

EXISTING BUILDING

PROPOSED ADDITION



9 MORRIS STREET	STREE				
R3P[1474] RESIDENTIAL THIRD DENSITY ZONE (SEC. 159 AND 160) CITY OF OTTAWA; DWELLING TYPE: PROPOSED 2 STOREY ADDITION TO EXISTING 2 STOREY SINGLE		NE (SEC. 159 ANI DITION TO EXIS	O 160) CITY OF OTT TING 2 STOREY SIN	DENSITY ZONE (SEC. 159 AND 160) CITY OF OTTAWA; 2 STOREY ADDITION TO EXISTING 2 STOREY SINGLE DETACHED DWELLING	
ZONING MECHANISMS		REQU	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA			270 m²	339.18 m²	
B) MINIMUM LOT WIDTH			9 m	10.00 m	
C) MINIMUM LOT DEPTH			N/A	34.13 m	
D) MINIMUM FRONT YARD SET BACK (AVERAGE SETBACKS OF NEIGHBOURS)	SET BACK NEIGHBOURS)	(7.316 m + 3.	(7.316 m + 3.071 m) / 2 = 5.19 m	4.67 m (EXISTING) 5.265 m (NEW)	
E) MINIMUM INTERIOR SIDE YARD SETBACK	DE YARD SETBACK	1.8 m total, 0.6	1.8 m total, 0.6 m for one side yard	1.30 m (NEW) , 0.21 m (EXISTING)	
F) MINIMUM REAR YARD SET BACK	SET BACK	30 % OF LOT DEPTH (34.13	30 % OF LOT DEPTH (34.13 m) = 10.239 m	16.66 m (NEW)	
G) MAXIMUM BUILDING HEIGHT	EIGHT		11	7.40 m	
BUILDING AREAS				GARBAGE REQUIREMENT	
FLOOR NAME	EXISTING	NEW	ТОТАL	GARBAGE, RECYCLING AND COMPOSITING ARE TO BE STORED IN THE BASENMENT AND REMOVED PRIVATELY DURING COLLECTION.	POSITING ARE TO AND REMOVED
BASEMENT	74.08 m ²	30.44 m²	104.52 m ²		
BUILDING AREA					
GROUND FLOOR	72.88 m²	30.44 m²	103.32 m ²	SNOW REMOVAL REQUIREMENTS	O)
BUILDING AREA				PROPERTY OWNER WILL BE RESPONSIBLE FOR THE	PONSIBLE FOR THE
SECOND FLOOR	72.82 m ²	30.44 m ²	103.32 m²	REMOVAL AND STORAGE OF SNOW FOR ALL)W FOR ALL
BUILDING AREA				WALKWAYS THROUGHOUT THE WINTER	VINTER
	218.46 m ²	60.88 m ²	279.46 m²		

BATHROOM

1. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS 9.29.2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.29.10.4. (1)

MIN. 5'-11" ABOVE FLOOR OF SHOWERS

- MIN. 3'-11" ABOVE RIM OF TUBS WAS ASHOWER

- MIN. 15 3/4" ABOVE RIM OF TUBS WO A SHOWER

2. ALL PLUMBING FIX. TO BE CANJUSA-B45.0 CERT. WITHMAX FLUSH CYCLE OF 4.

3. WATER RESISTANT FLOORING IN BATHROOM AS PER 9.30.1.2.(1)

4. TEMP. CONTROL VALVE REQ: D TO PREVENT WATER TO EXCEED 45'C

5. REPLACE 12" GYPSUM BD, WITH CEMENTITIOUS BOARD AT

ALL SHOWERS, SHOWER-TUB WALLS & SHOWER WINDOW SILLSAND XTERIOR PRIVATE STAIR
USERS 7 7/8" MAX.
UN 10" MIN.
OSING 1"
IN. HEADDOON INIM
S PER CLASSIC HARDWOODS OR EQUAL
SPICAL: MITRE ALL CORNERS AND RETURNS.
AULK ALL GAPS W/ LATEX CAULKING.
ASEBOARD: 3/4" X 4-1/2" POPLAR.
INDOW AND JAMB CASINGS: 3/4" X 3-1/2".
INDOW AND JAMB CASINGS: 3/4" X 3-1/2".
INDOW SILL: EXTENDED STOOL: MITRE ALL RETURNS.
INDOW SILL: EXTENDED STOOL: MITRE ALL RETURNS. 9.20.9.5 - MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING OF (400MM) 16" AND A MAXIMUM ORIZONTAL SPACING OF (800MM) 32".

9.20.13 - FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF RAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, AND BENEATH WEEP HOLES, AND OVER THE HEADS OF DOORS AND INDOWS IF THE DISTANCE BETWEEN THE TOP OF THE OPENING AND THE BOTTOM OF THE EAVE EXCEEDS (14 OF THE EAVE ÆRHANG.

9.20.13.3 - THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALL IN SUCH THAT, ANY MOISTURE THAT COMPULATES IN THE AIR SPACE, WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING.

9.20.13.8 - WEEP HOLES MUST NOT BE SPACED MORE THAN (800MM) 27" APART AND BE PROVIDED AT THE BOTTOM OF EVERY WITT IN MASONRY VENEER.

9.12.5 - WASONRY VENEER.

9.20.13.5 - WILL BE INSTALLED BEHIND SHEATHING MEMBRANE, (9.20.13.3 TO 9.20.13.6), FLASHING MUST BE INSTALLED WHERE COPING SURFACES INTERSECTIONS, (9.26.4.1) IARS, RAMPS, HANDRAILS & GUARDS
TERIOR PRIVATE STAIR
SERS 7 7/8" MAX. - 4 7/8" MIN.
JN 10" MIN. - 14" MAX.
DSING 1" ERIOR SPACES DESIGN & MATERIALS
ALL CLOSETS TO RECEIVE 1 ROD AND 2 SHELHERWISE NOTED.
INSTALL GALVANIZED METAL PAN & DRAIN AT SHING MACHINE 1 CONTONIC AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS. (9.8.7.2.)

HANDRAILS TO BE (865MM TO 965MM) 34" TO 38" ABOVE NOSING.

AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF (900MM) 2-11" IF THE WALKING SURFACE IS LESS THAN (1800mm) 5-11"

OVE THE ADJACENT GRADE, OTHERWISE THE HIGHT OF (900MM) 2-11" IN UST BE A MINIMUM OF (1 070MM) 42". ALL REQUIRED GUARDS WITHIN FILLING UNITS MUST BE A MINIMUM OF (900MM) 2-11".

GLARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (600MM) 23 5/8" ABOVE GRADE AND ALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. OR BE CONSTRUCTED AS SET OUT IN THE O.B.C. PPLEMENTARY GUIDELINES PART 7 (9.8.8.8), FOR METAL GUARDS, SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR SIGN INSTALLATION CONFORMING TO O.B.C. PART 4 and 9.8.8.2. <u>CHEN</u>

*ROVIDE WATER PROOF WALL FINISH AS PER 9.29.2 OF 2020 O.B.C.

*ROVIDE WATER RESISTENT FLOORING AS PER 9.30.1 OF 2020 O.B.C.

*ROVIDE FIRE PROTECTION AROUND COOKTOPS AS PER 9.10.22 OF 3 IOD FRAME CONSTRUCTION

AOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS
CATED BELOW GRADE (9.23.2.3)

SUPPORT OF WALLS WITH ADDITIONAL BLOCKING OR JOISTS
PER 9.23.9.8.

WHERE THE TOP OF THE FOUNDATION WALL IS LEVEL, THE JUNCTION BECHARLE THE TOP OF THE FOUNDATION WALL IS LEVEL OF MINERAL W.

ULKED OR THE SILL PLATE IS TO BE PLACED ON A LAYER OF MINERAL W. ERIOR STAIR

COMPLY TO O.B.C 9.8.8 FOR RESISTANCE TO LOADING AND INC.
.STAIR GLIARDS TO BE 3:0" ABOVE NOSING.
.LANDING AND BALCONY GUARDS TO BE 3:0" ABOVE FINISHED SURFAC CLIMBABLE ELEMENTS BETWEEN 4" AND 3 :0" ABOVE FLOOR FINISH.

VD RAILS TO COMPLY w/ O.B.C. 9.8.7. DDING & COMPONENTS
E JOINT.
R PAYOU. <u>IRIOR STAIR</u>

STAIR GUARDS TO BE 3-0" ABOVE NOSING.

LANDING GUARDS TO BE 3-0" ABOVE FINISHED FLOOR.

UMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4". FRAMING & COMPONENTS

JSS AND FLOOR SYSTEM SUPPLIER TO PROVIDE SHOP DWG'S

PED BY PROFFESIONAL ENGINEER FOR APPROVAL BY DESIGNER

7 TO FABRICATION.

RACTOR SHALL PROVIDE SHOP DRAWINGS TO INSPECTORBEFORE

TION OF TRUSSES.

AL ROOF/ GIRDER TRUSS LAYOUT BY

LIER MAY REQUIRE MODIFICATIONS TO ATIONS & CONCRETE
AUM FOOTING DEPTH FOR FOUNDATION WALL (1524MM) 5'0" BELOW GRADE AND FOR SONOTUBES OR CONCRETE PIERS
AUM FOOTING DEPTH FOR FOUNDE ADEQUATE FROST PROTECTION OR PROVIDE P. ENG SOILS REPORT STATING OTHERWISE.
AUM FOO BELOW GRADE TO PROVIDE ADEQUATE FROST PROTECTION OR PROVIDE P. ENG SOILS REPORT TO CONFIRM SOILS BEARING CAPACITY DESIGN OF PLANS HAVE BEEN DESIGNED TO A MINIMUM OF OW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (9.14.6.3.)

NAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INS

SS TO MORE THAN (900MM) 2'-11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL. (9.14.2.1) CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER AGA HAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING, ER STRIPPED, AND HAVE A SELF CLOSING DEVICE (9.10.9.16) IDE FIRE BLOCKS AS PER O.B.C. 9.10.16 DTECTION

Y AND INSTALL SMOKE AND CARBON MONOXIDE DETECTOR
2012 O.B.C. REQUIREMENTS. CONFIRM FINAL LOCATIONS
SIGNER ON SITE. 9.10.19.3. & 9.33.4.

E ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EA
(Y) (9.10.19) ICATED. ATION DEPRESSORS AT EACH TRUSS SPACE WHERE TO MAINTAIN MINIMUM 2 1/2" AIR SPACE ABOVE REINFORCEMENT SHALL BE INSTALLED TO PERMIT
THE FUTURE INSTALLATION OF GRAB BASS ON WALL
ADJACENT TO WATER CLOSET. SHOWER OR BATHTUB
PROVIDE MOISTURE RESISTANCE BACKING ON WALLS
AROUND BATHTUBS AND SHOWERS
INTERCONNECTED SMOKECO DETECTOR ON EACH
ADDITIONAL INTERCONNECTED SMOKE ALARMS IN
EACH SLEEPING ROOM
AND AS PER OBC DY. B. 9.10.19 8.0344
AND AS PER OBC DY. B. 9.10.19 ROOF TRUSSES
ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES
ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES
ROOF TRUSS MANUFACTURER TO DEDIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE
TRUSSES AND BRIDGING ARE TO BE DESIGNED FOR THE TRUSSES AND BRIDGING ARE TO BE DESIGNED FOR THE TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFTIRETER TO NECC 1995 STRUCTURAL
DAMMENTARIES. HIGH STANDARD CODE (LATEST EDITION), MAD CSA-96.
TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFTIRETER TO NECC 1995 STRUCTURAL
DAMMENTARIES. HIGH STANDARD CODE (LATEST EDITION), MAD CSA-96.
ROOF TRUSSES SHALL BE PRE-ENGINEERED TO DESIGNAD SUPPLY CONNECTORS.
ROOF TRUSSES SHALL BE PRE-ENGINEERED TO BE DESIGNAD SUPPLY CONNECTORS.
ROOF TRUSSES SHALL BE PRE-ENGINEERED AND PREFABRICATED TO SUPPORT 1.72 KPA (37.1 PSF)
NOW LOAD AND APPROPRIATE DEAD LOAD.

TRUSSES OLDINGLE, STRUCTURAL SIZES PROVIDED ON THE REACHTECTURAL DRAWNINGS ARE
SUBLELINES AND THE DESIGNA PROVIDED BY THE TIMBER SUBCONTRACTOR WILL GOVERN
PROVIDE THREE SET'S OF SHOP DRAWNINGS STRAPED BY AN ENGAPTED TO SUPPORT 1.72 KPA (37.1 PSF)
NOW LOAD AND APPROPRIATE DESIGNA PROVIDED BY THE TRUBER SUBCONTRACTOR WILL GOVERN
PROVIDE THREE SET'S OF SHOP DRAWNINGS STRAPED BY AN ENGAPTED LOAD.

THE SPECIFIED CONTRACTORS DEFALLS DOLTHER PROVIDED BY THE REACHTECTURAL PRAWNINGS ARE
SUBLILIES AND THE DESIGNA PROVIDED BY THE THOSE SUBCONTRACTOR WILL GOVERN
PROVIDE THREE SET'S OF SHOP DRAWNINGS STRAPED BY AN ENGAPTED DESIGNATION TO THE SPECIFIED TO SHOP DRAWNINGS STRUPED BY AN ENGAPTED DESTONED TO THE TRUBER SUBCONTRACTOR WILL GOVERN
PROVIDE THREE SET'S OF SHOP DRAWNINGS STRUPED BY AN ENGAPTED DESTONED TO THE TRUBE STRUCTURAL PROVIDED BY THE DESIGNA PROVIDED BY THE THOSE SUBCONTRACTOR.

ALL LIVE'S TO BE JUBBLE STORE SHOP AND THREE AND ENGAPTION OF SHEARING WALLS,
INTELS SHOP DEPOLICES BY THE MISE THE DESTONE AND THREE AND ENGAPTION OF THE ENGAPTER ONLY.

ALL LIVE'S TO BE JUBBLE SHOP THAT ENGAPTION SO THE ENGAPE FOR THE SHAP AND EVIEW.

4. SEE ELEVATIONS FOR ALL EXTERIOR CLADDING TYPES AND LOCATIONS

5. ALL BEAMS FLUSH UNLESS NOTED OTHERWISE (D = DROPPED or F = FLUSH)

5. ALL LINTELS TO BE 2- 2x10 cw KING & JACK POSTS ON EITHER SIDE (U.N.O)

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

3. ALL SONOTUBES TO BE SET ON NATURAL SOIL (NOT ON BACKFILL)

3. SPANS AND SIZES OF WOOD LINTELS SHALL CONFORM TO 9.23.12.3 (TABLES A-12 TO A-16

3. ARL FLOOR JOISTS MUST BE CALCULATED AS SIMPLY SUPPORTED FOR THE FOLLOWING INIMUM LOADS & DEFLECTION:

VE LOAD = 40 PSF DEAD LOAD = 30 PSF

IN. LIVE LOAD DEFLECTION: L/360, MAX. TOTAL LOAD DEFLECTLON: L/240

1. ALL 7/16* OSB SHEATHING TO BE NAILED AS A DIAPHRAGM w/ 2 1/2" LONG COMMON NAILS CON EDGES AND @ 8" o/c ELSEWHERE STRUCTURAL STEEL

RIVERIAL STEEL GRADE G40.21M 350W, Fy = 345 MP

STRUCTURAL STEEL GRADE ASTM A500, GRADE C

PLATES, ANGLES ETC. SHALL CONFORM TO

RUCTURAL STEEL GRADE G40.21M 300W, Fy=300MPa

ROUSHEER APPROVED SHOP DRAWINGS TO BE

BIGNINEER APPROVED SHOP DEAVINGS TO BE

JOINTED FOR ALL STEEL TO STEEL

JOINTED FOR ALL STEEL TO STEEL

JOINTECTIONS. UNDATIONS

LL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MIN. ALLOWABLE LL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MIN. ALLOWABLE ARING VALUE OF 75 kPa. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER FORE PLACING CONCRETE.

PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT LITINES DURING CONSTRUCTION.

PROVIDE 5-0° (1500mm) MINIMUM FROST COVER (FINISHED GRADE TO JUS FOOTING) FOR HEATED OTINGS, CONSULT SOILS REPORT NOTED FOR ADDITIONAL REQUIREMENTS.

3ACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS COETY WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), AND COMPACTED IN YERS AS SPECIFIED BY GEOTECHNICAL ENGINEER.

2ONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION AND COMPACTION OF FILL PPORTING SLAB ON GRADE - NEW METAL SIDING (AS PER MANUFACTURER'S SI - NEW 1'x3 STRAPPING @ 16" o/c IF REQUIRED - EX. WALL TO REMAIN - 5/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH - 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED - 2 x 8 FLOOR JOISTS @ 16" o/c - 1 x3 STRAPPING @16" O/C WALL TYPES: PAINT FINISH
1/2" GYPSUM BOARD
2x4 STUD WALL @16" O/C
1/2" GYPSUM BOARD
PAINT FINISH CEMENT BOARD (AS PER MANUFACTURER'S SPECIFICATIONS)

1'X3 STRAPPING @ 16" of IF REQUIRED

1" RS RIGID INSULATION

1" RS RIGID INSULATION

SEPOOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE

7/16" O.S.B. SHEATHING NAILED AS DIAPHRAGM w/ 2.5" NAILS @ 4" ofc
2x6 STUD WALL @ 16" ofc, 5.5"

1/2" GYPSUM BOARD TAPED AND SANDED 3" POURED CONCRETE SLAB, SEE STRUCTURAL 6 mil POLYETHYLENE VAPOUR BARRIER 8" CRUSHED STONE COMPACTED TO 95 MPD UNDISTURBED SOIL WALLS BOARD FINISH @ EXISTING WALLS WEW CEMENT BOARD (AS PER MANUFACTURER'S SPECIFICATIONEW 1x3 STRAPPING @ 16" of IF REQUIRED EX. WALL TO REMAIN ANI HNISH

1/2" GYPSUM BOARD

1X6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.

1X1 MOVETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34

1/2" GYPSUM BOARD

PAINT FINISH NUSH FLOOR (NOT SHOWN)
** SUBELOOR UNDER CERAMIC TILE FLOOR FINISH
** TAG OSB SUBFLOOR NAILED, TACKED, GLUED & SCRI ** TAG OSB SUBFLOOR NAILED, TACKED, GLUED & SCRI ** STRAPPING @ 16" ole
** GYPSUM BOARD - TAPED & SANDED (WHEN REQUIRE PICAL 8" FOUNDATION WALL ASSEMBLY (BELOW STORAGE)
POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DA
15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM
5M L-BARS (24"X24") - TOP & BOTTOM OF ALL WALL CORNERS/JUNCTIONS W COMBUSTIBLE EXTERIOR WALL ASSEMBLY @ CEMENT BOARD

SMEAPING @ 16" of IF REQUIRED

3 STRAPPING @ 16" of IF REQUIRED

7 STRIGID INSULATION

FOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE

6" O.S.B. SHEATHING NAILED AS DIAPHRAGM w/ 2.5" NAILS @ 4" o/c

5" STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.

111 POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.

"IT GYPSUM BOARD TAPED AND SANDED

INT FINISH VL MEMBRANE COVER, INSTALLED AS PER
IUFACTURER'S SPECIFICATIONS
EXTERIOR GRADE PLYWOOD
BLOCKING TO SLOPE AWAY FROM WALL
PT, WOOD JOISTS @ 16" of
STRAPPING @ 16" of
STRAPPING @ 16" of GAP MEMBRANE DRAINAGE LAYER (DELTA - MS CCMC 12788-R)
IENT FARGING ABOVE GRADE TO MIN. 3" BELOW GRADE
2 COATS, BELOW GRADE BITUMINOUS DAMPROOFING
OURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS
M CONTINUOUS REBARS (w/ 16" LAPS) - 170 P & BOTTOM
1L-BARS (24":24") - TOP & BOTTOM OF ALL WALL CORNERS/JUNCTIONS
BS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2:4 STUD WALL AT DOARD INSULATION (R10)

WALL @ 16" of c cw 3.5" cw FIBREGLASS INSULATION (R12)

LOW JOISTS TO 12" ABOVE SLAB,STUDS SETBACK 2" FROM FOUND/
YETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.

SIM BOARD TAPED AND SANDED

JISH PROVIDE SOLID BLOCKING UNDER POSTS
ABOVE TO TRANSFER POINT LOADS DOWN
TO PROPER FOUNDATION
ALL STRUCTURE SUPPORTING RATED ASSEM
TO BE PROTECTED BY SAME RATING MECHANICAL LEGEND & NOTES **: IRE FIGHTING SYMBOLS AND NOTES

**DUAL HEAD EMERGENCY LIGHT W BATTERY PACK AS PER 080 9.9.12.3. A SOURCE TO THE BUILDING AND DEDUCATED DUTYLES. RECEPTAGE.

***CHARGE STREET STREET STREET STREET STREET STREET. CONGRETE STRENGTHS
FOOTINGS & FND. WALLS: SEE, S0.0
BASEMENT FLOOR SLAB: SEE, S0.0 STRUCTURAL NOTES OOTING DESIGNED FOR 75 KPa, LLOWABLE BEARING PRESSURE TO BE SONFIRMED BY SOILS CONSULTANT STEEL LINTELS FOR MASONRY V TO O.B.C. 2020 TABLE 9.20.5.2B. FLOOR JOISTS DESIGNED AND ENGINEERED AS PER SUPPLIERS INSTALLATION PLANS & DETAILS PROVIDE LABOUR, EQUIPMENT AND MATERIALS TO INSTALL A COMPLETE AND OPERABLE PLUMBING SYSTEM AS SHOWN ON THE PLUMBING DRAWINGS. INSTALLATION IS TO CONFORM TO THE MOST RECENT APPLICABLE EDITIONS OF THE OBC. PLUMBING FIXTURE SYMBOLS AND PIPING SCHEDULE -ALL PLUMBING WORK TO COMPLY WITH ALL PLUMBING CODES AND BYLAWS AS AMENDED, ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED PLUMBER, PLUMBER TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS **ELECTRICAL LEGEND** PROVIDE SANITARY, HOT AND COLD WATER LINES AND VENTING AS OUTLINED IN THE PLUMBING FIXTURE SCHEDULE. ALL FIXTURES ARE TO BE INSTALLED WITH ISOLATION VALVES ON THE HOT AND COLD WATER LINES SO THAT ANY FIXTURE CAN BE ISOLATED FROM THE WATER SUPPLY WITHOUT AFFECTING ANY OTHER FIXTURE. PROVIDE TRAP SEAL PRIMERS AND VENTING FOR ALL FLOOR DRAINS VENTING OF ALL FIXTURES IS TO CONFORM TO THE REQUIREMENTS ANY PLASTIC PIPING PENETRATING THE FLOOR FIRE SEPARATION MUST BE INSTALLED COMPLETE WITH AN INTUMESCENT DONUT IN ADDITION TO THE FIRE STOPPING OUTLINED IN NOTE 6 ABOVE. ALL WATER AND VENT PIPING NOT LOCATED WITHIN WALLS OR WITHIN THE CEIL TO BE INSTALLED PARALLEL TO BUILDING LINES. ALL HOLES PENETRATING FIRE SEPARATIONS AS SHOWN ON THE DESIGNERS DRAWINGS OR FLOORS MUST BE FIRE STOPPED WITH AN APPROPRIATE PRODUCT THAT IS RATED TO MATCH THE FIRE RATING OF THE FIRE SEPARATION. NO NEW PLUMBING IS TO BE LOCATED IN EXTERIOR WALLS. FLOOR DRAIN —— 2" DIA. 1 1/4" DIA. PR
WATER CLOSET 1/2" DIA. —— 3" DIA. 1 1/2" DIA.

DISHWASHER —— 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.
SHOWER or TUB 1/2" DIA. 1 1/2" DIA. 1 1/4" DIA.
INWALL COLD/HOT W/D 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA. LAVATORY/KITCHEN
HOT WATER TANK
FLOOR DRAIN
WATER CLOSET
DISHWASHER
SHOWER or TUB 110V CENTRAL VAC OUTLET
TEMS ON THIS LEGEND ARE NOT CEILING FAN W/ LIGHT SUB-PANEL ELECTRICAL BOX, 12 CCTS SMOKE/CO DETECTOR 110V CEILING LIGHT FIXTURE 10V EXT. WALL MOUNTED LIGHT FIXTURE ERMOSTAT TO CONTROL ALL RADIATORS WITHIN EACH OF THE UNITS OV WALL LIGHT FIXTURE

9 MORRIS STREET

DCW DHW SAN. VENT. (
1/2" DIA. 1/2" DIA. 1 1/2" DIA. 1 1/4" DIA.
3/4" DIA. 3/4" DIA. ---- ---

PROPOSED 2 STOREY ADDITION TO EXISTING 2 STOREY

OTTAWA
CARLETON
CONSTRUCTION

337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

ANDO MATOS - BCIN#: 22431 613-884-4425

AWA CARLETON CONSTI JUP LTD. - BCIN#: 112782

QUALIFICATION INFO
SMALL BUILDINGS
Indersigned has reviewed and takes
Insibility for this design, and has the
fications and meets the requirements
fit in the Ontario Building Code to be a

- ALL ELECTRICAL WORK TO CONFORM TO ONTARIO ELECTRICAL SAFETY CODE 22ND EDITION 1998 AS AMENDED, ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED ELECTRICIAN, ELECTRICIAN TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS

ER SWITCH

SCENT LIGHT FIXTURE

THE RESPONSIBILITY OF THE APPROPRIATE TRACTOR TO CHECK AND VERIFY ALL INSIONS ON SITE AND REPORT ALL ERRORS OMISSIONS TO THE ARCHITECT/DESIGNER

ONTRACTORS MUST WORK IN ACCORDA ALL LAWS, REGULATIONS AND BYLAWS IG JURISDICTION

GENERAL CONSTRUCTION NOTES

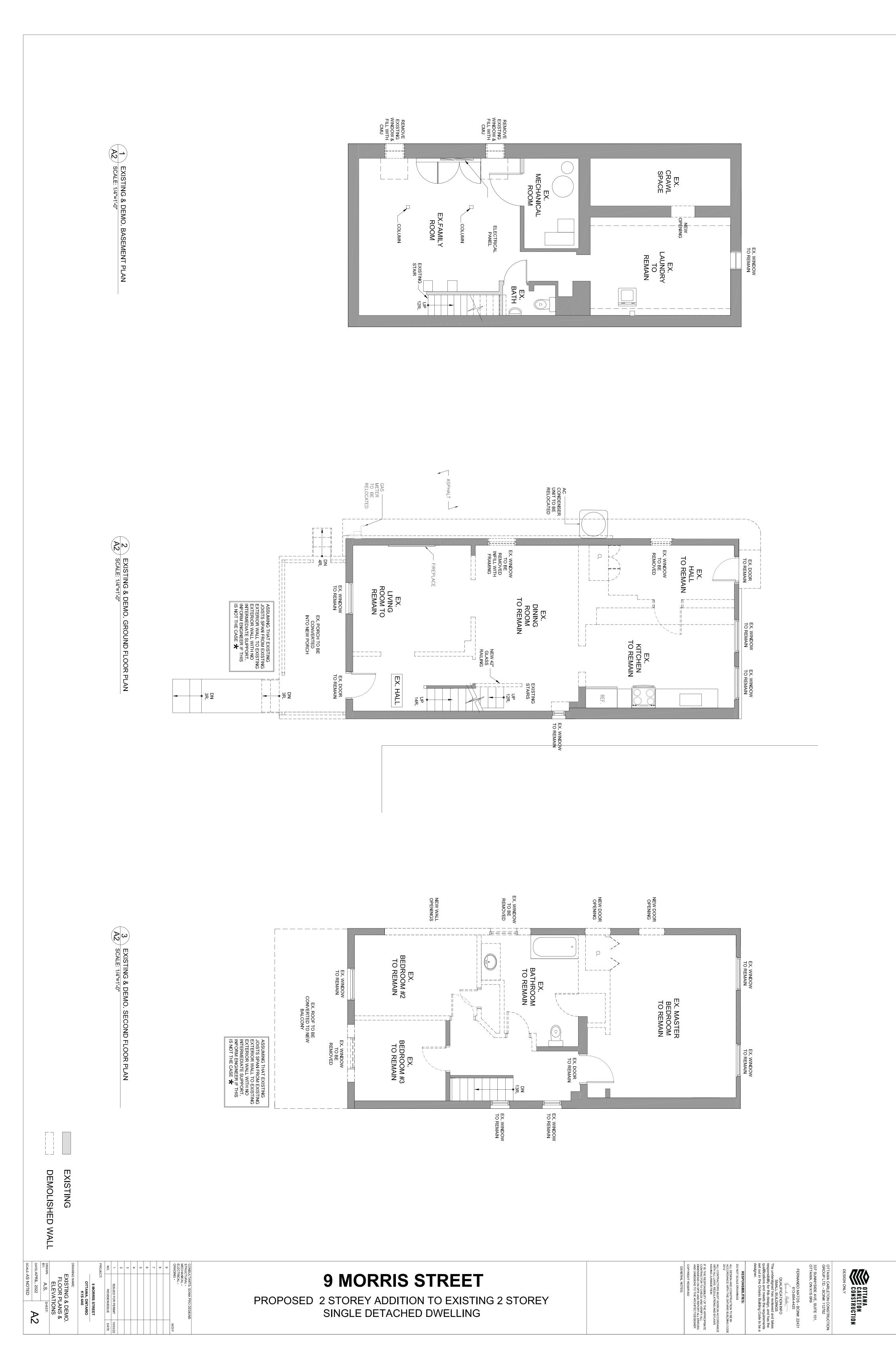
GENERAL STRUCTURAL NOTES

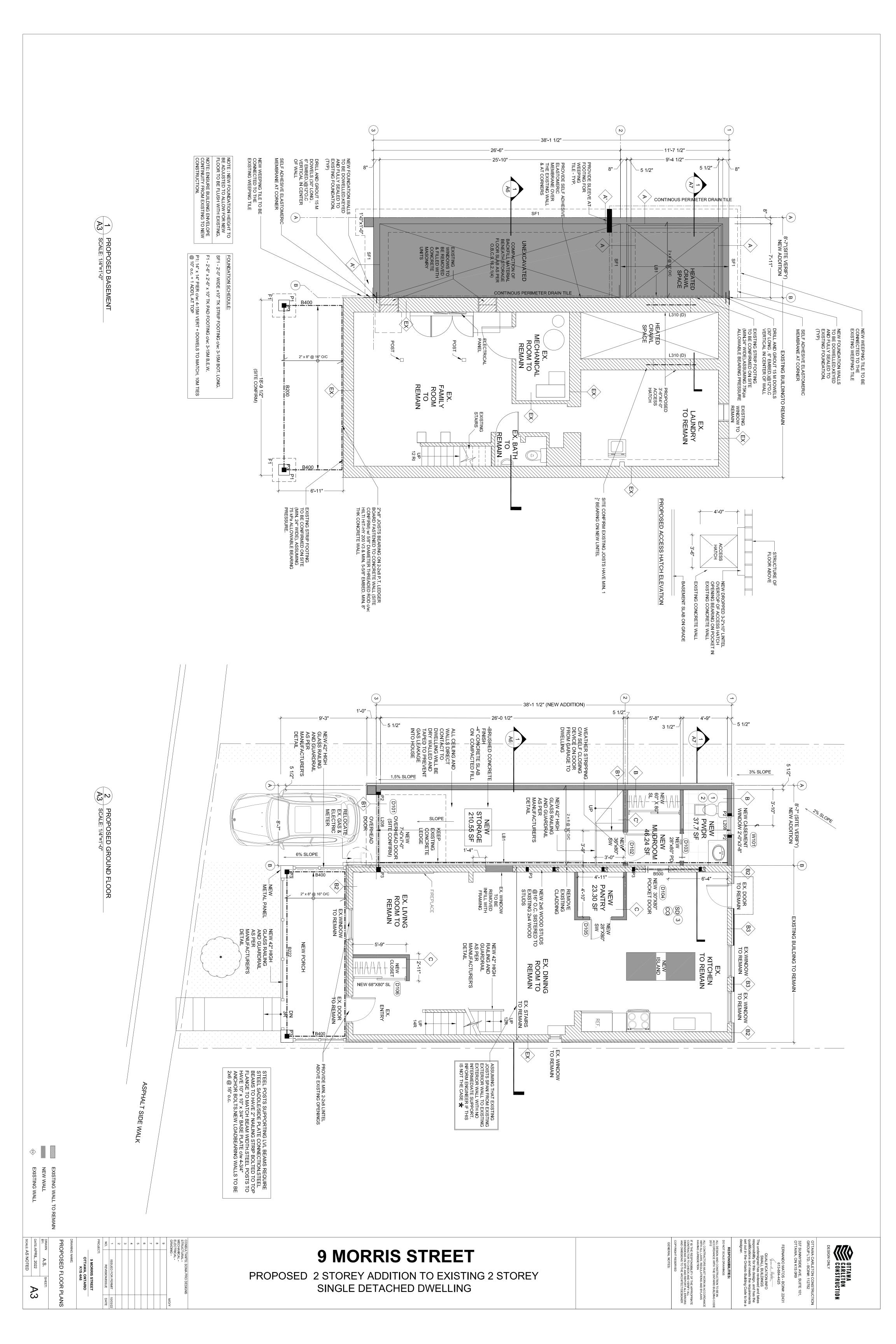
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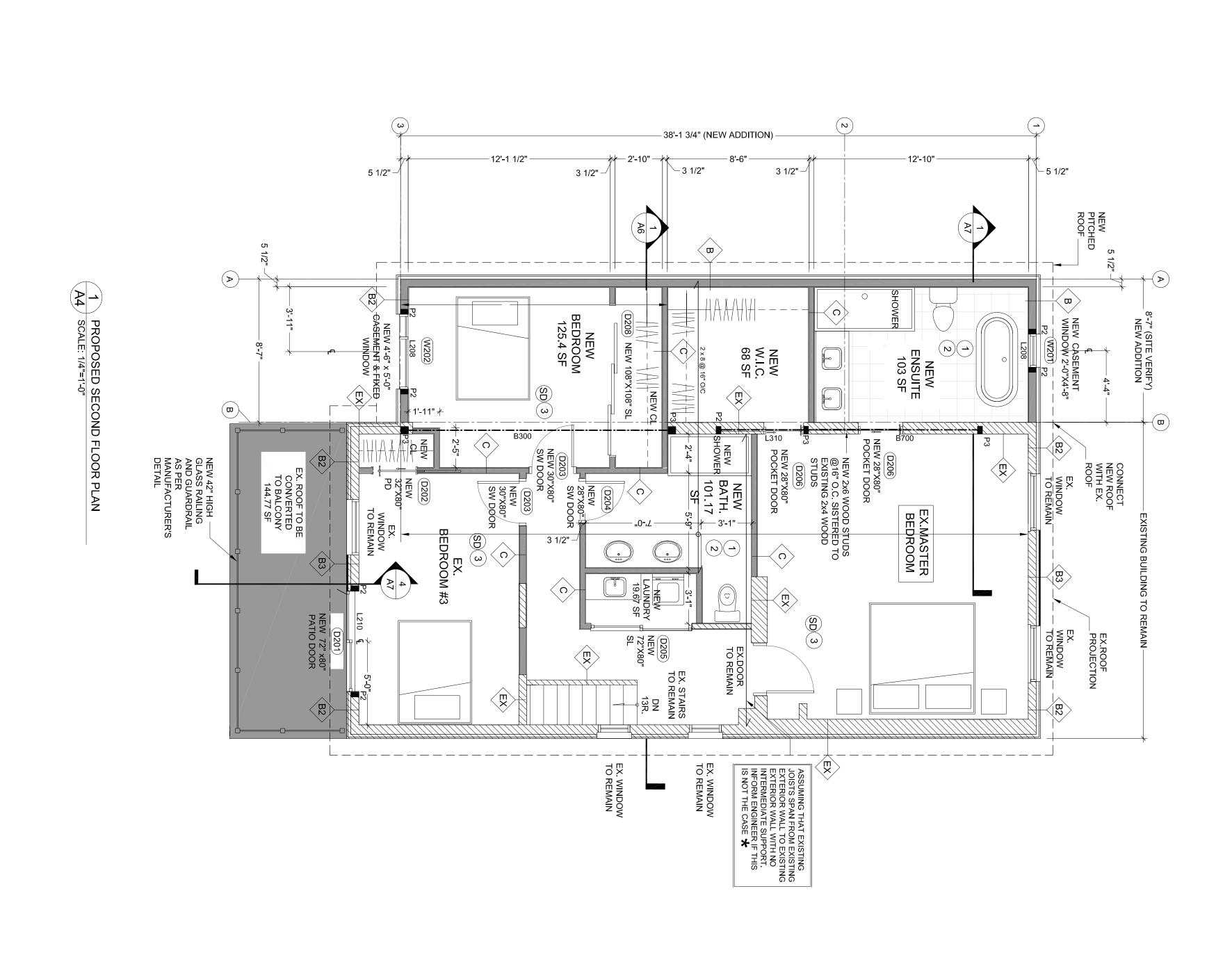
DOOR & WINDOW NOTES

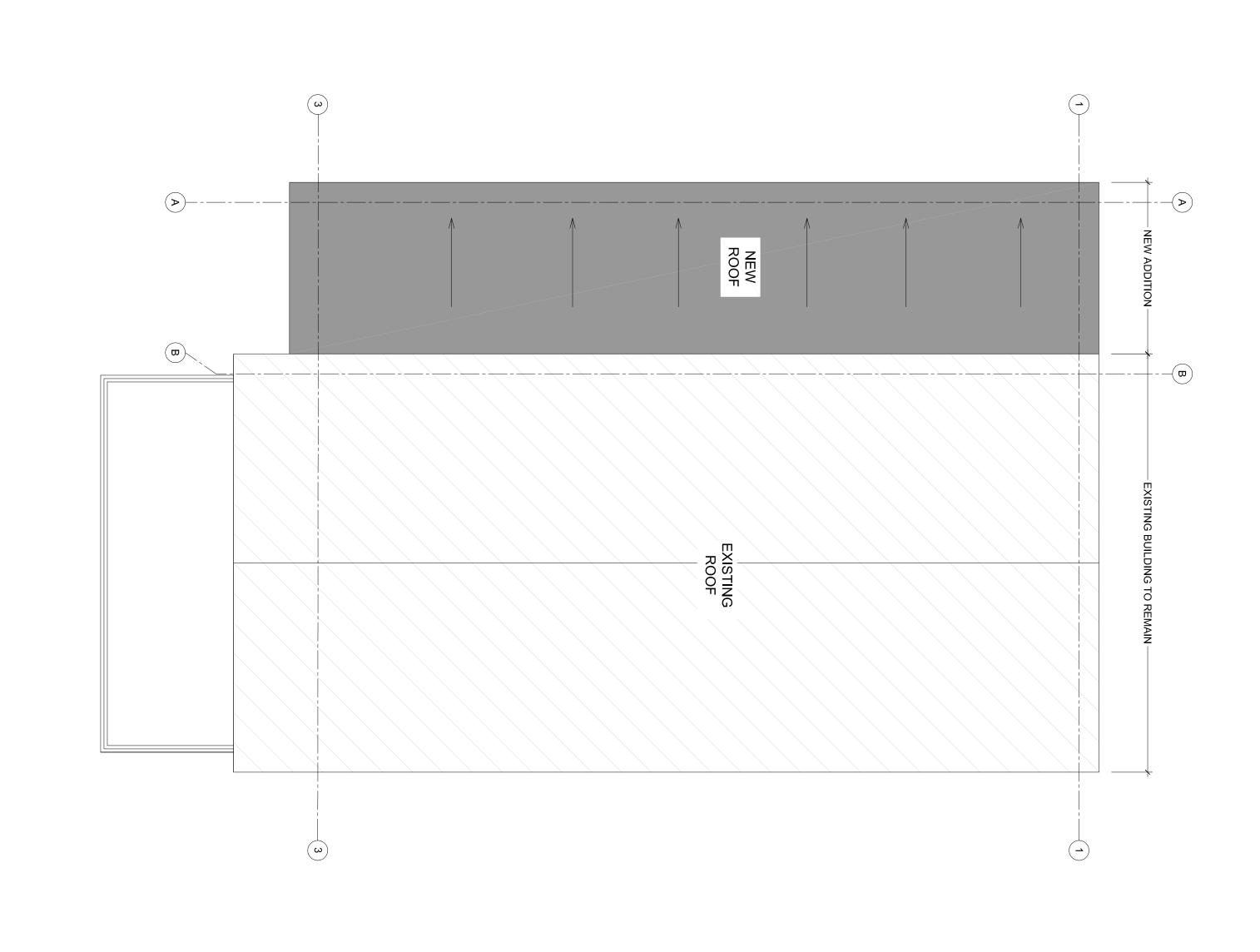
GENERAL NOTES

9 MORRIS STREET
OTTAWA, ONTARIO
K1S 4A6



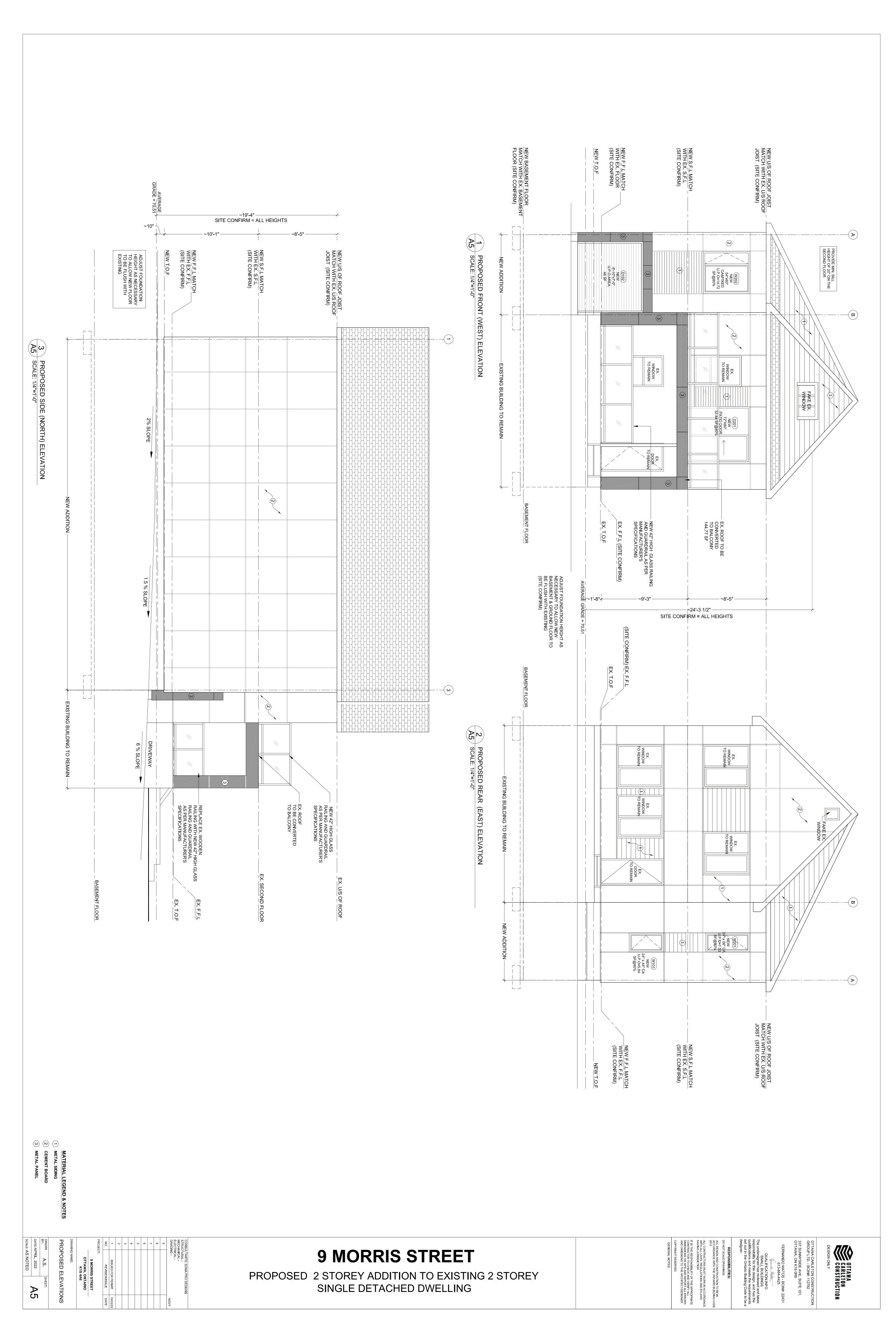


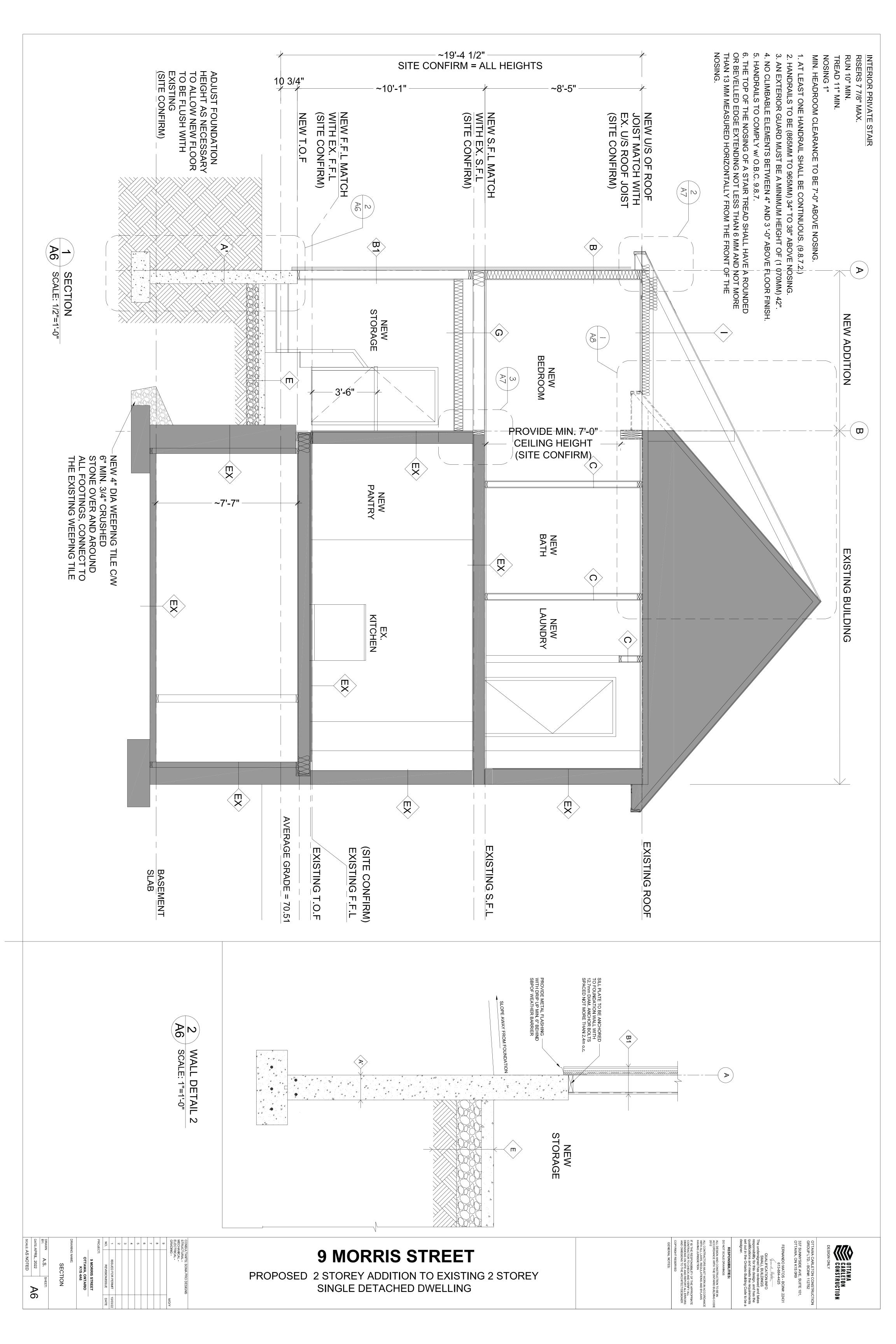


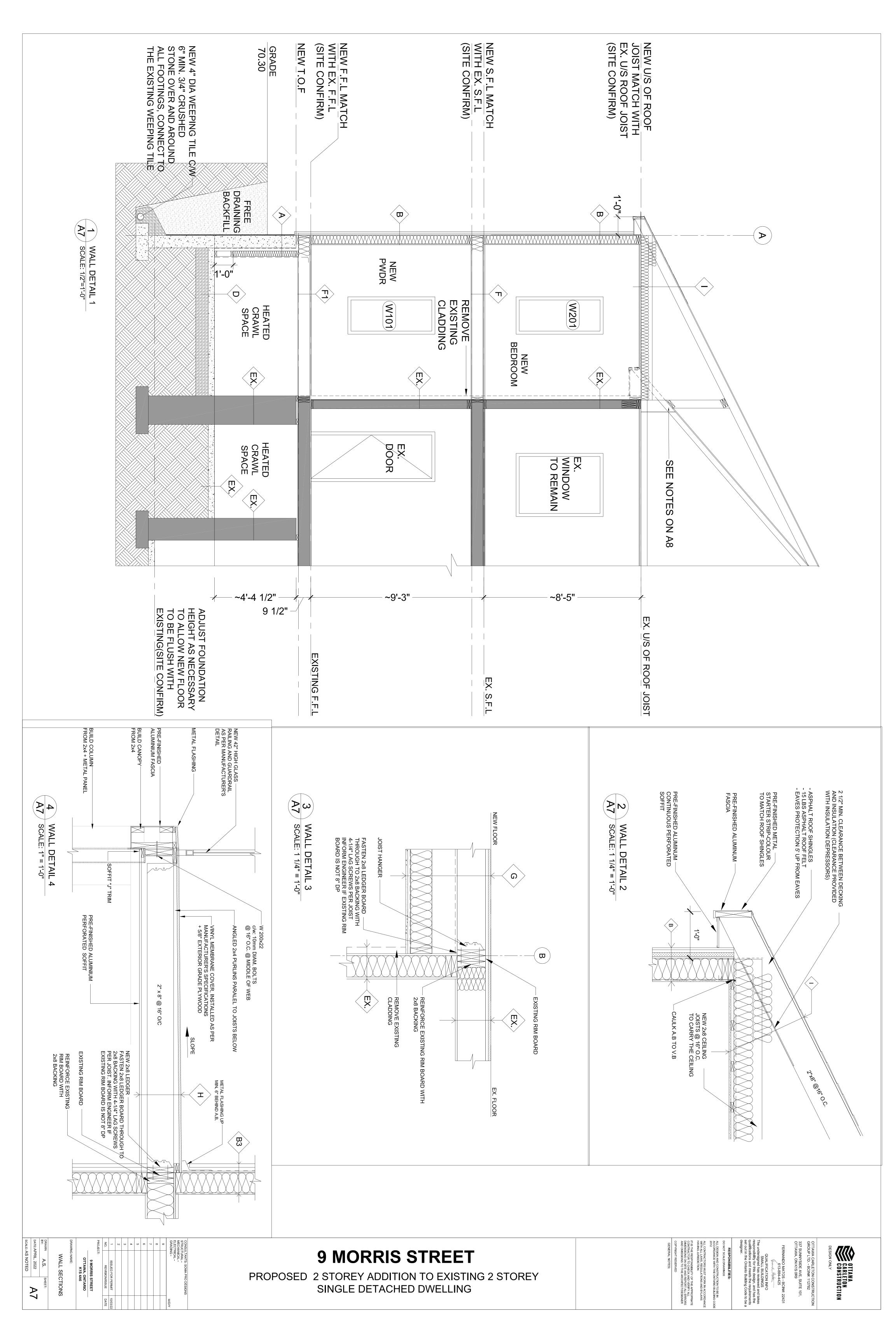


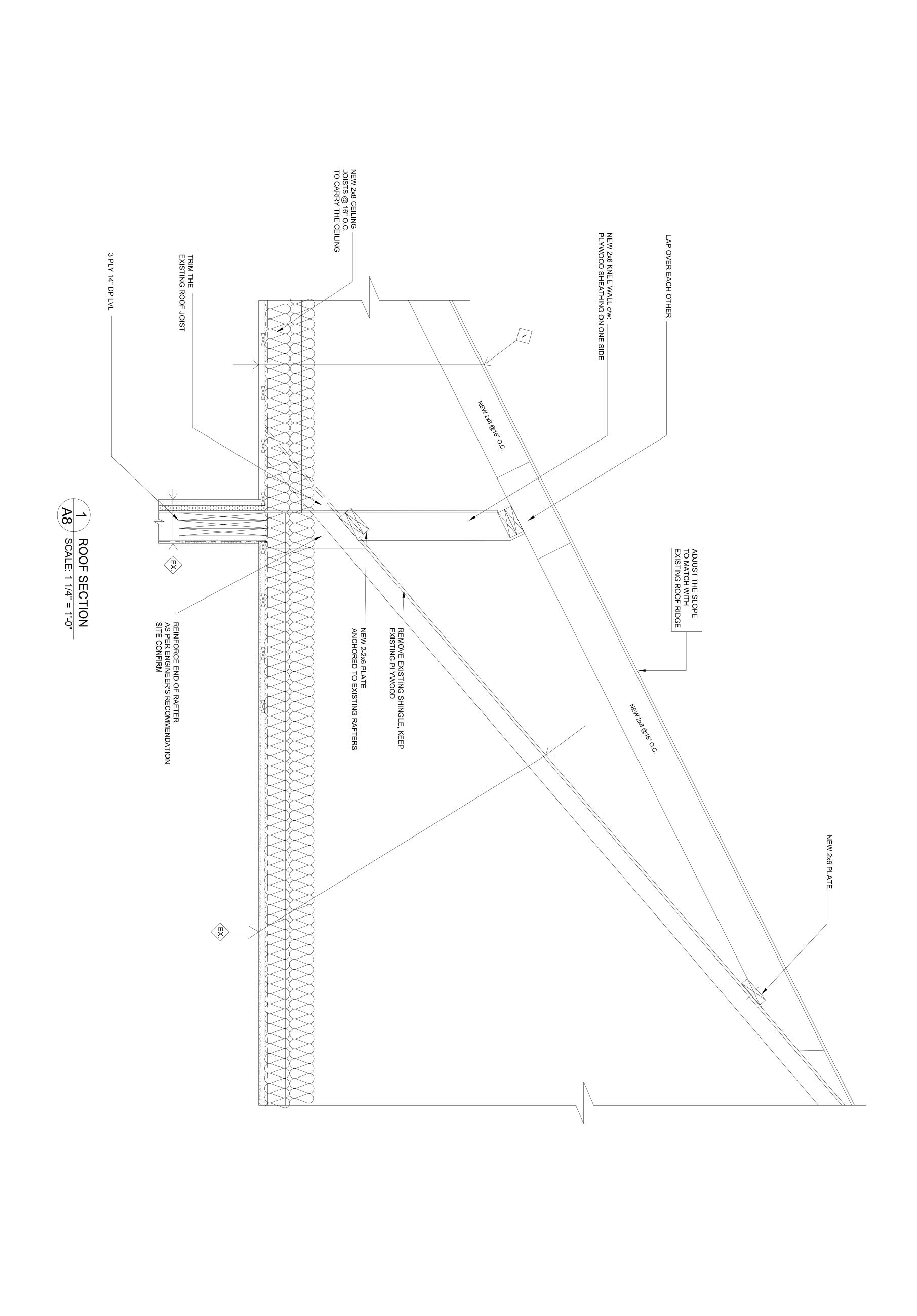


PROPOSED FLOOR PLANS

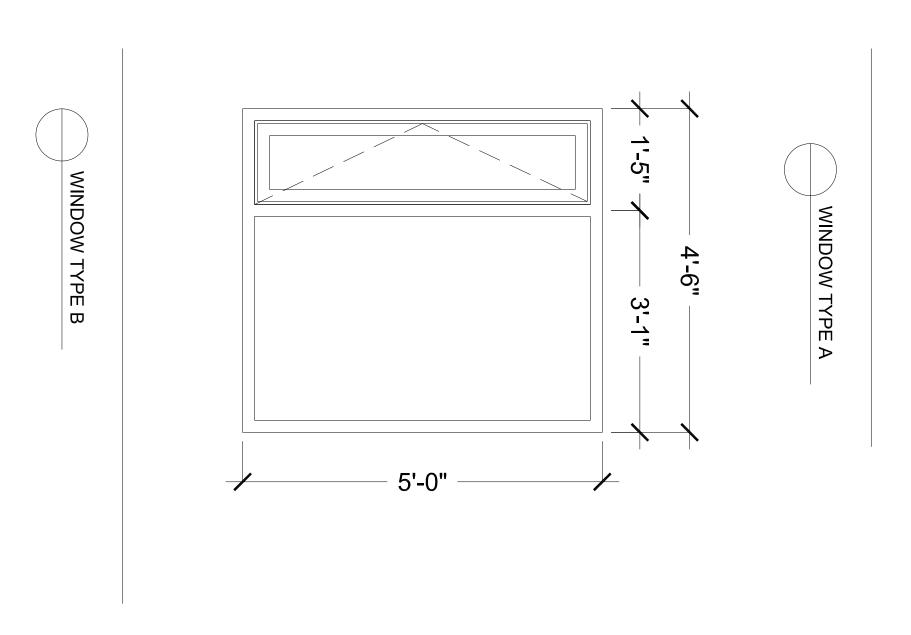


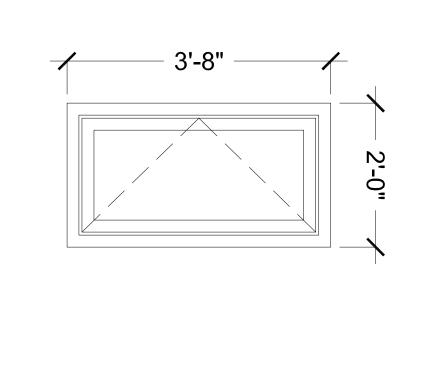


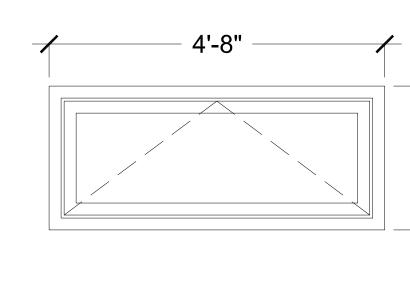




		*	WINDOW SCHEDOLE		
WINDOW NUMBER DI	DESCRIPTION	WINDOW	FRAME WIDTH X HEIGHT	FRAME MATERIAL	GLAZING
W101	CASEMENT	A	2'-0"x3'-8"	PVC	DOUBLE PANE WITH LOW-E COATING AND ARGON
W201	CASEMENT WINDOW	С	2'-0"x4'-8"	PVC	DOUBLE PANE WITH LOW-E COATING AND ARGON
W202 FIX	CASEMENT & FIXED WINDOW	œ	4'-6"x5'-0"	PVC	DOUBLE PANE WITH LOW-E COATING AND ARGON

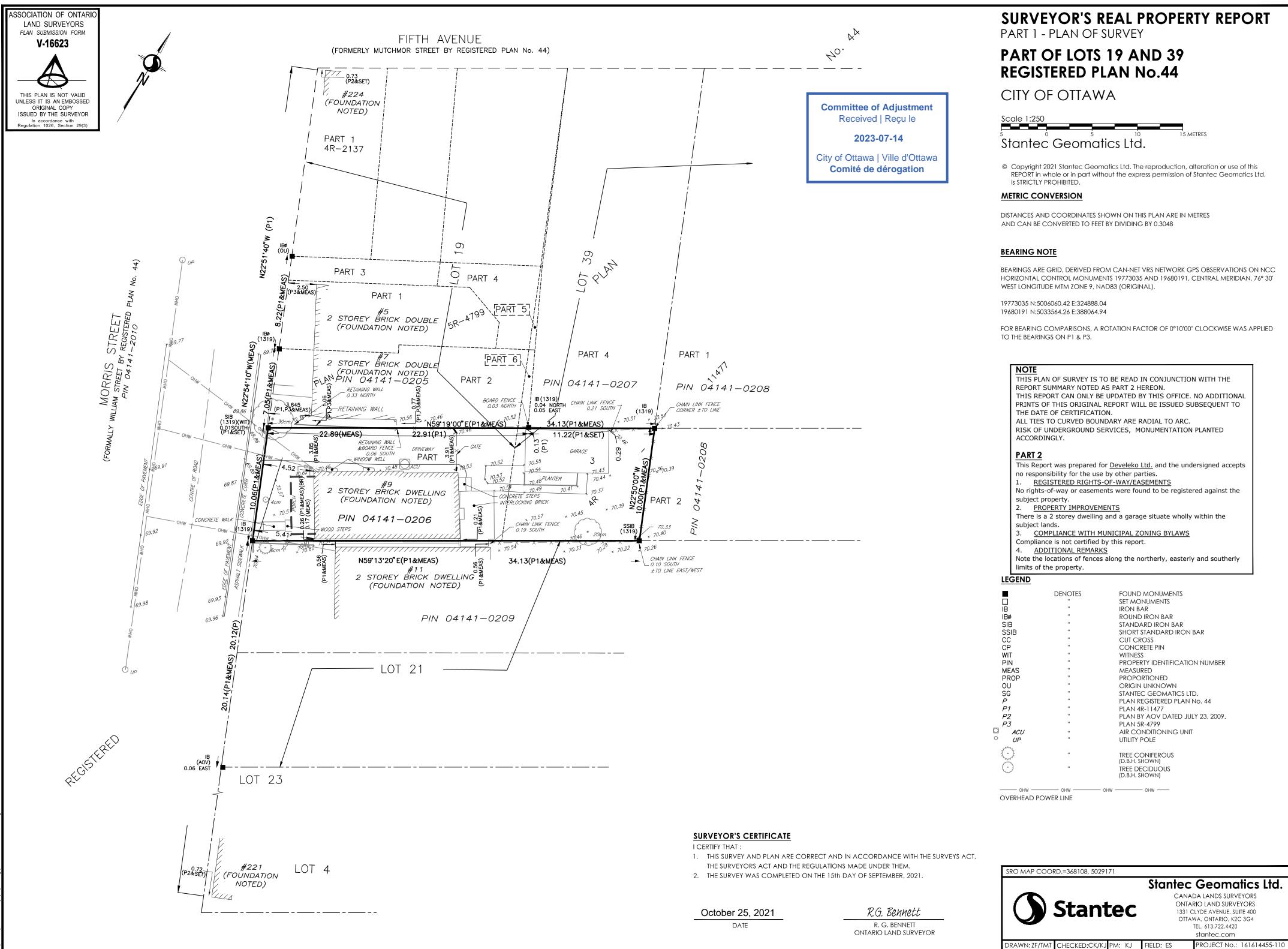






WINDOW TYPE C

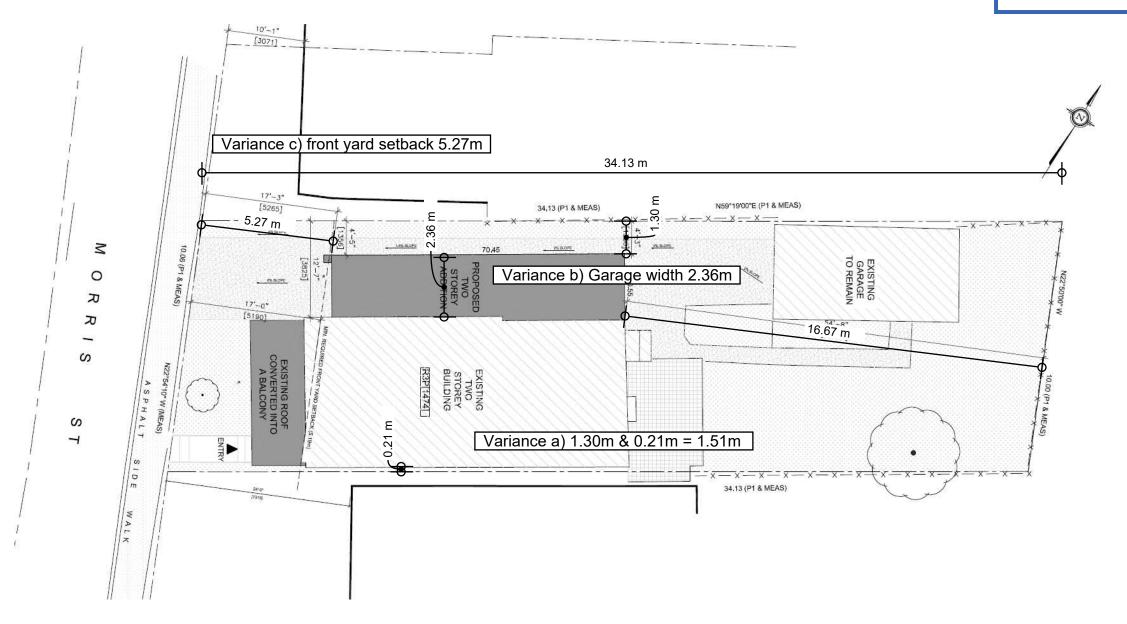


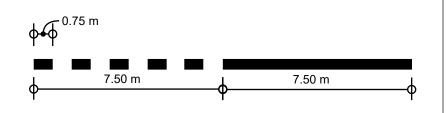




2023-07-17

City of Ottawa | Ville d'Ottawa Comité de dérogation







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July 17, 2023 Variance Site Plan

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