2023-06-16 City of Ottawa | Ville d'Ottawa Comité de dérogation AVENUE CUNNINGHAM PIN 04197 - 0171 83° 39' 10" E (PI,P5,P6)&Meas. 42.59 (P2)&Meas. (42.68 PI) -Asphalt 0.04 East 21.97 (PI,P5,P6)&Meas. 21.34 (PI)&Meas. 21.34 (PI.P5)&Meas. IBø(WIT) 0.07 East (0.05 E. P5) 0.16 North (P5)&Accepted Canopy Limit Concrete Porch Asphalt 0.16 West -(Siding Noted) \_\_\_\_ Interlock 0.03 West-Interlock (Exterior face of ICF foundation noted) (Brick Noted) LOT 55 LOT 54 LOT 56 LOT 51 LOT 57 BLOCK 6 PIN 04196 - 0017 PIN 04196 - 0018 PIN 04196 - 0019 551 PLAN REGISTERED Concrete Porch Shed (Siding Noted) 0.48 CLF 0.36 North O.48 North 0T33724 0.23 West 64.65 (PI.P5)&Meas. INST. CLF 0.23 North IBø(WIT) CLF 0.19 North 0.23 West 0.46 North (P5)8Accepted LOT 32 82.59 (P2)&Meas. 83° 39' 10" ! (P2,P5)&Meas. LOT 30 LOT 29 612 REGISTERED PLAN REGISTERED LOT 13 0 LOT 12 LOT 11 PIN 04196 - 0361

SURVEYOR'S REAL PROPERTY REPORT PART 1 Plan of **LOT 55 REGISTERED PLAN 551 CITY OF OTTAWA** 

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

**Committee of Adjustment** Received | Reçu le

> DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.

2. The survey was completed on the 11th day of November, 2022.

December 9, 2022 Date

Ontario Land Surveyor

V Andrew Shelp

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: \_\_\_ December 9, 2022

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to copies of the Surveyor's Real Property Report in transactions involving The Client.

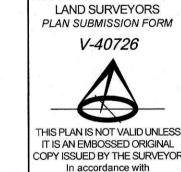
# Notes & Legend

— Denotes Survey Monument Planted — " Survey Monument Found Standard Iron Bar Short Standard Iron Bar Iron Bar Round Iron Bar Concrete Monument Measured (WIT) Witness Annis, O'Sullivan, Vollebekk Ltd. CLF " Chain Link Fence Centreline Overhead Wires -- OHW --- " Registered Plan 551 Registered Plan 712 (725) Plan dated Oct. 16, 1990 (647) Plan dated Oct. 4, 1971

(1692) Plan dated Nov. 1, 2016

(647) Plan dated May 16, 1984 Concrete Retaining Wall Deciduous Tree

Diameter o up " Utility Pole Insulated Concrete Form



ASSOCIATION OF ONTARIC

Regulation 1026, Section 29 (3)

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 0191968010 and 019198434761, MTM Zone 9 (76°30' West Longitude ) NAD-83

For bearing comparisons, a rotation of 0°36'05" counter-clockwise was applied to bearings on plans (P1) and (P6).

For bearing comparisons, a rotation of 0°37'50" counter-clockwise was applied to bearings on plan (P2).

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6 Phone: (613) 727-0850 / Fax: (613) 727-1079 Émail: Nepean@aovltd.com

and Surveyors Job No. 23181-22 P.Mojasam Lt55 RP551 D-C F

# 358 CUNNINGHAM AVENUE OTTAWA, K1H 6B4



2 FRONT VIEW - 3D



3 REAR VIEW - 3D

**Committee of Adjustment** Received | Reçu le 2023-06-16

City of Ottawa | Ville d'Ottawa Comité de dérogation

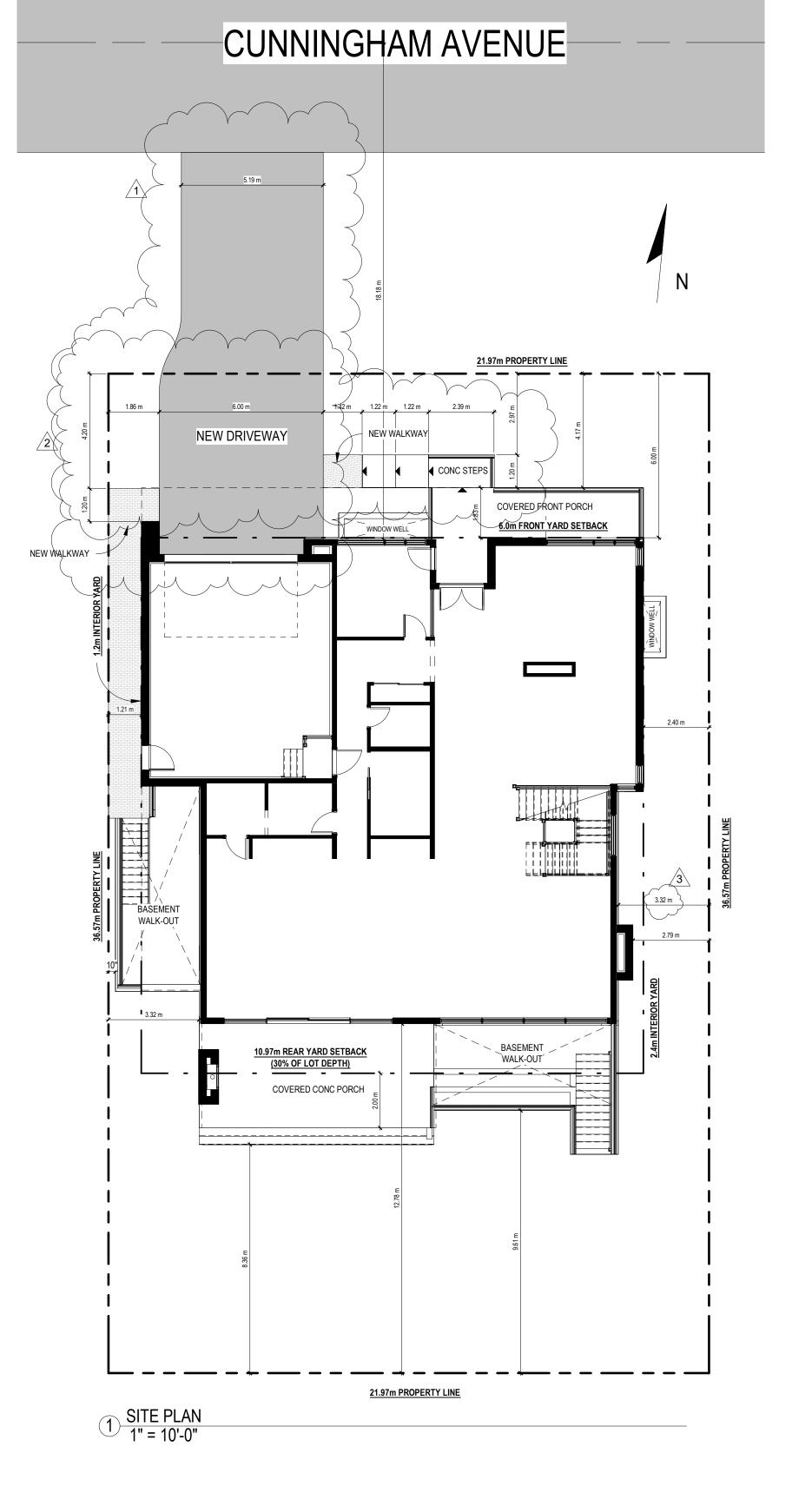
# **ZONING MATRIX**

	ZONE	R1GG	
		REQUIRED	PROVIDED
2	MIN LOT WIDTH	18 m	21.97 m
3	MIN LOT AREA	665 sm	803 sm
4	MAX BUILDING HEIGHT	8.0 m	8.18 m
5	MIN FRONT YARD SETBACK	SEE	PLAN
6	MIN CORNER YARD SETBACK	1 -	-
7	MIN REAR YARD SETBACK	055	DI ANI
8	MIN INTERIOR YARD SETBACK	SEE	PLAN
9	MAX LOT COVERAGE	N/A	N/A

ON <sup>-</sup>	TARIO BUILDING CODE MAT	<u>RIX</u>
1	PROJECT DESCRIPTION	NEW 2-STOREY HOUSE, DESIGNED UNDER PART 9, OBC 2012
2	MAJOR OCCUPANCY	GROUP C, RESIDENTIAL
3	BUILDING AREA	4090 SF
4	GROSS AREA FINISHED BASEMENT MAIN FLOOR 2ND FLOOR	2245 SF 2345 SF + 572 SF GARAGE 2480 SF*
5	NUMBER OF STOREYS ABOVE GRADE BELOW GRADE	2
6	BUILDING HEIGHT	8.18 m
7	NUMBER OF STREETS/ ACCESS ROUTES	
8	SPRINKLER SYSTEM	NO
9	STANDPIPE	NO
10	FIRE ALARM REQUIRED	NO
11	WATER SUPPLY	CITY WATER
12	SEWAGE DRAINAGE	CITY SEWAGE SYSTEM
13	CONSTRUCTION	COMBUSTIBLE
14	OCCUPANT LOAD (BASED ON 2 PEOPLE PER BEDROOM)	8
15	BARRIER FREE	NO
16	REQUIRED FIRE RESISTANCE RATING	NO

EXCLUDING INTERCONNECTED FLOOR SPACES

SHEET SCHEDULE				
NUMBER	NUMBER NAME			
A0	TITLE SHEET			
A1	SPECIFICATIONS			
A2.1	FOUNDATION PLAN			
A2.2	BASEMENT PLAN			
A2.3	MAIN FLOOR PLAN			
A2.4	2ND FLOOR PLAN			
A2.5	ROOF PLAN			
A3.1	ELEVATIONS			
A3.2	ELEVATIONS			
A3.3	WINDOW SCHEDULE			
A4.1	BUILDING SECTIONS			
A4.2	BUILDING SECTIONS			
A5.1	WALL SECTIONS & DETAILS			
A5.2	WALL SECTIONS & DETAILS			
A5.3	WALL SECTIONS & DETAILS			
A5.4	WALL SECTIONS & DETAILS			
A5.5	STRUCTURAL 3D			
A5.6	SITE PLAN			
A5.8	METAL SCHEDULE			



Vacyign 2
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 COMMENCE-MENT OF WORK

3. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO CON-4. VARIATIONS AND MODIFICATIONS TO WORK SHOWN IN THESE DRAWINGS SHALL NOT BE CARRIED OUT WITH-OUT THE WRITTEN PERMISSION OF

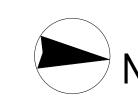
THE CONSULTANT. 5. DIMENSIONS ARE TO: - C/L STUD FOR INTERIOR WOOD FRAMING - TO EXT FACE OF FRAMING FOR EXT WOOD FRAMING - F/O CONCRETE AND MASONRY - R/O OF WINDOWS - C/L DOORS

4 13 MAR 23 REVISION 4 3 05 APR 22 REVISION 3 2 14 JUNE 21 REVISION 2 1 25 MAY 21 REVISION 1 0 13 APR 21 ISSUED FOR BUILDING

# DATE REVISION

**MOJASAM RESIDENCE** 

TITLE SHEET



- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE DRAINAGE REQUIRED FOR CONSTRUCTION.
- DO NOT SCALE DRAWINGS

# FOUNDATIONS

- PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL
- FOOTINGS AT ALL TIMES DURING CONSTRUCTION PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.
- PROVIDE 1500mm MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR HEATED FOOTINGS. BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS (EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), AND

# CONCRETE

1. CONCRETE STRENGTH AFTER 28 DAYS: FOOTINGS - 25 MPa FOUNDATION WALLS - 30 MPa

> SLAB-ON-GRADE - 25 MPa CLASS N CONCRETE IN BASEMENT - 32 MPa CLASS N CONCRETE IN GARAGE & EXTERIOR SLAB

2. MINIMUM COVER TO REINFORCING BARS

FOUNDATION WALLS - 50mm

3. PROVIDE 36 BAR-DIAMETER LAP SPLICED FOR ALL REINFORCED STEEL UNLESS OTHERWISE NOTED ON DRAWINGS (INCLUDING CORNERS AND INTERSECTIONS)

4. THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS OF THE

FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS): - CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION - CAN3-A23.3-M84 - METHODS OF TEST FOR CONCRETE - CAN3-A23.2 - CODE FOR DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS: CAN3-A23.3-M84 - BILLET STEEL BARS FOR CONCRETE REINFORCEMENT: Fy = 400 MPa. TO GSAG30.18

- QUALIFICATION CODES FOR TESTING LABORATORIES: CSA A 283 - AIR ENTRAINING ADMIXTURES FOR CONCRETE: CAN3- A266.2-M78 - GUIDELINES FOR THE USE OF ADMIXTURES IN CONCRETE: CAN3-A266.4-M78

## STRUCTURAL STEEL

1. THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):

- GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL:

- STRUCTURAL QUALITY STEEL: CAN/CSA-G40.20/G40.21 - LIMIT STATES DESIGN OF STEEL STRUCTURES: CAN3-S16.1 - CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES: CSA-

- ELECTRODE STANDARDS: CSA-W48.1 TO CSA-W48.7 (LATEST)

- WELDED STEEL CONSTRUCTION (METAL ARC WELDING): CSA-W59-M1989

2. STEEL STRENGTHS SHALL BE AS FOLLOWS: - STRUCTURAL STEEL GRADE G40.21M 350W, Fy = 345 MPa FOR W SHAPES, Fy = 300 MPa

- HSS GRADE G40.21M 350W, CLASS H, Fy = 350 MPa - BOLTS A325/A325M (U/N); ANCHOR BOLTS A307/A307M (U/N)

3. ALL SHOP CONNECTIONS SHALL BE WELDED, ALL FIELD CONNECTIONS SHALL BE WELDED OR BOLTED, USING HIGH TENSILE BOLTS BEARING TYPE, CONNECTION SHALL BE C.I.S.C. DOUBLE ANGLE BEAM CONNECTIONS FOR A325 BOLTS AND E70XX FILLET WELDS, MINIMUM SIZE OF BOLTS - 3/4" (20

# 4. SHOP PAINT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS

5. PROVIDE ALL TEMPORARY BRACING DURING CONSTRUCTION

6. FLOOR STEEL BEAMS SHOULD BE LATERALLY SUPPORTED (OBC 9.23.4.3) - THE WOOD JOISTS BEAR ON ITS TOP FLANGE AT INTERVALS OF 610MM OR LESS OVER ITS ENTIRE LENGTH

- THE LOAD BEING APPLIED TO THIS BEAM IS TRANSMITTED THROUGH THE JOISTS - 19x38mm WOOD STRIPS IN CONTACT WITH THE TOP FLANGE ARE NAILED ON BOTH SIDED OF THE BEAM TO THE BOTTOM OF THE JOIST SUPPORTED.

# WOOD ROOF TRUSSES/ JOISTS

1. ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES FOR THE UNFACTORED WORKING LOADS 2. TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ONTARIO BUILDING CODE, O-REG 332/12 (LATEST EDITION). 3. TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

4. TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT. 5. SPECIFIC-PURPOSE CONNECTORS (HURRICANE CLIPS) ARE REQUIRED AT ALL TRUSS-TO-PLATE CONNECTIONS, TRUSS MANUFACTURERS TO DESIGN AND SUPPLY CONNECTORS.

# 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

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

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" (865-965mm) HIGH - OBC 9.8.7.4. 3. CLEARANCE TO THE WALL 2" (50mm) MIN - OBC 9.8.7.5.

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 A HOUSE RISER: 5" (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.

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

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.

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. 10. SELECTED ALUMINUM GUARDRAIL SYSTEM TO BE COMPLIANT WITH THE ABOVE MENTIONED CRITERIA AND CRITERIA LISTED BELOW

CLEAR SPACING BETWEEN BALUSTERS 4" (100mm) MAX - OBC 9.8.8.5.

- DESIGN CRITERIA: DESIGN COMPLETE DECK SYSTEM INCLUDING ANCHORAGE TO WITHSTAND THE SPECIFIED HORIZONTAL LOADS AND WIND LOADS CALCULATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 AND SUPPLEMENTS. CALCULATIONS TO BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO ENGAGED BY THE INSTALLING

- SHOP DRAWINGS: INDICATE DESIGN LOADS, MEMBER SIZES, MATERIALS, DESIGN THICKNESS EXCLUSIVE OF COATINGS, COATING SPECIFICATIONS, CONNECTION AND BRACING DETAILS, SCREW SIZES AND SPACING, AND ANCHORS, INCLUDE ALL NECESSARY SHOP DETAILS AND ERECTION DIAGRAMS. INCLUDING TYPICAL WALL SECTIONS. PARAPET SECTIONS AND FENESTRATION OPENING ELEVATIONS. SHOW SPLICE DETAILS WHERE PERMITTED. INDICATE DIMENSIONS, OPENINGS, REQUIREMENTS OF RELATED WORK AND CRITICAL INSTALLATION PROCEDURES. SHOW TEMPORARY BRACING REQUIRED FOR ERECTION PURPOSES. a SHOP DRAWINGS SHALL BEAR THE STAMP OF THE REGISTERED

ONTARIO ENGAGED BY THE INSTALLING SUBCONTRACTOR.

PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF

# 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.

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

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

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

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 -

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.

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

4. A SMOKE ALARM SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIRONMENTS 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, UNLESS BOTH UNITS HAVE SEPARATE

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.

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.

4. EXTERIOR COMPOSITE DECK MATERIALS - THERMOPLASTIC COMPOSITE LUMBER PLANKS REINFORCED WITH GLASS, CARBON OR METAL FIBRES, SUITABLE FOR EXTERIOR APPLICATION - MAX ALLOWABLE DEFLECTION AS AN EXPRESSED RATIO OF THE CLEAR SPAN - 1/240 - OBC 9.4.3.1.

- SHOULD BE SUITABLE FOR JOIST SPACING OF 16" OC - INSTALL SLEEPERS, DECKING, TRIM AND ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS. - INSTALL DECKING PERPENDICULAR TO FRAMING MEMBERS, WITH ENDS STAGGERED OVER MINIMUM 1-1/2 INCHES (38 MM) FIRM BEARING. - CONSIDER THE EXPANSION/CONTRACTION OF THE SELECTED PRODUCT AND PLAN GAPS AT BOARD ABUTMENT JOINTS, TERMINATION POINTS, AND TRIM LOCATIONS ACCORDINGLY. COMPLY WITH MANUFACTURER'S INSTALLATION GUIDELINES. - BOTH ENDS OF THE PLANKS SHOULD BE SUPPORTED.

# 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.

# PLUMBING & MECHANICAL

1. PLUMBING SYSTEM CONSTRUCTION TO CONFORM TO PART 7 OF THE OBC (9.31.2.1.)

2. WHERE THE BUILDING IS IN A LOCATION WHERE THE SPECTRAL RESPONSE ACCELERATION, Sa(0.2), IS GREATER THAN 0.55, SERVICE WATER HEATERS SHALL BE SECURED TO THE STRUCTURE TO RESIST OVERTURNING AND DISPLACEMENT - OBC 9.31.6.2.

3. ALL BATHROOMS EXHAUSTS TO BE INTEGRATED WITH THE HRV SYSTEM.

4. BASEMENT FLOOR DRAINS & OTHER BASEMENT FITTING IS RECOMMENDED TO BE CONNECTED WITH BACKFLOW CHECK VALVES.

5. EACH UNIT MUST HAVE A SEPARATE SHUT-OFF VALVE.

THE TOP AND NOT LESS THAN 25% AT THE BOTTOM - OBC 9.19.1.2.

1. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% AT

2. ROOF VENT AREA MIN, 1/300 OF THE INSULATED AREA.

THE INNER FACE OF THE EXTERIOR WALL - OBC 9.26.5.1.

3. ROOF VENT AREA MIN, 1/150 OF THE INSULATED AREA FOR SLOPE 1 IN 6 OR LESS. 4. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKES, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MIN OF 2'-11" (900 mm) UP THE ROOF SLOPE TO A LINE NOT LESS THAN 11-3/4" (300 mm) INSIDE

5. ASPHALT SHINGLES UNDERLAY TO BE (OBC.9.26.6.1): - ASPHALT-SATURATED SHEATHING PAPER WEIGHTING NOT LESS THAN 0.195 KG/M2, OR - NO. 15 PLAIN OR PERFORATED ASPHALT SATURATED FELT

1. REPLACE 1/2" GB WITH CEMENTITIOUS TYPE PRODUCT AT ALL SHOWER, SHOWER-TUB WALLS & SHOWER

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

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.

1. FIREPLACE, FIREPLACE INSERT, WOODSTOVE, AND/OR CHIMNEY TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATION. 2. FACTORY BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO ULC S 610.

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.

# DRAIN WATER HEAT RECOVERY UNIT

1. A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT

2. DRAIN WATER HEAT RECOVERY UNITS SHALL CONFORM TO CSA B55.2, "DRAIN WATER HEAT RECOVERY 3. THE MINIMUM EFFICIENCY OF A DRAIN WATER HEAT RECOVERY UNIT SHALL BE DETERMINED IN CONFORMANCE WITH CSA B55.1, "TEST METHOD FOR MEASURING EFFICIENCY AND PRESSURE LOSS OF

DRAIN WATER HEAT RECOVERY UNITS" 4. THE EFFICIENCY OF A DRAIN WATER HEAT RECOVERY UNIT, WHEN TESTED IN ACCORDANCE WITH SENTENCE (4), SHALL BE NOT LESS THAN 42%. 5. A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED

- IN AN UPRIGHT POSITION THAT DOES NOT DIVERGE MORE THAN 5 DEGREES FROM THE - IN A POSITION SUCH THAT THE COLD WATER INLET CONNECTION IS AT THE BOTTOM OF

- DOWNSTREAM OF A WATER SOFTENER WHERE A WATER SOFTENER IS INSTALLED. AND - IN A CONDITIONED SPACE OR ON THE WARM SIDE OF THE DEWPOINT OF THE WALL

# WALL ASSEMBLIES

CEMENT PARGING TO 6" BELOW GRADE - HDPE DRAINAGE MEMBRANE - 2 LAYERS OF BITUMEN SATURATED

MEMBRANE (BELOW GRADE) - CONCRETE FOUNDATION WALL - 2" XPS RIGID INSULATION BOARDS (R10)\* TAPED TO SERVE AS A VAPOR BARRIER - 2x4 WOOD STUDS @ 16" OC (DOUBLE TOP PLATE) 3 1/2" BATT INSULATION IN CAVITY (R15) - 1/2" GYPSUM BOARD

EXTERIOR WALL - EIFS EIFS ON 2" RIGID INSULATION (R10) - WEATHER BARRIER COMPATIBLE WITH EIFS APPLICATION - 1/2" PLYWOOD SHEATHING - 2x6 WOOD STUDS @ 16" OC 5 1/2" BATT INSULATION IN CAVITY (R20) - 6 mil VAPOR BARRIER

# **EXTERIOR WALL - STONE & BRICK VENEER** - 4" STONE OR 3 1/2" BRICK VENEER

- 1/2" GYPSUM BOARD

- 1/2" GYPSUM BOARD

- 1/2" GYPSUM BOARD

- WEATHER BARRIER - 1/2" PLYWOOD SHEATHING - 2x6 WOOD STUDS @ 16" OC 5 1/2" BATT INSULATION IN CAVITY (R20) - 6 mil VAPOR BARRIER

# **EXTERIOR WALL - INSULATED METAL PANELS** - 2" INSULATED METAL PANELS (R10)

- WEATHER BARRIER - 1/2" PLYWOOD SHEATHING - 2x6 WOOD STUDS @ 16" OC 5 1/2" BATT INSULATION IN CAVITY (R20) - 6 mil VAPOR BARRIER

# **EXTERIOR WALL - COMPOSITE WOOD SIDING**

- COMPOSITE WOOD SIDING - AIR GAP AS PER MANUFACTURER'S INSTRUCTIONS - WEATHER BARRIER - 1/2" PLYWOOD SHEATHING - 2x6 WOOD STUDS @ 16" OC 5 1/2" BATT INSULATION IN CAVITY (R20) - 6 mil VAPOR BARRIER - 1/2" GYPSUM BOARD

# PARTITION ASSEMBLIES

ALL INTERIOR PARTITIONS TO BE  $\ \underline{\textbf{P1}}$ , UNLESS OTHERWISE SPECIFIED

/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" OC 1/2" GYPSUM BOARD

INTERIOR PARTITIONS - 2x6 /2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" OC 1/2" GYPSUM BOARD

> INTERIOR GARAGE WALL /2" GYPSUM BOARD **6MIL VAPOR BARRIER** 2x6 WOOD STUDS @ 16" OC 5 1/2" BATT INSULATION IN CAVITY (R20)

> > 1/2" WALL SHEATHING

1/2" GYPSUM BOARD

# **ROOF ASSEMBLIES**

SBS MEMBRANE SYSTEM VAPOR RETARDER 5/8" PLYWOOD ROOF SHEATHING ROOF JOISTS SPRAY FOAM INSUL IN CAVITY, MIN 5" (R31) VAPOR BARRIER

1x2 @ 16" O/C WOOD STRAPPING

# FLOOR ASSEMBLIES

4" CONCRETE SLAB-ON-GRADE 6 MIL. REINFORCED POLY. 4" COMPACTED GRANULAR FILL

UNDISTURBED SOIL

6 MIL. REINFORCED POLY. 4" COMPACTED GRANULAR FILL

# BASEMENT WALK-OUT 4" CONCRETE SLAB-ON-GRADE

GENERAL FLOOR

# 1x2 WOOD STRAPPING @ 16" O/C 1/2" GYPSUM BOARD

- 5/8" PLYWOOD SUBFLOOR - WOOD JOISTS - REFER TO MANUFACTURER'S - 2" RIGID FOAM INSUL (R10)

FLOOR ABOVE GARAGE - 5/8" PLYWOOD SUBFLOOR

# - 2" RIGID FOAM INSUL (R10) - 1x2 @ 16" O/C STRAPPING - 1/2" GB OR PLYWOOD

 WATERPROOF MEMBRANE - 5/8" PLYWOOD SUBFLOOR - WOOD JOISTS - REFER TO MANUFACTURER'S

SEE DETAIL 5/A5.1 FOR DETAILS

1/2" GYPSUM BOARD

2" XPS RIGID INSULATION BOARDS (R10)

# GARAGE SLAB/ OUTDOOR PORCHES

UNDISTURBED SOIL

# 3" XPS RIGID INSULATION BOARDS (R15) 4" COMPACTED GRANULAR FILL UNDISTURBED SOIL

5/8" PLYWOOD SUBFLOOR WOOD JOISTS - REFER TO MANUFACTURER'S

# EXPOSED M.BEDROOM FLOOR FLOOR ABOVE GARAGE

SPRAY-FOAM INSULATION (MIN R21) - 1x2 @ 16" O/C STRAPPING - SOFFIT BOARDS

SEE DETAIL 5/A5.1 FOR DETAILS

- WOOD JOISTS - REFER TO MANUFACTURER'S DRAWINGS w BATT INSULATION OR CLOSED CELL SPRAY-FOAM INSULATION (R21)

# M.BEDROOM BALCONY

DRAWINGS, SLOPED @ 2% - 1x2 @ 16" O/C STRAPPING - SOFFIT BOARDS

ROOFTOP BALCONY FLOATING DECK SYSTEM SBS MEMBRANE SYSTEM 1/4" INSUL PROTECTION BOARD TYPF-2 FPS INSUL SLOPED VAPOR RETARDER 5/8" PLYWOOD SUBFLOOR ROOF JOISTS 1x2 @ 16" O/C WOOD STRAPPING

1. THIS DRAWING MUST NOT BE SCALED 2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCE-MENT OF WORK

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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- R/O OF WINDOWS

- C/L DOORS

4 | 13 MAR 23 | REVISION 4 13 APR 21 | ISSUED FOR BUILDING

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VACSIGN Z
DESIGN THAT FEELS LIKE HOME

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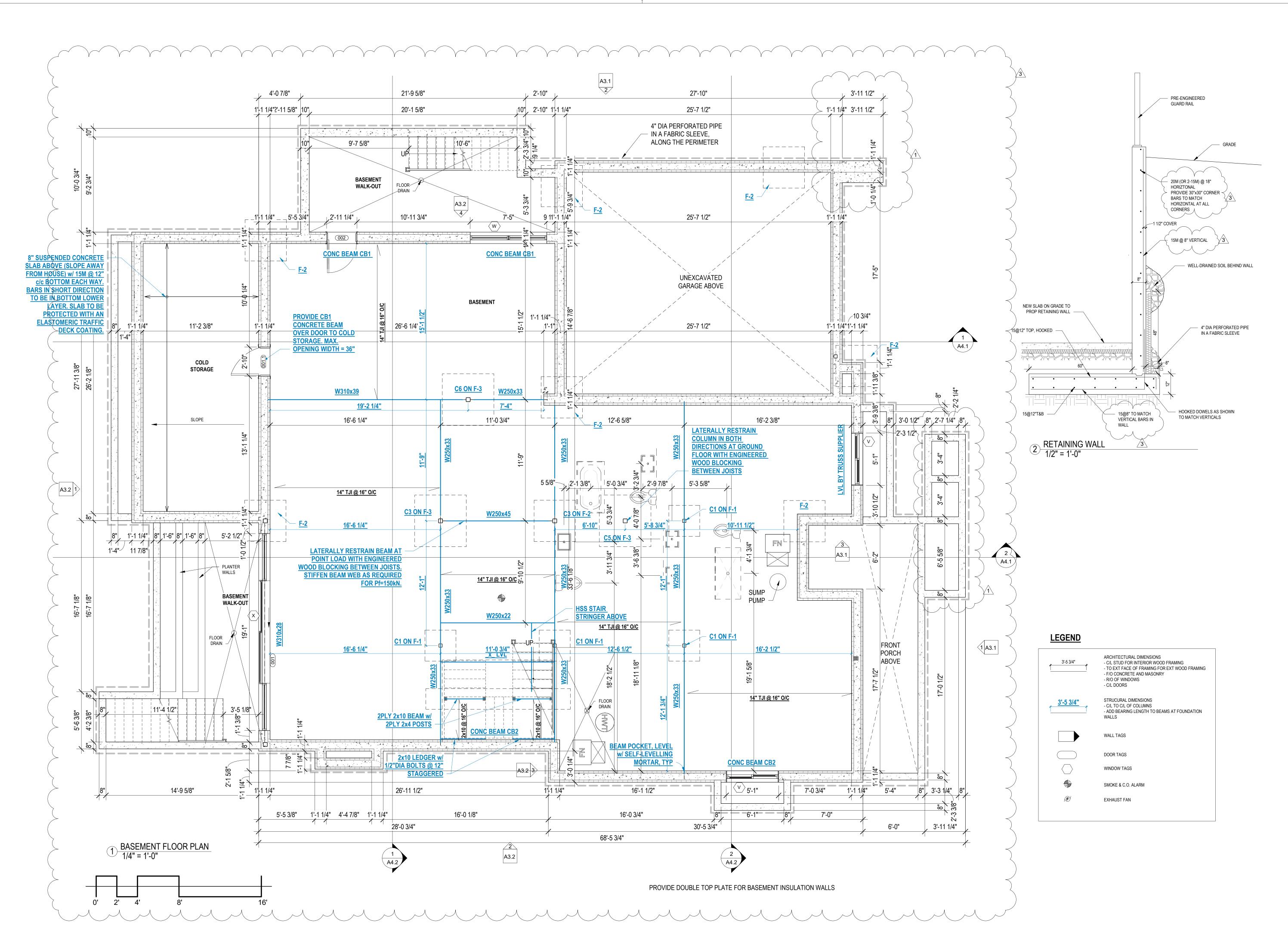
MOJASAM

DESIGN BEAM END CONNECTIONS TO RESIST REACTION DUE TO MAXIMUM UNIFORMLY DISTRIBUTED LOAD

STRUCTURAL DRAWINGS SHOW DESIGN INTENT. SUBMIT SHOP DRAWINGS STAMPED AND SIGNED BY A INDICATE DETAILS AND INFORMATION NECESSARY FOR ASSEMBLY AND ERECTION PURPOSES, INCLUDING

FOUNDATION PLAN

358 CUNNINGHAM A OTTAWA, K1H 6B4



vdesignz

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**MOJASAM RESIDENCE** 358 CUNNINGHAM AVE OTTAWA, K1H 6B4

BASEMENT PLAN



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**MOJASAM RESIDENCE** 358 CUNNINGHAM AVE OTTAWA, K1H 6B4

MAIN FLOOR PLAN





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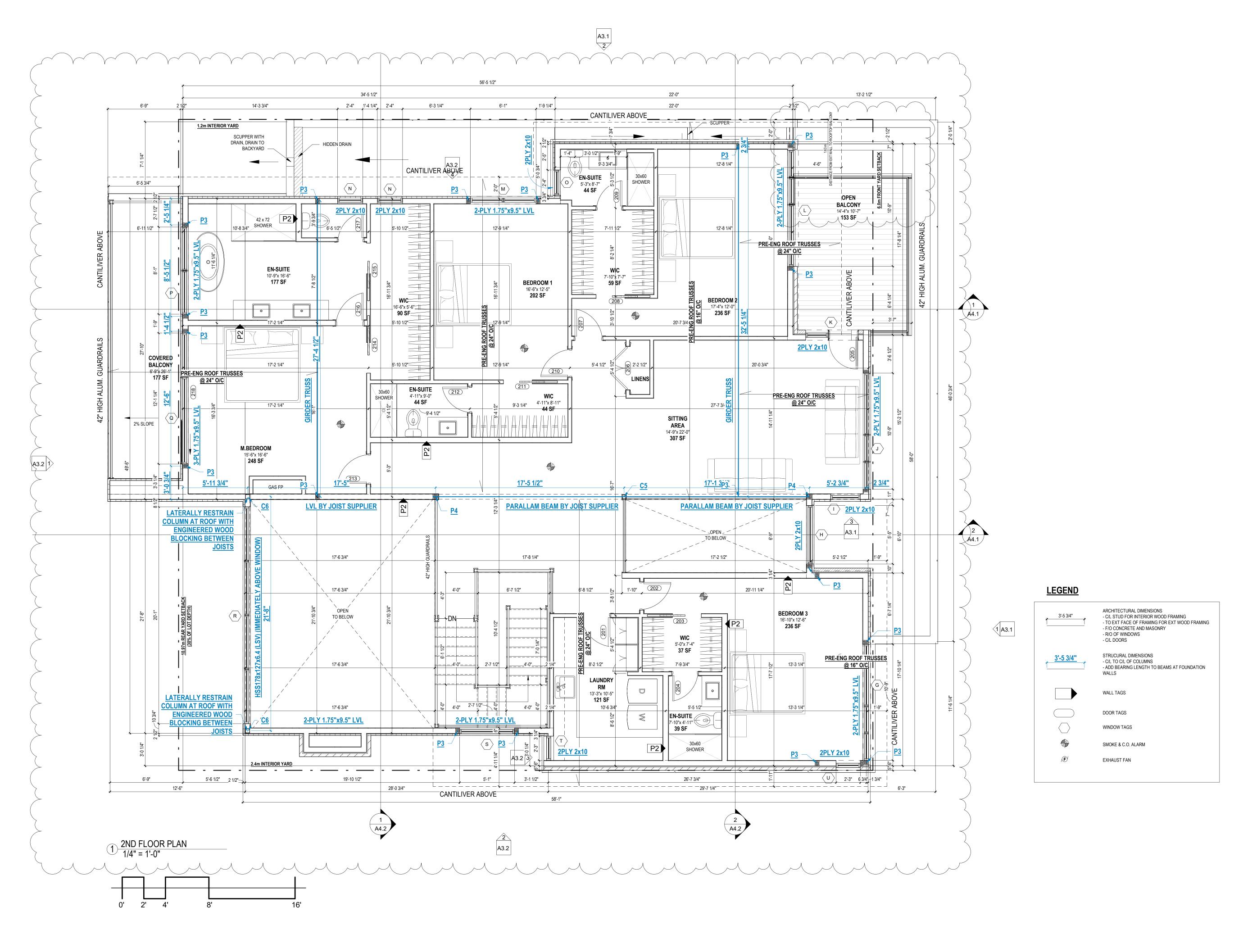
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**MOJASAM RESIDENCE** 358 CUNNINGHAM AVE OTTAWA, K1H 6B4

2ND FLOOR PLAN







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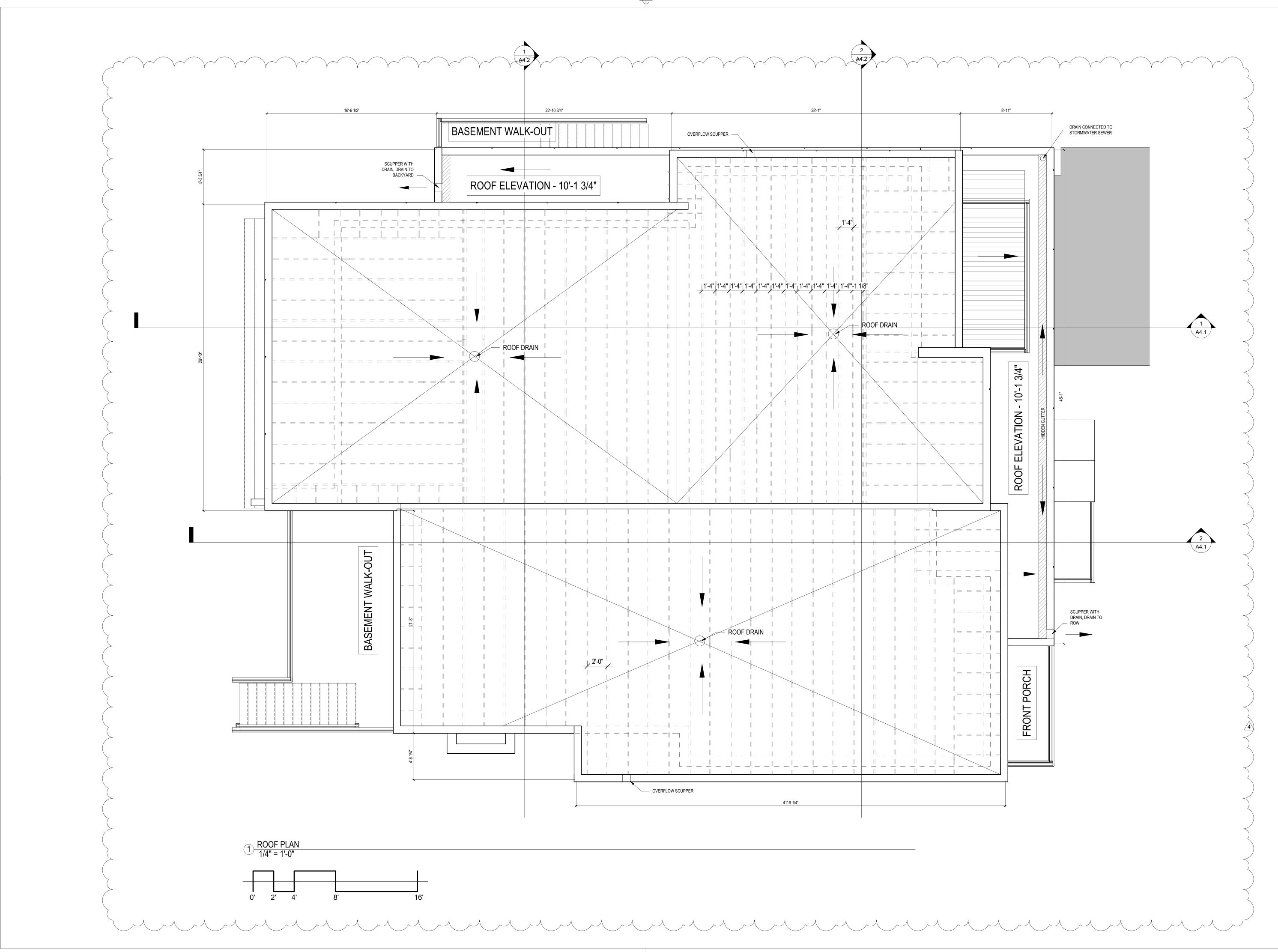
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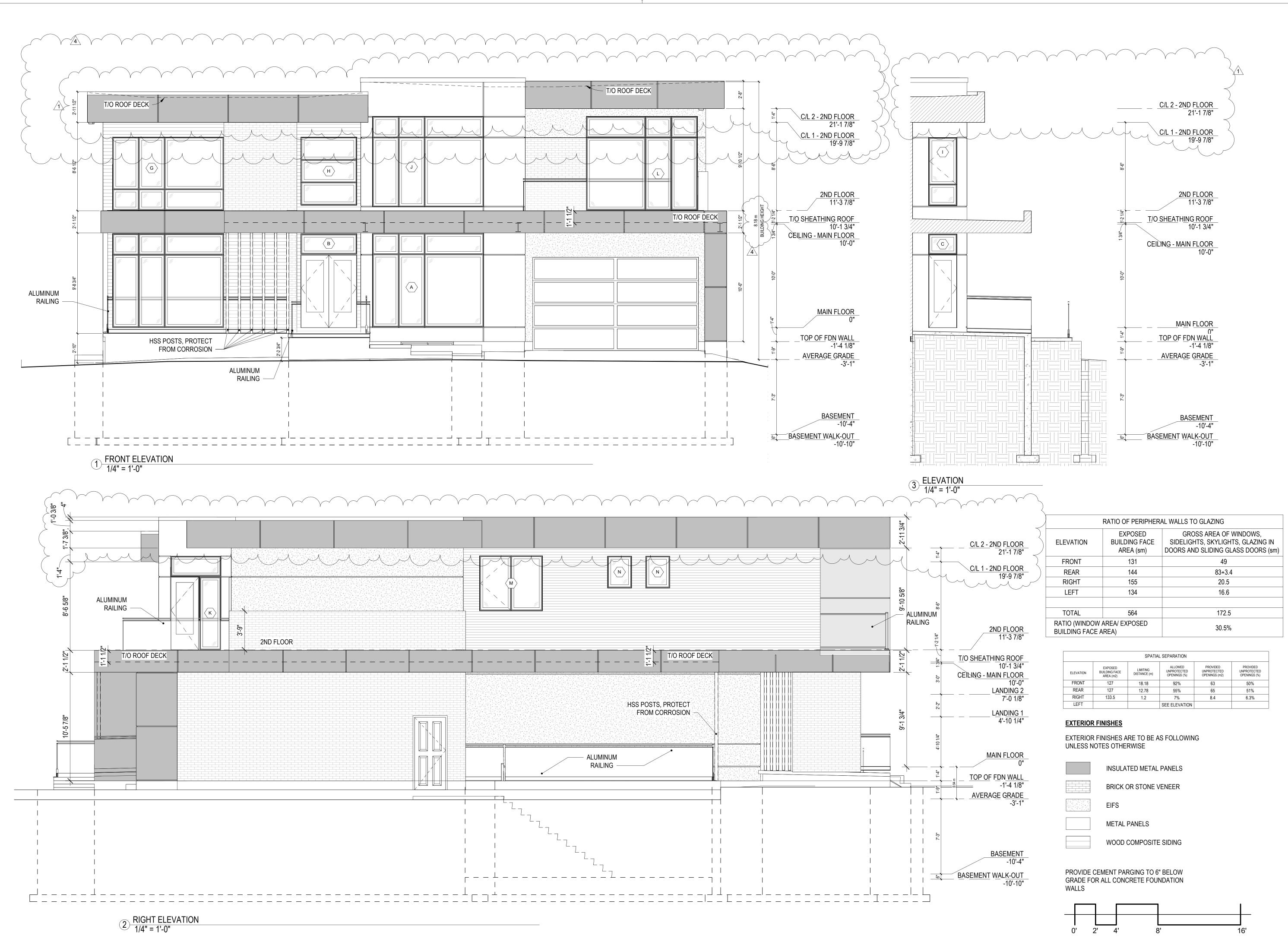
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**ROOF PLAN** 







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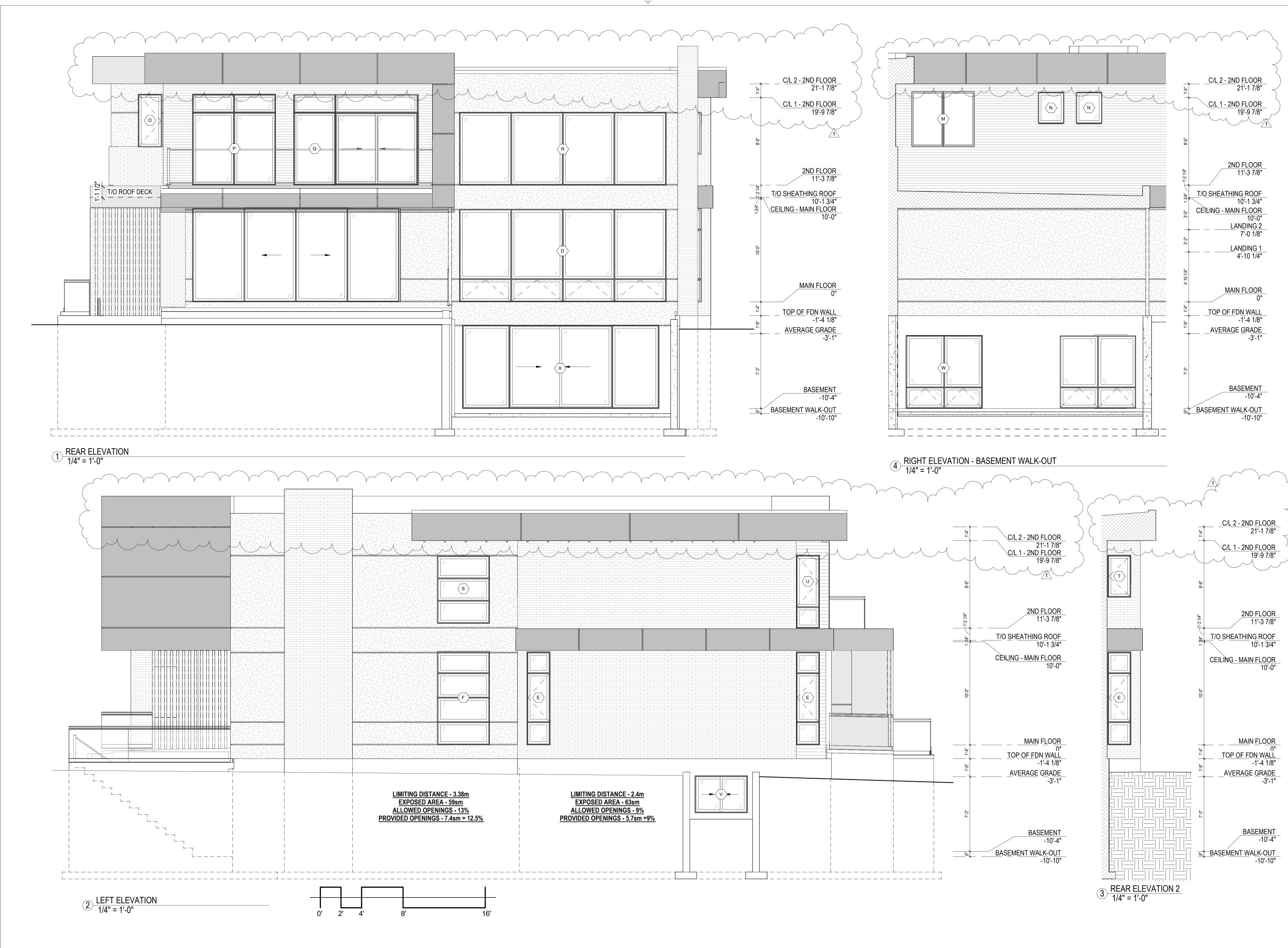
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ELEVATIONS



A3.1



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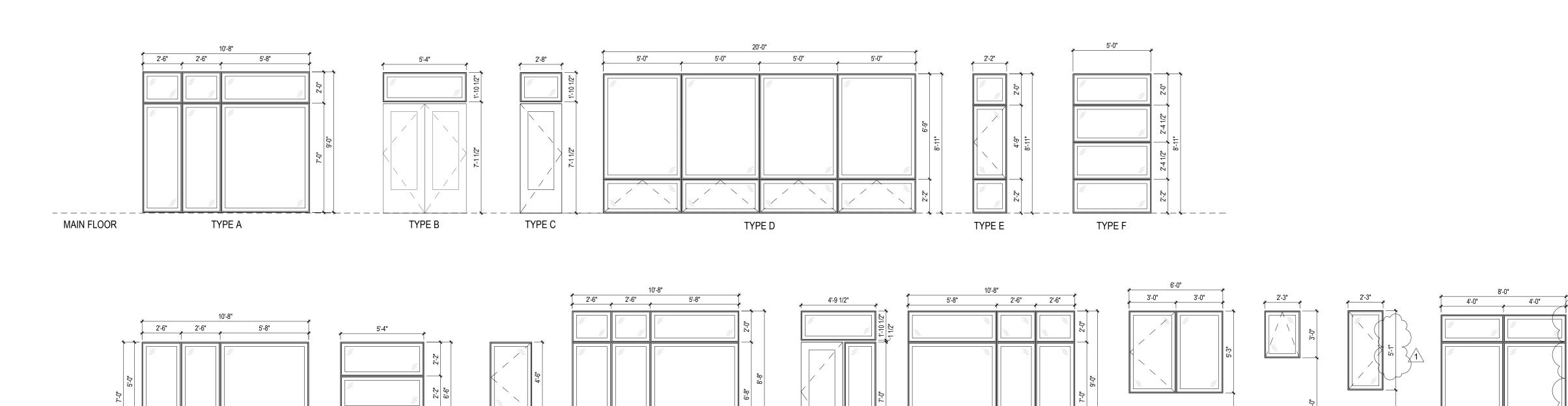
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**ELEVATIONS** 





TYPE K

TYPE L

TYPE M

TYPE N

TYPE O

FROM ROOM

BASEMENT

BASEMENT

BASEMENT WALK-OUT

2-CAR GARAGE

EXTERIOR

FRONT PORCH

FRONT PORCH ENTRY

HALLWAY MUDROOM

2-CAR GARAGE

HALLWAY PANTRY DECK

HALLWAY HALLWAY

BEDROOM 3

OPEN BALCONY HALLWAY

HALLWAY WIC WIC

HALLWAY

BEDROOM 1

M.BEDROOM

M.BEDROOM EN-SUITE M.BEDROOM

EN-SUITE

TYPE P

BASEMENT WALK-OUT 10'-0'

COLD STORAGE

DINING ROOM

EXTERIOR

2-CAR GARAGE

HALLWAY

HALLWAY

PREP KITCHEN KITCHEN KITCHEN

LAUNDRY RM BEDROOM 3 WIC

EN-SUITE

BEDROOM 2

BEDROOM 2

EN-SUITE

BEDROOM 1

EN-SUITE M.BEDROOM

WIC
WIC
EN-SUITE
EN-SUITE

COVERED BALCONY 8'-0"

SITTING AREA 2'-8" LINENS

ENTRY CLOSET 6'-0"

DOOR SCHEDULE2

TO ROOM DOOR WIDTH DOOR HEIGHT TYPE

TYPE Q

COMMENTS

THERMAL, WEATHERSTRIP, SELF-CLOSING

TYPE 8 THERMAL DOOR
TYPE 1 THERMAL DOOR, WEATHERSTRIP
TYPE 6 THERMAL DOOR

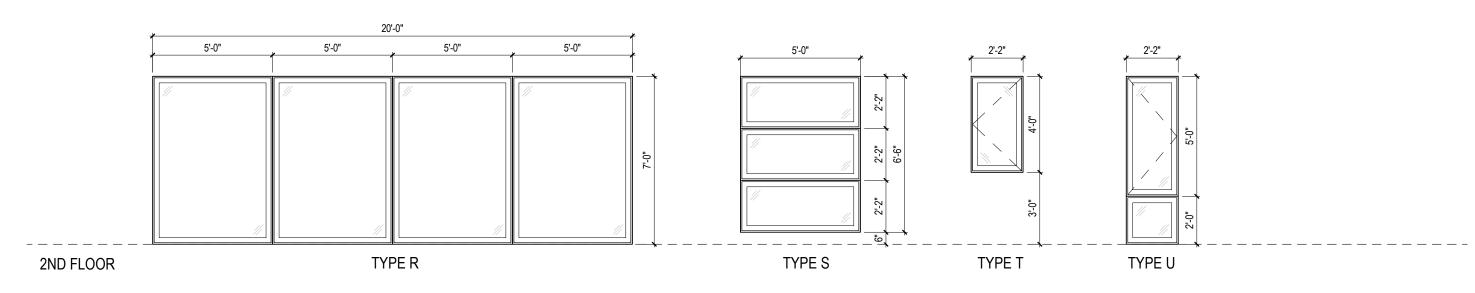
TYPE 5 THERMAL DOOR
TYPE 1 THERMAL DOOR

TYPE 1
TYPE 1
TYPE 1
POCKET DOOR
TYPE 1

POCKET DOOR

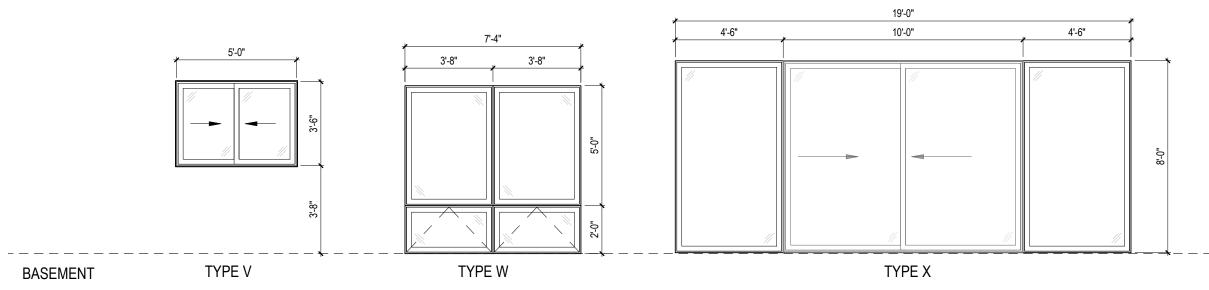
POCKET DOOR

TYPE 1
TYPE 1
TYPE 1
TYPE 1
POCKET DOOR
TYPE 1
POCKET DOOR



TYPE I

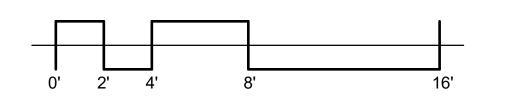
TYPE H



4'-6"	19'-0" 10'-0"	*	4'-6"	*	
//				.0-8	
//			li)		

TYPE J

	3'-6 1/2" 6'-0 1/2" 3'-6 1/2"					
DOOR TYPE 1 DOOR TYPE 2 DOOR TYPE 3	DOOR TYPE 4	DOOR TYPE 5	DOOR TYPE 6	DOOR TYPE 7	DOOR TYPE 8	DOOR TYPE 9



TYPE G

2ND FLOOR

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

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> **MOJASAM RESIDENCE** 358 CUNNINGHAM AVE OTTAWA, K1H 6B4

WINDOW SCHEDULE



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**MOJASAM RESIDENCE** 358 CUNNINGHAM AVE OTTAWA, K1H 6B4

**BUILDING SECTIONS** 



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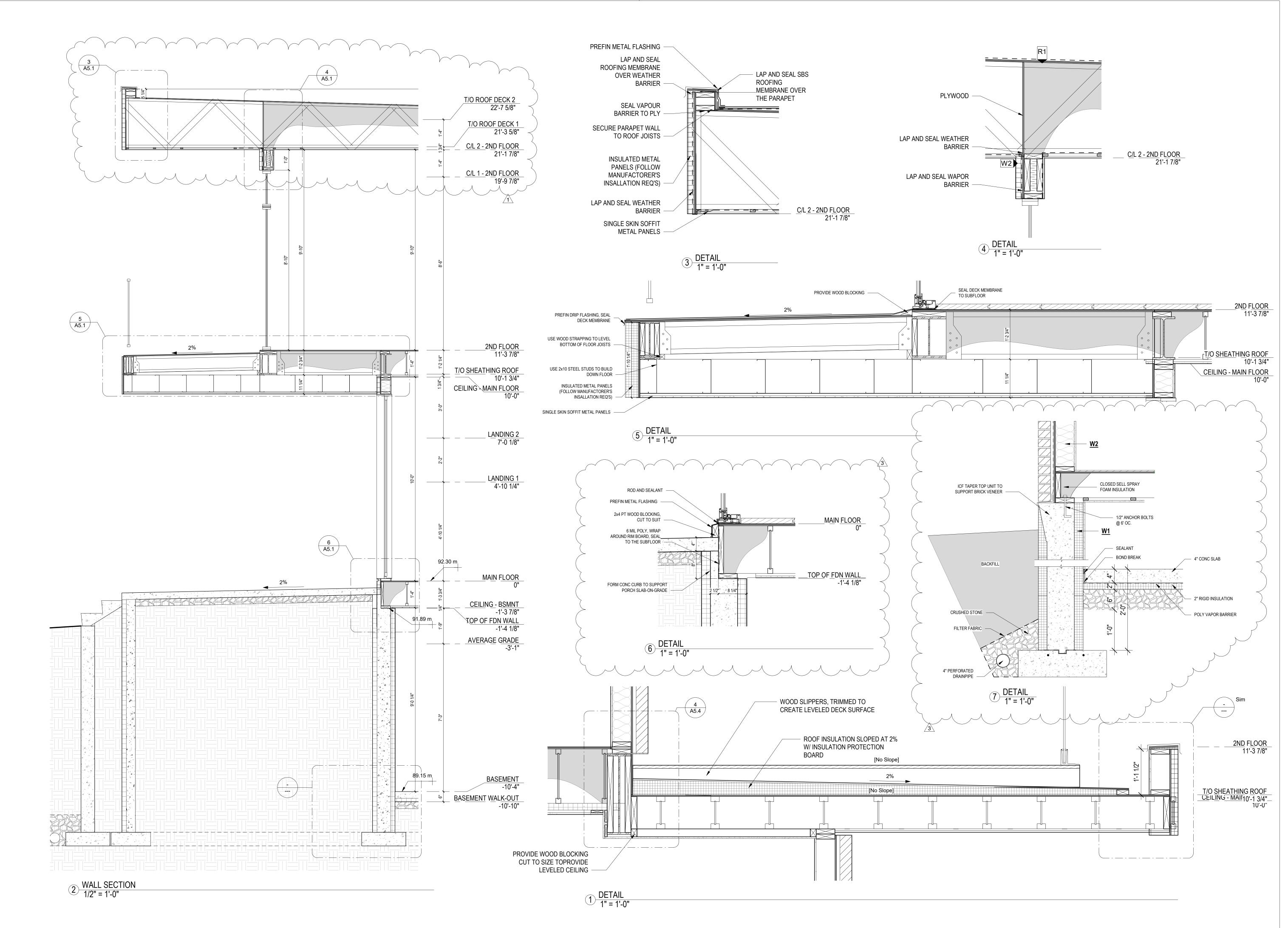
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MOJASAM RESIDENCE
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OTTAWA, K1H 6B4

**BUILDING SECTIONS** 



2 BUILDING SECTION 4 1/4" = 1'-0"



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MOJASAM RESIDENCE 358 CUNNINGHAM AVE OTTAWA, K1H 6B4

WALL SECTIONS & **DETAILS** 



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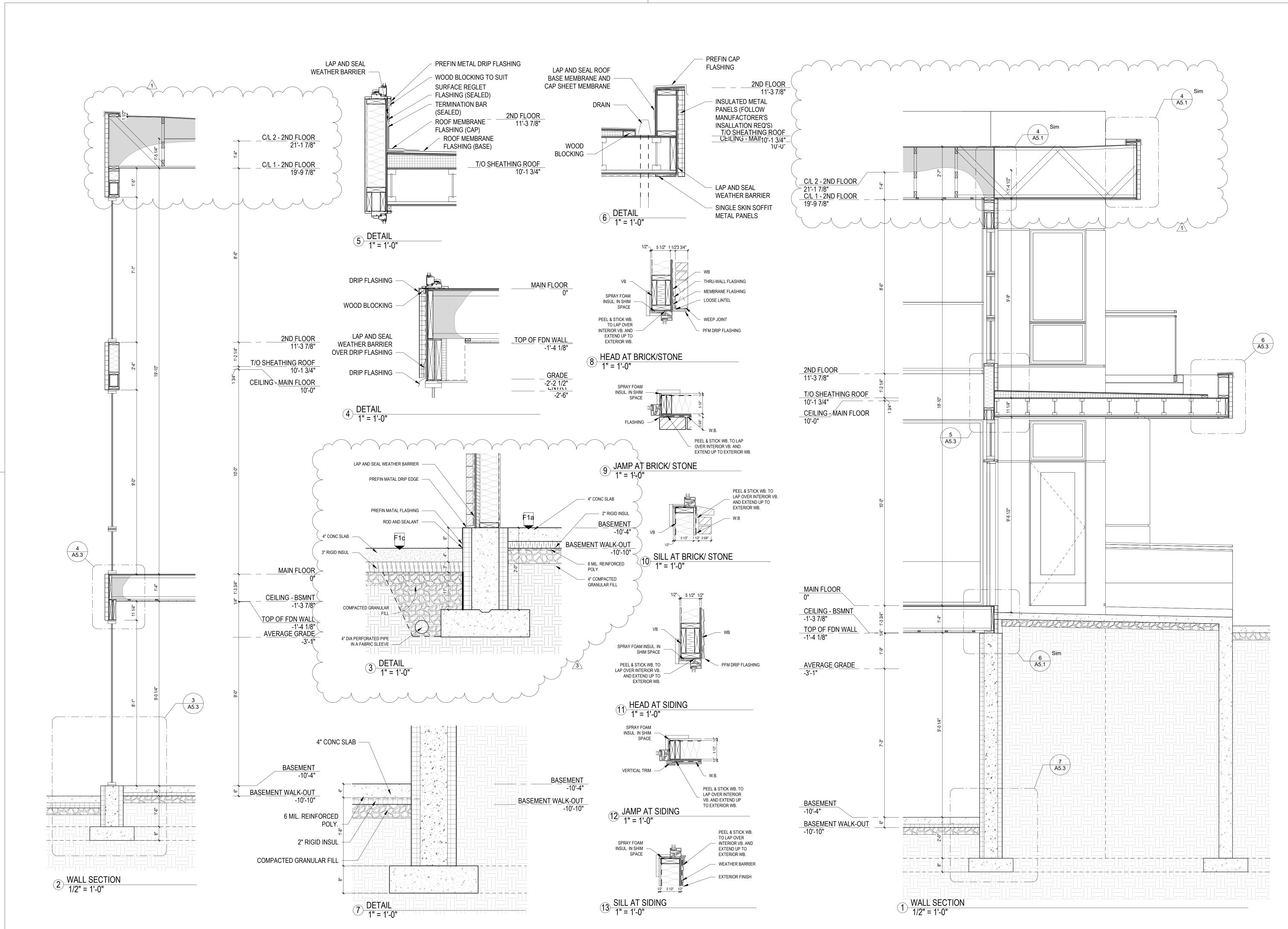
**MOJASAM RESIDENCE** 

358 CUNNINGHAM AVE OTTAWA, K1H 6B4

WALL SECTIONS & **DETAILS** 



A5.2



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3. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO CON-SULTANT 4. VARIATIONS AND MODIFICATIONS TO WORK SHOWN IN THESE DRAWINGS SHALL NOT BE CARRIED OUT WITH-

OUT THE WRITTEN PERMISSION OF THE CONSULTANT. 5. DIMENSIONS ARE TO: - C/L STUD FOR INTERIOR WOOD FRAMING - TO EXT FACE OF FRAMING FOR EXT WOOD FRAMING

- F/O CONCRETE AND MASONRY - R/O OF WINDOWS - C/L DOORS

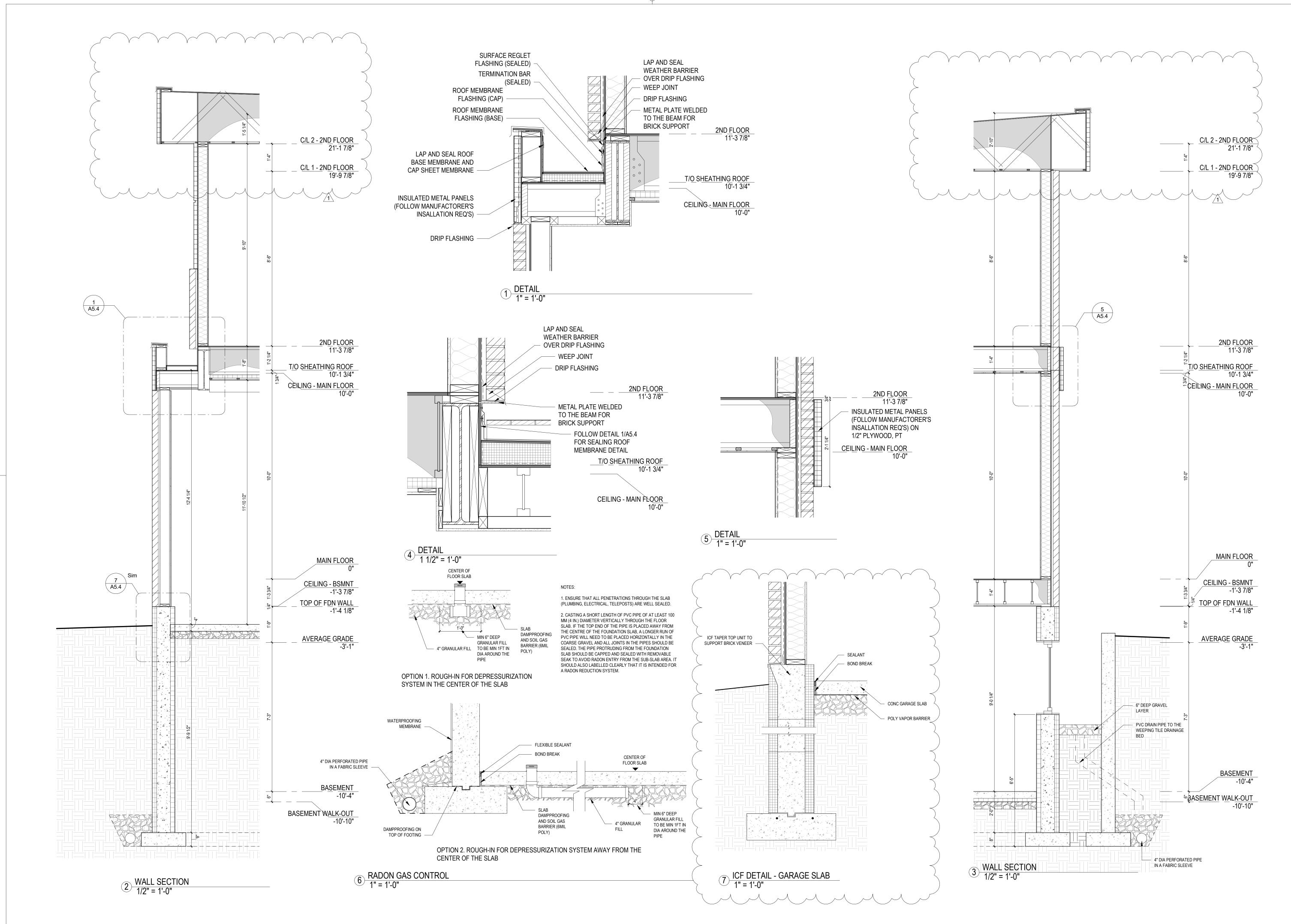
3 05 APR 22 REVISION 3 1 | 25 MAY 21 | REVISION 1 0 13 APR 21 ISSUED FOR BUILDING

# DATE REVISION

**MOJASAM RESIDENCE** 358 CUNNINGHAM AVE OTTAWA, K1H 6B4

WALL SECTIONS & **DETAILS** 





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

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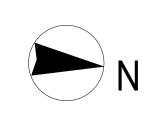
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