



Notes:

All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

Designer Declaration:

responsibility for the architectural design work shown on this drawing.

Project:

Ahmed Residence Addition to Existing Semi-Detached Dwelling 648 O'Connor St. Ottawa, ON.

Existing House

Foundation Plan Rear Elevation Overview

Scale:

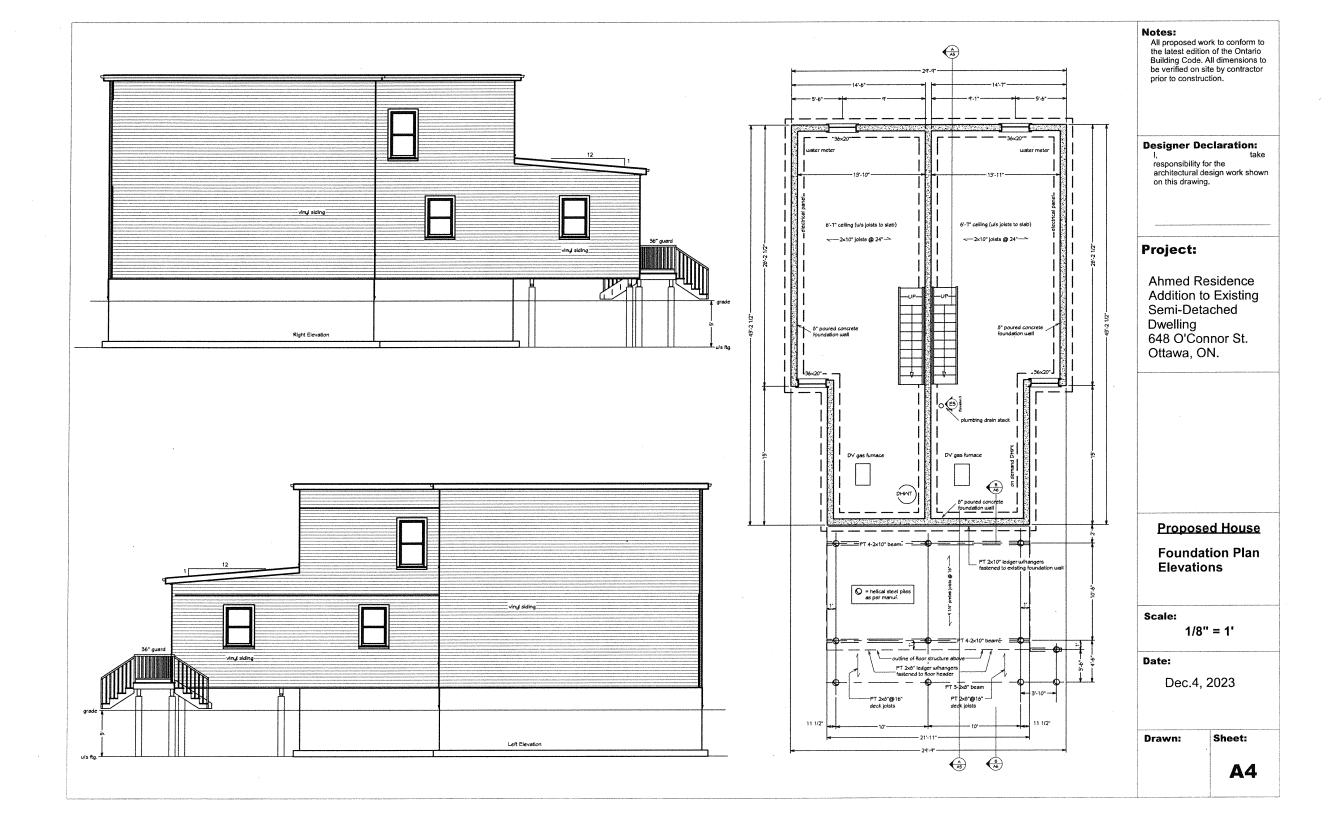
1/8" = 1'

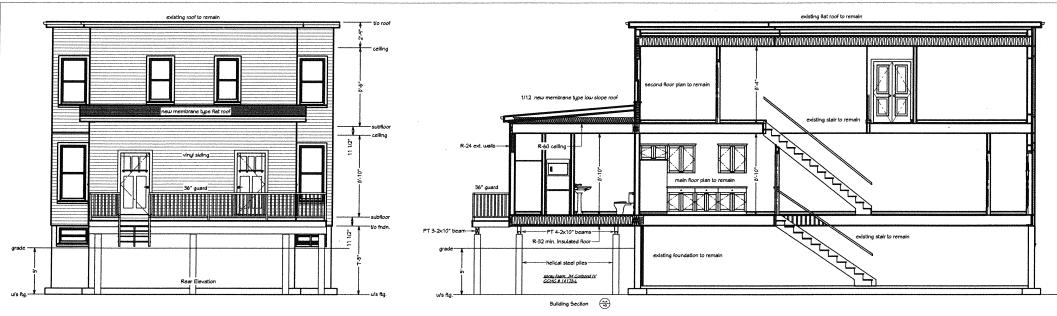
Date:

Dec.4, 2023

Drawn:

Sheet:



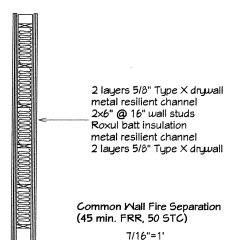


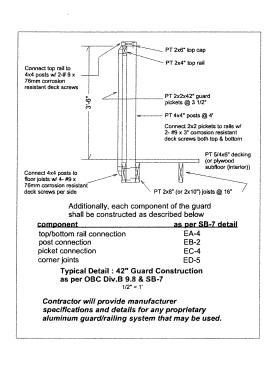
Prescriptive Energy Efficiency Compliance SB-12. Ahmed

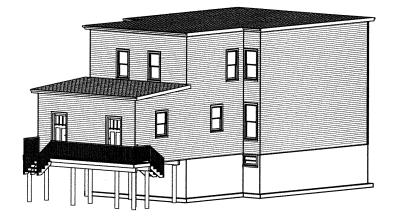
As per OBC Div.B, SB-12, 3.1.1.10 our compliance package will be selected from T 3.1.1.10 Thermal Performance Requirements for Additions to Existing Buildings in Zone 1.

All windows to be at least dual glazed, Low E, argon filled. All windows to meet performance requirements of CAN/CSA A440.2 with max. U value 1.8/min. ER value 21. Manufacturers specifications to be available on site for inspection.

OBC 9.25.3 Air Barrier Systems
The vapour barrier shall be used as a continuous air barrier as per 9.25.3.3 (see details)

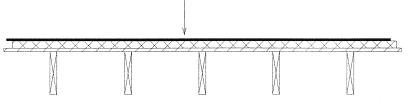






Firestone Rubber Guard EPDM flat roofing system CCMC # 13266-L

to be installed as per manuf. instructions EPDM rubber membrane roofing adhesive layer polyiso insulation mechanically fastened synthetic underlayment PT 1/2" plywood sheathing PT 2x8" rafters @ 16" o.c.



Detail: Membrane Flat Roof

3/4" = 1'

D1 A5

Notes:

All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

Designer Declaration:

responsibility for the architectural design work shown on this drawing.

Project:

Ahmed Residence Addition to Existing Semi-Detached Dwelling 648 O'Connor St. Ottawa, ON.

Proposed House

Elevation
Building Section
Details
Overview

Scale:

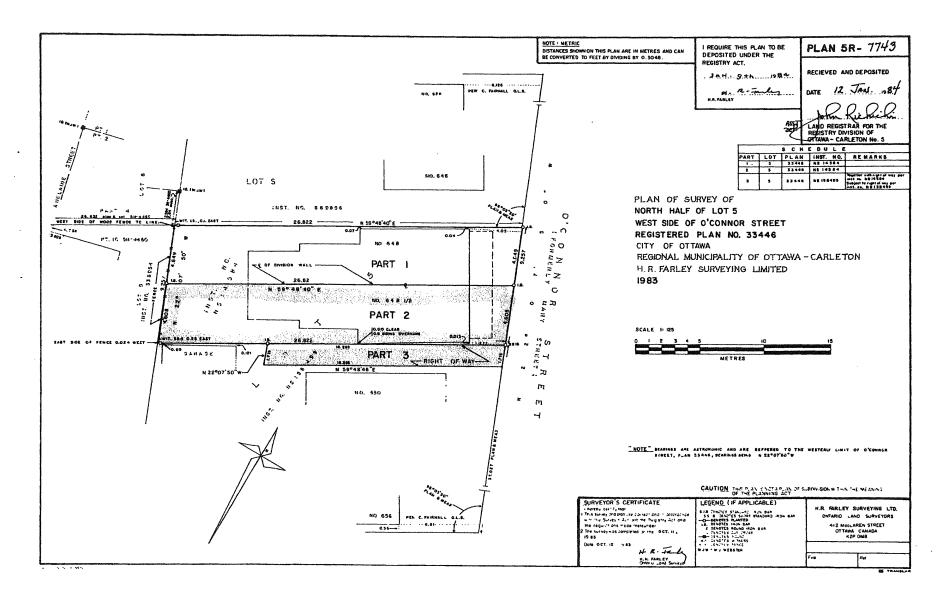
1/8" = 1'

Date:

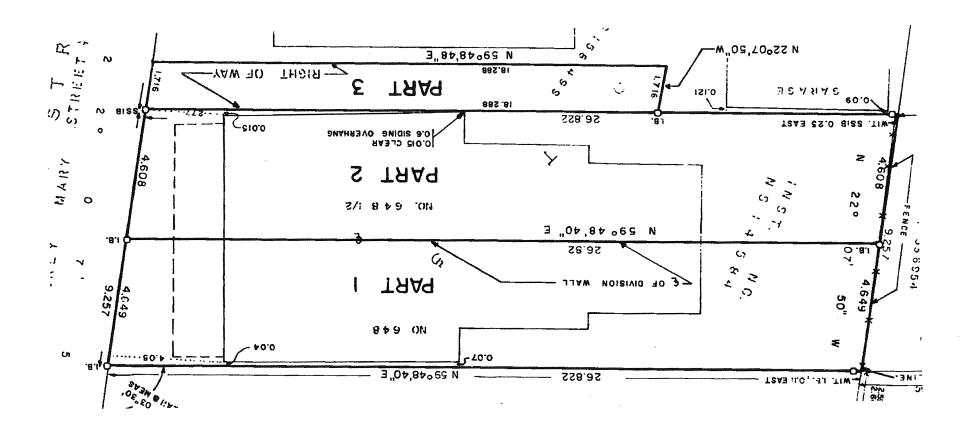
Dec.4, 2023

Drawn:

Sheet:



16X



All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by confractor prior to construction.

responsibility for the architectural design work shown on this drawing. Designer Declaration:

Project:

Ahmed Residence Addition to Existing Semi-Detached

Dwelling 648 O'Connor St. Ottawa, ON.

Proposed House

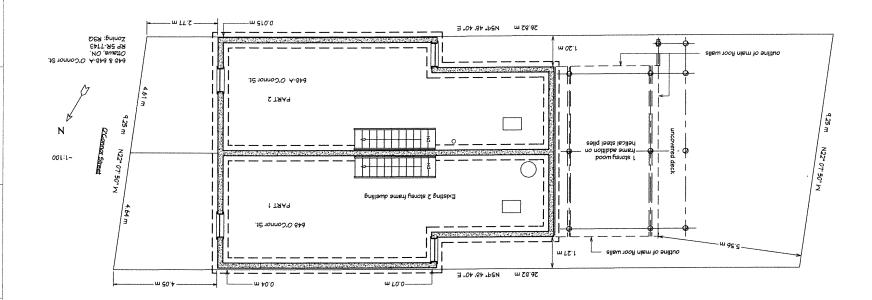
Site Sketch

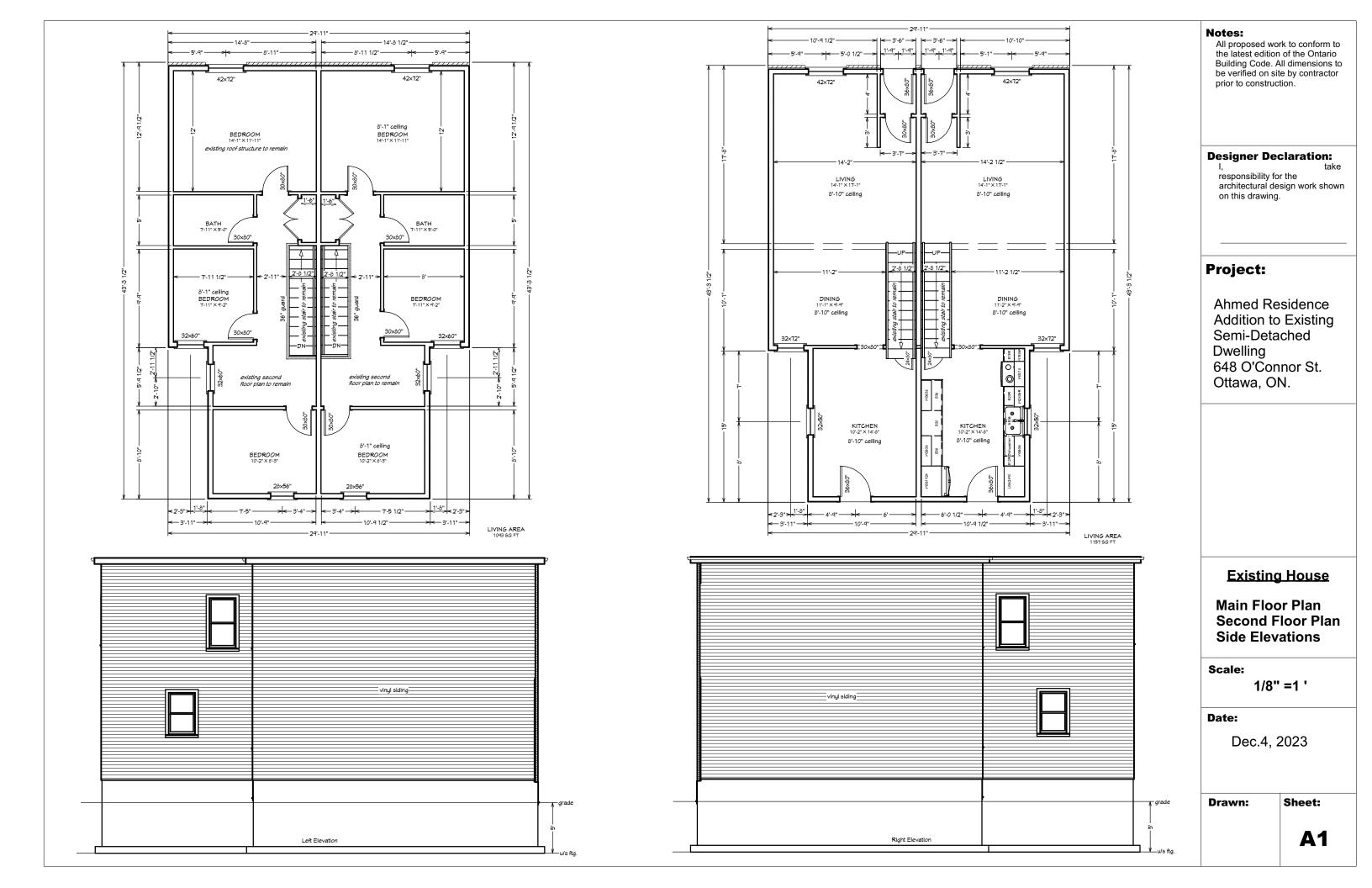
001:1 ~ scale:

Date:

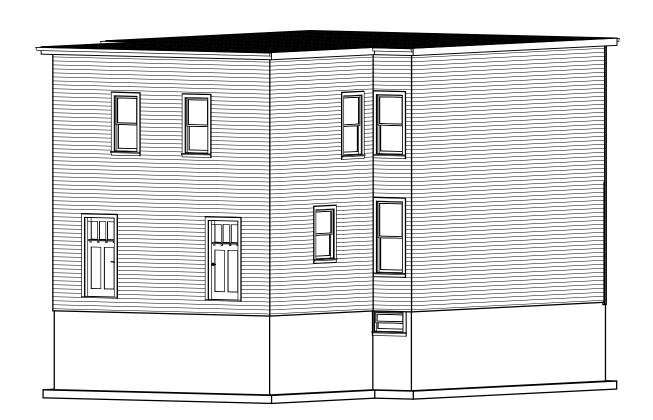
Dec.4, 2023

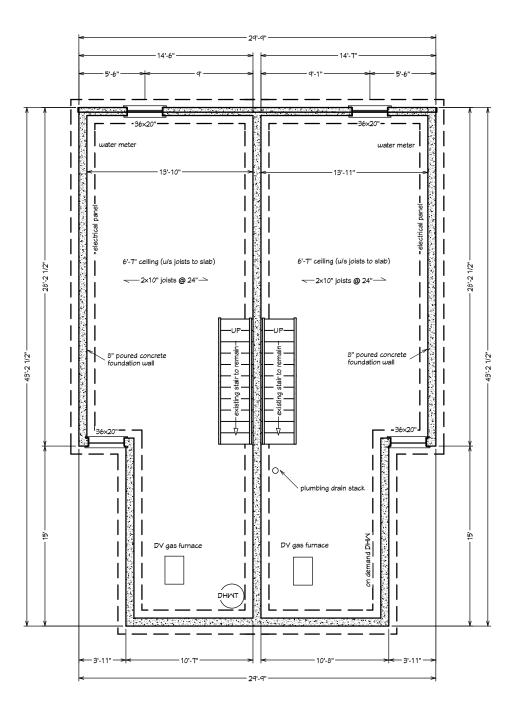
TA Sheet: Drawn:











Notes:

All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

Designer Declaration:

responsibility for the architectural design work shown on this drawing.

Project:

Ahmed Residence Addition to Existing Semi-Detached Dwelling 648 O'Connor St. Ottawa, ON.

Existing House

Foundation Plan Rear Elevation Overview

Scale:

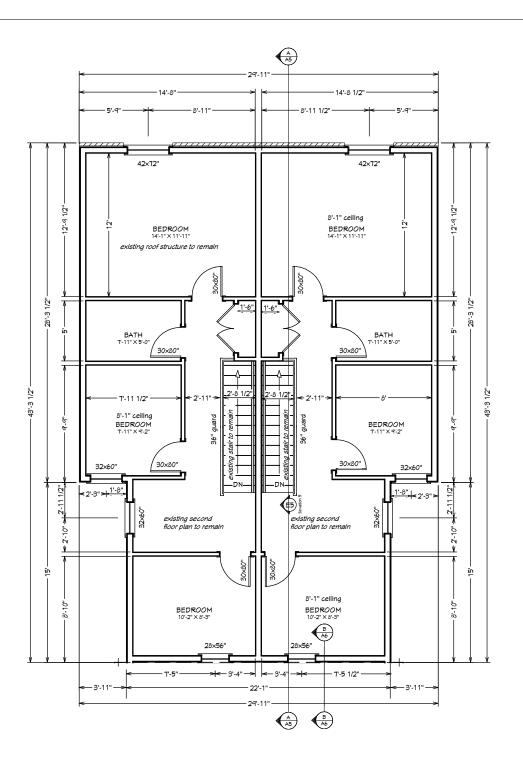
1/8" = 1'

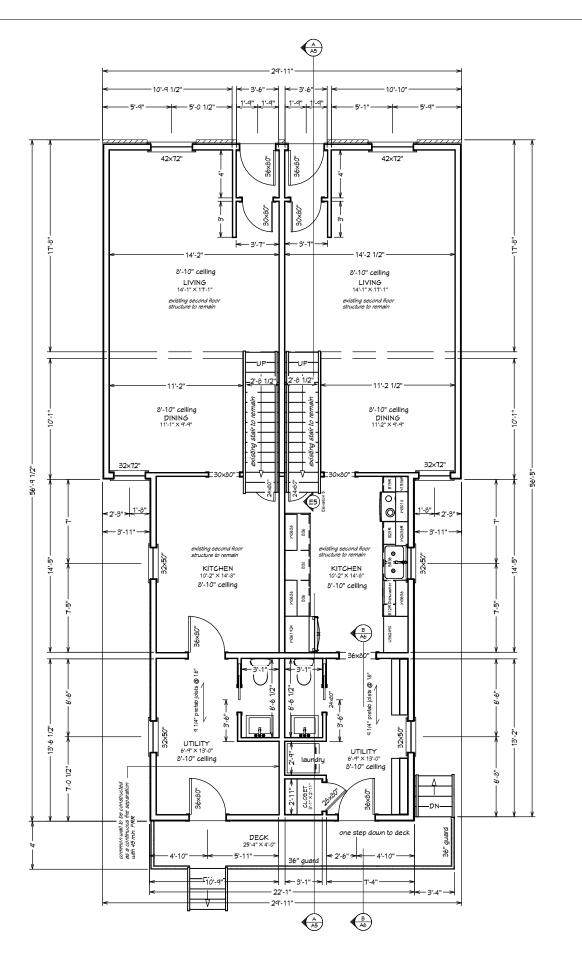
Date:

Dec.4, 2023

Drawn:

Sheet:





Notes:

All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

Designer Declaration:

responsibility for the architectural design work shown on this drawing.

Project:

Ahmed Residence Addition to Existing Semi-Detached Dwelling 648 O'Connor St. Ottawa, ON.

Proposed House

Main Floor Plan Second Floor Plan

Scale:

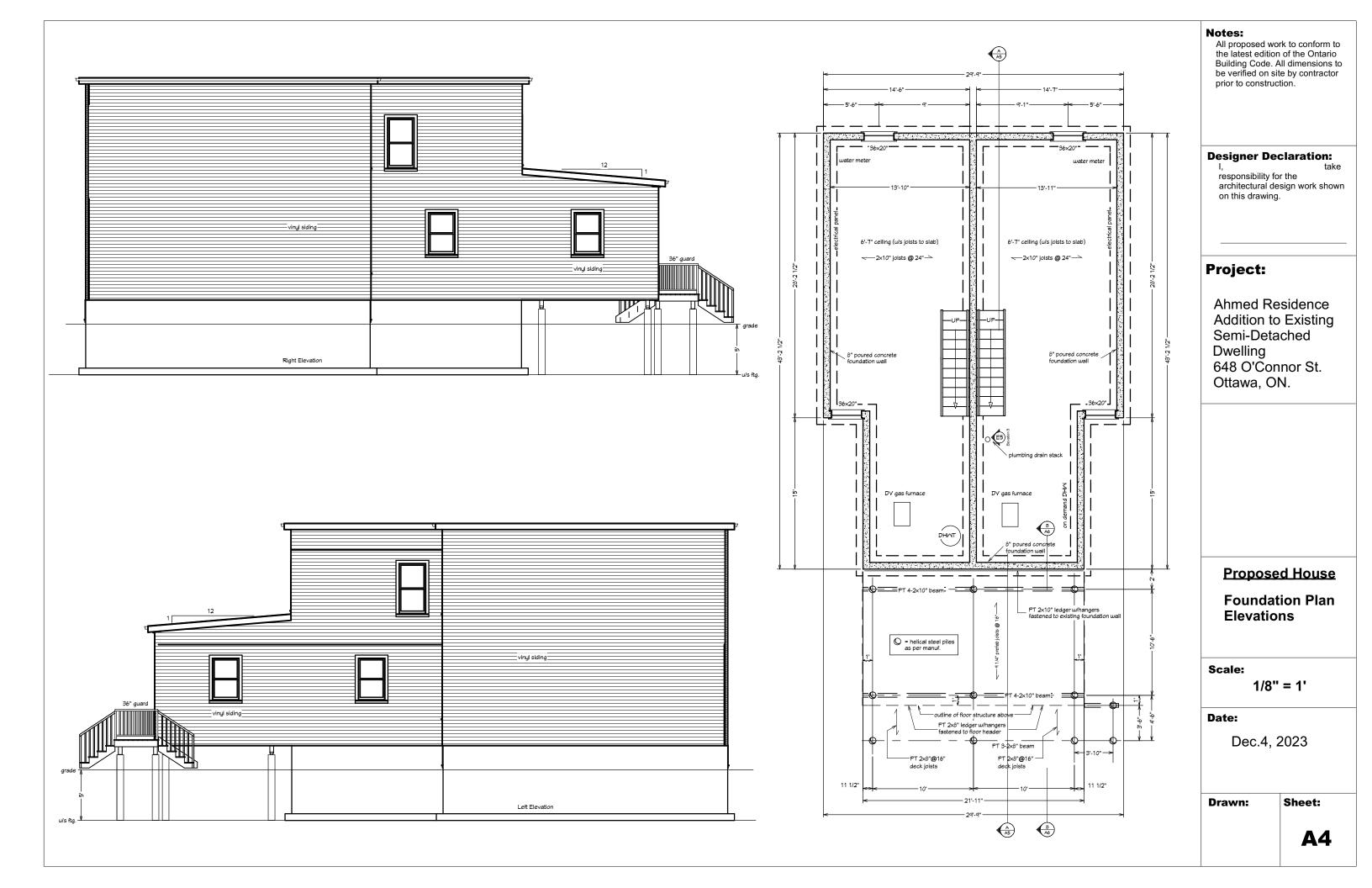
1/8" = 1'

Date:

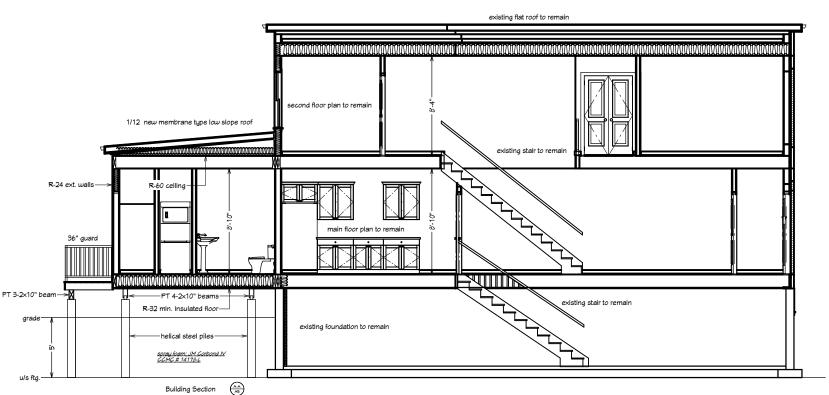
Dec.4, 2023

Drawn:

Sheet:





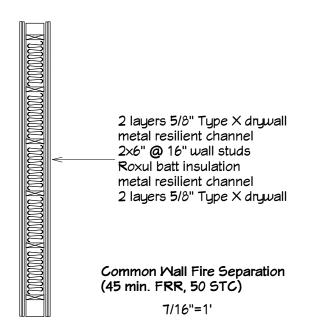


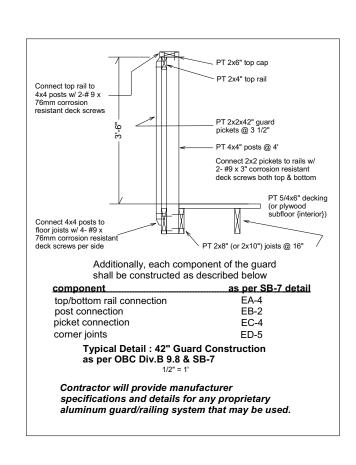
Prescriptive Energy Efficiency Compliance SB-12, Ahmed

As per OBC Div.B, SB-12, 3.1.1.10 our compliance package will be selected from T 3.1.1.10 Thermal Performance Requirements for Additions to Existing Buildings in Zone 1.

All windows to be at least dual glazed, Low E, argon filled. All windows to meet performance requirements of CAN/CSA A440.2 with max. U value 1.8/min. ER value 21. Manufacturers specifications to be available on site for inspection.

OBC 9.25.3 Air Barrier Systems The vapour barrier shall be used as a continuous air barrier as per 9.25.3.3 (see details)



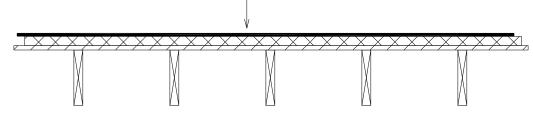




Firestone Rubber Guard EPDM flat roofing system CCMC # 13266-L

to be installed as per manuf. instructions

EPDM rubber membrane roofing adhesive layer polyiso insulation mechanically fastened synthetic underlayment PT 1/2" plywood sheathing PT 2x8" rafters @ 16" o.c.



Detail: Membrane Flat Roof

3/4" = 1'



Notes:

All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

Designer Declaration:

responsibility for the architectural design work shown on this drawing.

Project:

Ahmed Residence Addition to Existing Semi-Detached Dwelling 648 O'Connor St. Ottawa, ON.

Proposed House

Elevation
Building Section
Details
Overview

Scale:

1/8" = 1'

Date:

Dec.4, 2023

Drawn:

Sheet:

Construction Specifications

Footings to bear on undisturbed soil or compacted engineered fill. Allowable bearing pressure to be min. 75 kPa verified by P.Eng. soils report.

Min. 6" 3/4" clear stone to be provided under all basement slabs and 8" 3/4" clear stone on compacted sand fill under all garage slabs.

Min. compressive strength of concrete for footings and walls to be 15 MPa, basement slabs 25 MPa and garage and porch slabs 32 MPa wi 6% air entrainment. Concrete to conform to CAN/CSA-A23.1 Suspended slabs above cold rooms to conform to OBC Div.8 9.40.

Min. 5' frost cover for all footings or frost protection designed by P.Eng.

Step Footings: Max rise 24" Min run 24"

Max backfill height on lat. unsupported fndn. wall 3'11"; on lat. supported fndn. wall 6"11" Fundation walls shall be considered laterally supported where there is a floor joist system installed on top.

Crack control joints to be provided every 40' horiz. on walls longer than 80'.

Exterior doors to have minimum thermal resistance of R4 (RSI 0.7)

All windows to be at least dual glazed, Low E, argon filled. All windows to meet performance requirements of CAN/CSA A440.2 with max. U value 1.6 / min. ER value 25. Manufacturer's specifications to be available on site for inspection.

Exterior walls to have min. thermal resistance of R 24, ceilings R 60, basement walls R 22, unless otherwise noted. These values may change depending on the energy efficiency compliance package chosen from OBC Div.B Part 12 and SB-12.

Heating The mechanical contractor shall provide an HVAC design summary and may be req'd to submit a design by a P.Eng in accordance with OBC Part 6.

Balanced HRV min. 75 % efficiency required in house with a solid fuel burning appliance.

All furnaces, wood stoves, fireplaces and chimneys to be installed according to manufacturer's instructions, OBC and/or CSA standard B-365 and all applicable oil & gas codes. A/C interconnected smoke and CO alarms required as per OBC.

ULC rated class "B" vents min 2' above point of contact w/ roof. Top of wood burning chimney to be min 3' above point of contact w/ roof and 2' above any structure within 10' horizontally.

Vapour barrier (6 mil. poly) conforming to CAN/CGSB 51.34-M to provide a continuous air barrier for building envelope as per OBC Div.B 9.25.3.

All openings & penetrations of air barrier to be sealed with appropriate solution such as sheathing tape, acoustic sealant or spray foam insulation.

Electrical installations including the number of distribution panels, electrical fixtures and outlets shall meet the appropriate provincial and municipal requirements. All wiring shall be copper.

Plumbing installations shall conform to the provincial plumbing code and OBC. Supply piping to be copper, DWV to be ABS. All plumbing fixtures to conform to water efficiency requirements of OBC Div.B 7.6.4.

All bathrooms and laundry rooms to be provided with mechanical ventilation to exterior

All attic spaces to be provided with unobstructed vent area of min 1/300 insulated ceiling area w/ 1/2 at soffit.

Ceiling insulation blocked at eaves with fibreglass batts and soffit vent baffles.

Brick Lintels

Unless otherwise noted, all angles as per this schedule as a minimum. All angles to be steel, shop primed w/ min. 6" bearing each side.

up to 8' 0" span 3 1/2" x 3 1/2" x 1/4" 8' 1" to 8' 8" 4" x 3 1/2" x 1/4" 1/4" 8' 9" to 10' 9" 4 7/8" x 3 1/2" x 5/16" 10' 10" to 11' 4" 4 7/8" x 3 1/2" x 3/8"

Post Schedule

All lintels to bear on min P2 unless otherwise noted.

All lintels to bear on min P2 unless oth P1 3" dia. steel telepost w/ bearing plates P2 2 - 2 x 6" P3 3 - 2 x 6" P4 4 - 2 x 6" P5 5 - 2 x 6" HSS 3 1/2 x 3 1/2 x 3/16" steel post w/6x6x1/4" bearing plates top & bottom

All gas & propane furnaces to have min. 94 % AFUE efficiency. Other types of furnaces to be specified on the plans. Domestic hot water heaters to have min. 0.80 EF. HRV min. efficiency to be 75 %. Manufacturer's specifications to be available on site for inspecified.

All dimensions are measured from outside to outside of framing or concrete walls unless otherwise noted. All openings are for rough opening sizes unless otherwise noted.

All lumber to be identified by an NLGA grade stamp.
All lintels to be min. 2 - 2x10" unless otherwise noted.

Joists to be doubled under all partition walls above

All bearing points to be blocked solid down to foundation

beam below. All point loads to be approved by a P.Eng.

Floor joist and roof truss manufacturers to provide P.Eng. approved shop drawings for each system. Lateral

to be supplied as per manufacturer

All steel beams to be shop primed and meet requirements of CAN/CSA-C40.21.
All steel teleposts designed for 8000lb capacity unless otherwise stated.

Log, post & beam etc. construction outside the scope of the OBC to be designed and approved by a P.Eng.

All stairs, guards and railings to conform to OBC Div.B 9.8 and SB-7.

Insulated attic hatch (R 20 min) to be provided to each attic

space ; 22x30" w/ weatherstripping.

Required fire seperations shall have 45 min. FRR w/ openings protected by steel doors & closers w/ 20 min.

FRR. (1/2" typeX drywall both sides stud walls)

All structural members such as trusses shall be spaced not more than 24" apart.
All roof and wall planes to be sheathed or braced on at

least one side.

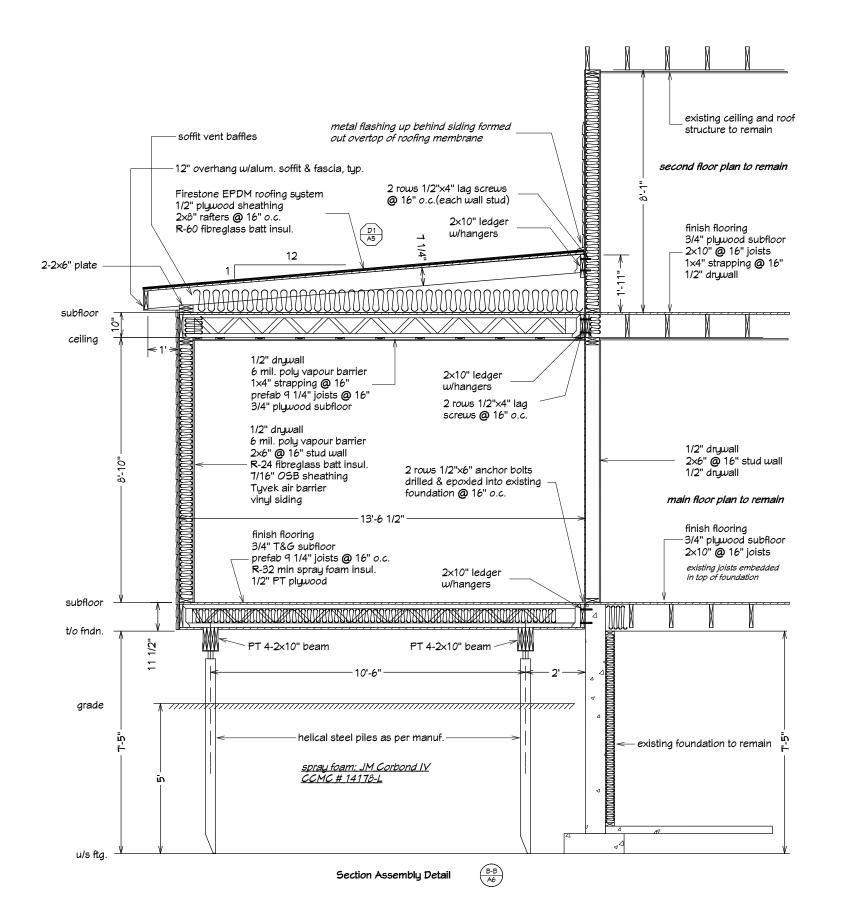
Any structural member than spans more than 40 ft. shall be designed by a P.Eng. as well as the supporting

Specified snow load shall be 2.0 kPa unless otherwise stated

House/garage walls & ceiling to be fumeproofed. All drywall or sheathing joints to be sealed. Steel, weatherstripped door with auto-closer to be installed between house & garage.

Glazed openings in exposing building face calculations for spatial seperation requirements to be shown on elevation drawings when required. Exterior wall area for purposes of calculating window/wall ratio to be shown on elevation drawings.

Roofing materials to conform to the standards referenced in OBC Div.B 9.26.2.1



Notes:

All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

Designer Declaration:

responsibility for the architectural design work shown on this drawing.

Project:

Ahmed Residence Addition to Existing Semi-Detached Dwelling 648 O'Connor St. Ottawa, ON.

Proposed House

Section
Assembly Detail
Specifications

Scale:

1/4" = 1'

Date:

Dec.4, 2023

Drawn:

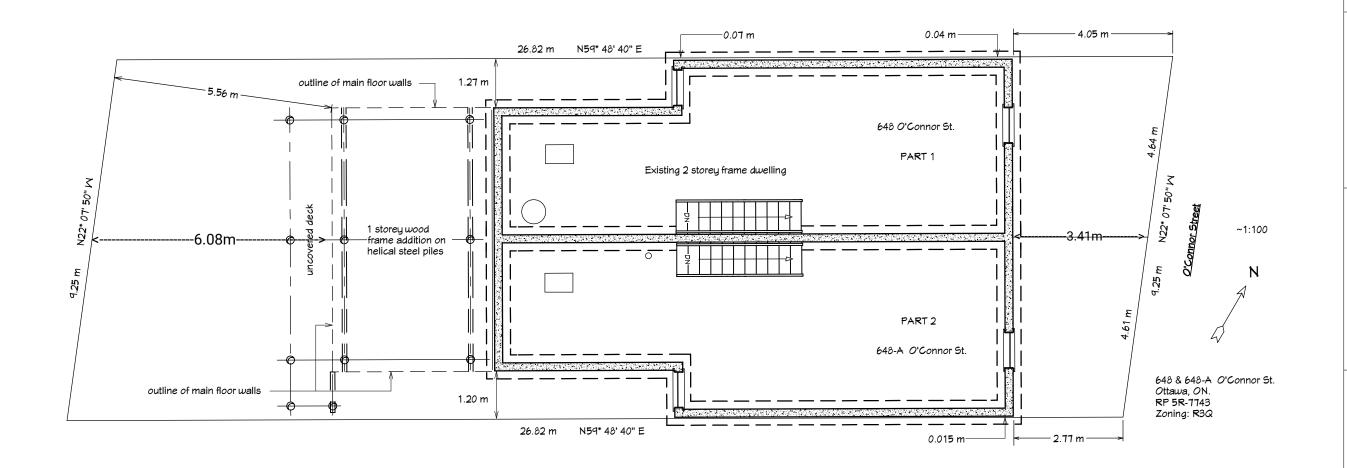
Sheet:

Committee of Adjustment Received | Reçu le

Revised | Modifié le : 2024-04-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation



Notes:

All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

Designer Declaration:

responsibility for the architectural design work shown on this drawing.

Project:

Ahmed Residence Addition to Existing Semi-Detached Dwelling 648 O'Connor St. Ottawa, ON.

Proposed House

Site Sketch

Scale:

~ 1:100

Date:

Dec.4, 2023

Drawn:

Sheet: