR
1 1/2" = 1'-0"



⑦ STEEL POST FRR2
1 1/2" = 1'-0"

vdesignz
DESIGN THAT FEELS LIKE HOME

VIKTORIYA ZAMCHEVSKA
BCIN# 47 342
VDesignZ Inc # 121 147
QUALIFICATION INFO:
LARGE BUILDINGS

TEL: 613.413.6262
EMAIL: victoriaz@vdesignz.ca

1. THIS DRAWING MUST NOT BE SCALED
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK
3. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO CONSULTANT
4. VARIATIONS AND MODIFICATIONS TO WORK SHOWN IN THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
5. DIMENSIONS ARE TO:
 - C/L STUD FOR INTERIOR WOOD FRAMING
 - TO EXT FACE OF FRAMING FOR NEW WOOD FRAMING, TO FACE OF INT FINISH FOR EXISTING CONSTR.
 - F/O CONCRETE AND MASONRY
 - R/O OF WINDOWS
 - C/L DOORS

#	DATE	REVISION
2	24 OCT 22	REVISION 2
1	12 JULY 22	REVISION 1
0	20 APR 22	ISSUED FOR BUILDING PERMIT

SECONDARY DWELLING

2635 CONN ST
OTTAWA, K2B 7C4

DETAILS

A5.1