L) REAR YARD SOFT LANDSCAPE

 $50 \text{ m}^2$ 

# **GENERAL CONSTRUCTION NOTES**

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 REQUIREMENTS

# INTERIOR SPACES DESIGN & MATERIALS

1. ALL CLOSETS TO RECEIVE 1 ROD AND 2 SHELVES, UNLESS

1. DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAT (600MM) 24" ABOVE GROUND OR A LANDING SHALL HAVE A RESTRICTED OPENING OR BE PROVIDED WITH GUARDS (9.8.8.1 (4)) 2. PROVISIONS FOR RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED IN CONFORMACE TO 9.7.5.2 AND 9.7.5.3 OF THE O.B.C. 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 CAN BE OPENED FROM THE INSIDE WITHOUT USE OF TOOLS AND SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNOBSTRUCTED PORTION HAVING A MINIMUM AREA OF 0.35 M2 WITH NO DIMENSION LESS THAN (380MM) 15", AND BE ABLE TO MAINTAIN THE REQ'D OPENING w/o ADDITIONAL SUPPORT (9.9.10)

# STAIRS, RAMPS, HANDRAILS & GUARDS

INTERIOR PUBLIC STAIRS RISERS 7 7/8" MAX. - 4 7/8" MIN. RISERS 7" MAX. - 4 7/8" MIN. TREAD 11" MIN.

EXTERIOR PRIVATE STAIR

MIN. HEADROOM CLEARANCE TO BE 6'-5" ABOVE NOSING.

### 1. AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS. (9.8.7.2.) 2. HANDRAILS TO BE (865MM TO 965MM) 34" TO 38" ABOVE NOSING.

3. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF (900MM) 2'11" IF THE WALKING SURFACE IS LESS THAN (1800MM) 5'11" ABOVE THE ADJACENT GRADE, OTHERWISE THE HEIGHT MUST BE A MINIMUM OF (1 070MM) 42". ALL REQUIRED GUARDS WITHIN DWÉLLING UNITS MUST BE A MINIMUM OF (900MM) 2'11". 4. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (600MM) 23 5/8" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. OR BE CONSTRUCTED AS SET OUT IN THE O.B.C. SUPPLEMENTARY GUIDELINES PART 7 (9.8.8.8). FOR METAL GUARDS, SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION

CONFORMING TO O.B.C. PART 4 and 9.8.8.2. 5. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS (9.8.6.2(3)).

ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING. ALL LANDING GUARDS TO BE 3'-0" ABOVE FINISHED FLOOR.

# TO COMPLY TO O.B.C 9.8.8 FOR RESISTANCE TO LOADING AND NEWEL ANCHORAGE.

ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING.
ALL LANDING AND BALCONY GUARDS TO BE 3'-6" ABOVE FINISHED SURFACE. NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3 '-0" ABOVE FLOOR FINISH.

1. SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 2012 O.B.C. REQUIREMENTS. CONFIRM FINAL LOCATIONS

DESCRIPTION

10V DUPLEX RECEPTACLE

2. SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC, NOT BATTERY) (9.10.19) 4. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.33.4.1., 9.33.4.2 & 9.33.4.3 OR AS PER A.REG.

5. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING, WEATHERSTRIPPED, AND HAVE A SELF CLOSING DEVICE (9.10.9.16) 6. PROVIDE FIRE BLOCKS AS PER O.B.C. 9.10.16.

1 WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (9.14.6.3.) 2. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS

FOUNDATIONS & CONCRETE 1. MINIMUM FOOTING DEPTH FOR FOUNDATION WALL (1524MM) 5'0" BELOW GRADE AND FOR SONOTUBES OR CONCRETE PIERS (1828MM) 6'0" BELOW GRADE TO PROVIDE ADEQUATE FROST PROTECTION OR PROVIDE P. ENG SOILS REPORT STATING OTHERWISE. - PROVIDE P. ENG SOILS REPORT TO CONFIRM SOILS BEARING CAPACITY DESIGN OF PLANS HAVE BEEN DESIGNED TO A MINIMUM OF 75 KPA.

TO MORE THAN (900MM) 2'11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL. (9.14.2.1)

2. PROVIDE 1/2" DEEP SAW CUT AT ALL CONCRETE SLABS TO MAX. AREA OF 300 SQ. FT.

# MASONRY VENEER:

1. 9.20.9.5 - MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING OF (400MM) 16" AND A MAXIMUM HORIZONTAL SPACING OF (800MM) 32". 2. 9.20.13 - FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, AND BENEATH WEEP HOLES, AND OVER THE HEADS OF DOORS AND WINDOWS IF THE DISTANCE BETWEEN THE TOP OF THE OPENING AND THE BOTTOM OF THE EAVE EXCEEDS 1/4 OF THE EAVE OVERHANG. 3. 9.20.13.3 - THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALL IN SUCH THAT, ANY MOISTURE THAT ACCUMULATES IN TYPICAL: MITRE ALL CORNERS AND RETURNS. THE AIR SPACE, WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING.

4. 9.20.13.8 - WEEP HOLES MUST NOT BE SPACED MORE THAN (800MM) 2'7" APART AND BE PROVIDED AT THE BOTTOM OF EVERY CAVITY IN MASONRY VENEER. 5. STEEL ANGLE LINTELS SUPPORTING MASONRY SHALL BE PRIME PAINTED. (9.20.5.2(5)). 6. FLASHING SHALL BE INSTALLED BEHIND SHEATHING MEMBRANE, (9.20.13.3 TO 9.20.13.6). FLASHING MUST BE INSTALLED WHERE SLOPING SURFACES INTERSECT TO FORM A VALLEY, INTERSECTION OF ROOF WALLS AND SHINGLED FLOORS, AND AT CHIMNEY AND CHIMNEY SADDLE INTERSECTIONS. (9.26.4.)

### FIREPLACES

1. FIREPLACE, FIREPLACE INSERT, WOODSTOVE, AND/OR CHIMNEY TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

# WOOD FRAME CONSTRUCTION

1. MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW 2. SUPPORT OF WALLS WITH ADDITIONAL BLOCKING OR JOISTS

3. WHERE THE TOP OF THE FOUNDATION WALL IS LEVEL. THE JUNCTION BETWEEN THE SILL PLATE AND THE FOUNDATION IS TO BE CAULKED OR THE SILL PLATE IS TO BE PLACED ON A LAYER OF MINERAL WOOL NOT LESS THAN (25MM) 1" THICK. (9.23.7.2)

# ROOF FRAMING & COMPONENTS

1. TRUSS AND FLOOR SYSTEM SUPPLIER TO PROVIDE SHOP DWG'S STAMPED BY PROFFESIONAL ENGINEER FOR APPROVAL BY DESIGNER

PRIOR TO FABRICATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO INSPECTOR BEFORE ERECTION OF TRUSSES.

2. FINAL ROOF/ GIRDER TRUSS LAYOUT BY SUPPLIER MAY REQUIRE MODIFICATIONS TO FRAMING INDICATED.

3. ADD INSULATION DEPRESSORS AT EACH TRUSS SPACE WHERE

NECESSARY TO MAINTAIN MINIMUM 2 1/2" AIR SPACE ABOVE

4. LOCATE ALL PLUMBING STACKS AND VENTS ON REAR ROOF. 5. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THA 25% AT THE TOP AND NOT LESS THAN 25% AT CERAMIC FLOORING 5. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAT 2.0.7 ALL TO 1.7 ALL TO 1 THE AREA IS 1/150 OF THE INSULATED CEILING AREA. 6. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF (900MM) 2'1

STRUCTURAL LUMBER

1. ALL TIMBER CONSTRUCTION, CONNECTIONS, CONNECTIONS TO CONVENTIONAL FRAMING

BUSINESS COUNCIL. STRUCTURAL SIZES PROVIDED ON THE ARCHITECTURAL DRAWINGS ARE

GUIDELINES AND THE DESIGN PROVIDED BY THE TIMBER SUBCONTRACTOR WILL GOVERN.

PROVIDE THREE SETS OF SHOP DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE

MEMBER SIZING, CONNECTIONS DETAILS, BOLTING PATTERNS, SCHEDULE AND ERECTION

PROVINCE OF ONTARIO PRIOR TO ANY FABRICATION, SHOWING (BUT NOT LIMITED TO)

SEQUENCE. IT WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO

2. ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF NO. 2 GRADE OR BETTER, UNLESS

OTHERWISE NOTED ON DRAWINGS. 'STUD' GRADE IS NOT ACCEPTABLE FOR BEARING WALLS

SOFTWOOD PLYWOOD OR DOUGLAS FIR PLYWOOD. DESIGN-RATED OSB TYPES 1, 2 AND 3

5. PROPRIETARY (ENGINEERED) PRODUCTS AS SPECIFIED ON THE PLANS. SUBSTITUTIONS

7. ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT THE

9. BUILT-UP RECTANGULAR COMPRESSION MEMBERS SHALL CONSIST OF INDIVIDUAL MEMBERS

10. 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

8. 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

11. WHEN INDIVIDUAL PIECES OF THE BUILT-UP MEMBER ARE WIDER THAN 3 TIMES THEIR

12. ALL LOAD BEARING WALLS OVER 9'-0" TO 12'-0" TO HAVE CONTINUOUS HORIZONTAL

3. CONFIRM SOIL BEARING CAPACITY @ TIME OF EXCAVATIONS. SOIL CONSULTANT TO

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

20. ALL FLOOR JOISTS MUST BE CALCULATED AS SIMPLY SUPPORTED FOR THE FOLLOWING MINIMUM

21. ALL 7/16" OSB SHEATHING TO BE NAILED AS A DIAPHRAGM w/ 2 1/2" LONG COMMON NAILS @ 4" o/c ON

THAT EACH PLY IS EQUALLY LOADED. \*(SEE 9.23.8.3.(7)(8) FOR FASTENING MEMBERS)

OF EQUAL LENGTH FASTENED TOGETHER USING NAILS, LAG SCREWS OR BOLTS.

THICKNESS (U/N) ( ie. d>3d). THERE SHALL BE AT LEAST 2 ROWS OF FASTENERS

BLOCKING (U/N) AT MID POINT. ALL LOAD BEARING WALLS OVER 12'-0" TO HAVE

14. SEE ELEVATIONS FOR ALL EXTERIOR CLADDING TYPES AND LOCATIONS 15. ALL BEAMS FLUSH UNLESS NOTED OTHERWISE (D = DROPPED or F = FLUSH 16. ALL LINTELS TO BE 2- 2x10 c/w KING & JACK POSTS ON EITHER SIDE (U.N.O) 17. ALL EXPOSED EXT. WOOD TO BE PRESSURE TREATED (P.T.)

MIN. LIVE LOAD DEFLECTION= L/360, MAX. TOTAL LOAD DEFLECTLON= L/240

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

FROM THE SPECIFIED PRODUCTS BY WRITTEN APPROVAL OF THE ENGINEER ONLY.

6. ALL BEARING WALLS ARE TO HAVE HORIZONTAL BLOCKING AT MID HEIGH

4. PLYWOOD ROOF SHEATHING TO BE CONSTRUCTION-GRADE, EXTERIOR GRADE, GOOD-ONE-SIDE

COORDINATE ALL WORK WITH THE TIMBER SUBCONTRACTOR.

3. ALL LVL's TO BE 2.0E, 3100 Fb (UNLESS OTHERWISE NOTED

LINTELS AND POSTS. ALL EXPOSED LUMBER TO BE P.T.

CERTIFIED FOR ENGINEERING USES.

BUILT-UP MEMBER ALONG THE LENGTH.

CONTINUOUS HORIZONTAL BLOCKING AT THIRD POINTS

LIVE LOAD = 40 PSF DEAD LOAD =15 PSF

ACROSS THE MEMBER WIDTH

LOADS & DEFLECTION:

EDGES AND @ 8" o/c ELSEWHERE

POINTS OF BEARING.

AND TIMBER MEMBER SIZING ARE TO BE DESIGNED BY A SUBCONTRACTOR WHO IS A

MEMBER OF THE TIMBER FRAMER'S GUILD OF NORTH AMERICA AND THE TIMBER FRAME

UP THE ROOF SLOPE TO A LINE NOT LESS THAN (300MM) 11 3/4" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (9.26.5).

# CLADDING & COMPONENTS

1. RUN FLASHING UP WALL 6" MINIMUM AT BACKSIDE OF AIR BARRIER, TAPE JOINT. 2. AIR BARRIERS ARE TO BE CONTINUOUS. (9.25.3.3)

3. FIXTURES TO BE SPECIFIED.

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS

MECHANICAL

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE 2. PROVIDE EXT. LIGHT AT ALL EXTERIOR DOORS

1. THE CONSTRUCTION OF THE PLUMBING SYSTEM SHALL CONFORM TO PART 7 OF THE O.B.C. (9.31.2.1.) 2. SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT OVERTURNING. 3. IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS. (7.4.6.4)

# AS PER CLASSIC HARDWOODS OR EQUAL

CAULK ALL GAPS W/ LATEX CAULKING. BASEROARD: 3/4" X 4-1/2" POPLAR SHOE MOLDING 3/4", 1/4 ROUND POPLAR WINDOH AND JAMB CASINGS: 3/4" X 3-1/2".

WINDOW AND DOOR HEAD CASINGS: 3/4" X 3-1/2" POPLAR WINDOW SILL: EXTENDED STOOL; MITRE ALL RETURNS. WINDOW SILL CASINGS: 3/4" X 3-1/2" POPLAR, MITRE END RETURNS.

1. PROVIDE WATER PROOF WALL FINISH AS PER 9.29.2 OF 2012 O.B.C. 2. PROVIDE WATER RESISTENT FLOORING AS PER 9.30.1 OF 2012 O.B.C 3. PROVIDE FIRE PROTECTION AROUND COOKTOPS AS PER 9.10.22 OF 2012 O.B.C.

. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 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 w/ A SHOWER

- MIN. 15 3/4" ABOVE RIM OF TUBS w/o A SHOWER 2. ALL PLUMBING FIX. TO BE CAN/USA-B45.0 CERT. WITH MAX FLUSH CYCLE OF 4.8L 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 1/2" GYPSUM BD. WITH CEMENTITIOUS BOARD AT

ALL SHOWERS, SHOWER-TUB WALLS & SHOWER WINDOW SILLS AND 6. REPLACE 1/2" GYPSUM BD. WITH WATER RESISTANT GYPSUM BD. AT BATHTUB & SURROUNDS.

# 7. PROVIDE BATHROOMS WITH EXHAUST FAN WITH DUCT TERMINATING OUTSIDE OF BUILDING. MAIN BATHROOM

STRUCTURAL STEEL

1. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR W.C./TUB/SHOWER AS PER 9.5.2.3.

2. FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2) 3. CERAMIC TILE SUBSTRATE AS PER 9.30.6.

ALL APPLIANCES TO BE ULC LISTED. AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS

1. STRUCTURAL STEEL GRADE 640.21M 350W, Fy = 345 MPa FOR W SHAPES. HSS GRADE 640.21M 350W, CLASS C, Fv = 350 MPa 2. PLATES, ANGLES ETC. SHALL CONFORM TO STRUCTURAL STEEL GRADE G40.21M 300W, Fy=300MPa 3. ENGINEER APPROVED SHOP DRAWINGS TO BE SUBMITTED FOR

### CONNECTIONS. 4. STEEL LINTELS FOR MASONRY VENEER SHALL CONFORM TO TABLE 9.20.5.2B.

# **GENERAL DEMOLITION NOTES**

1 ALL AREAS DISTURBED BY DEMOLITION WILL HAVE THIER SURROUNDINGS PATCHED UP AND REASSEMBLED AS PER EXISTING CONSTRUCTION METHODS AND MATERIALS AND AS TO MAINTAIN EXISTING FIRE RATINGS.

2. NONE OF THE EXISTING STRUCTURAL ELEMENTS ARE TO BE REMOVED (EXCEPT AS NOTED) OR TAMPERED WITH AND WILL MAINTAIN THEIR EXISTING FIRE RATING ASSEMBLIES EXCEPT WHERE NOTED ON PLAN.

# REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2012 ONTARIO BUILDINO CODE (O.REO 332/12) & THE CSA STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN. 2. THE CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE &

**GENERAL STRUCTURAL NOTES** 

THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND/OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK. WHEN IN DOUBT, THE ARCHITECTURAL DRAWINGS WILL GOVERN. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING REQUIRED TO UNDERTAKE THE 4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & OTHER 5 . DO NOT SCALE DRAWINGS.

# **FOUNDATIONS**

MINIMUM HEADROOM CLEARANCE OF (3.65 M) 6'-9" STAIRS

I. ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MIN. ALLOWABLE BEARING VALUE OF 75 kPa. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE. 2. PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION. 3. PROVIDE 5'-0" (1500mm) MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR HEATED FOOTINGS. CONSULT SOILS REPORT NOTED FOR ADDITIONAL REQUIREMENTS. 4. BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS (EXCEFT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), AND COMPACTED IN LAYERS AS SPECIFIED BY GEOTECHNICAL ENGINEER. 5. CONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION AND COMPACTION OF FILL SUPPORTING SLAB ON GRADE.

1. ALL CONCRETE TO BE MINIMUM 20MPa @ 28 DAYS OR BETTER, CLASS "F-2" OR CLASS "N". CONCRETE FOR GARAGE SLABS TO BE CLASS "C-2", MINIMUM 32 MPa. @ 28 DAY c/w 5-8% AIR ENTRAINMENT. (UNLESS NOTED OTHERWISE) 2. 32 MPA CONCRETE SHALL BE USED FOR THE GARAGE AND EXTERIOR FLATWORK. (9.3.1.6) w/ 5 - 8% AIR 3. WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THAN (1200MM) 3'11" IN LENGTH OR CONTAINS OPENINGS IN MORE THAN 25% OF ITS LENGTH, THAT PORTION OF THE WALL SHALL BE CONSIDERED LATERALLY UNSUPPORTED, UNLESS THE WALL AROUND THE OPENING IS REINFORCED.

# WOOD ROOF TRUSSES

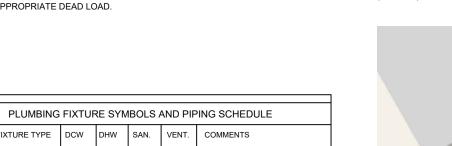
AND APPROPRIATE DEAD LOAD.

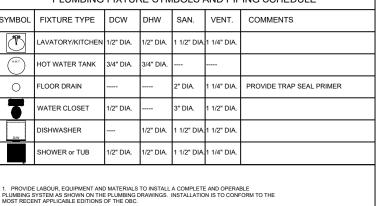
I. ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES 2012 ONTARIO BUILDING CODE (LATEST EDITION) AND CSA-86.1 THE PROVINCE OF ONTARIO.

CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.

2. TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN 4. TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT (REFER TO NBCC 1995 STRUCTURAL 5 SPECIFIC-PURPOSE CONNECTORS (HURRICANE CLIPS) MAY BE REQUIRED AT ALL TRUSS-TO-PLATE

6. ROOF TRUSSES SHALL BE PRE-ENGINEERED AND PREFABRICATED TO SUPPORT 1.78 KPA (37.1 PSF) SNOW LOAD



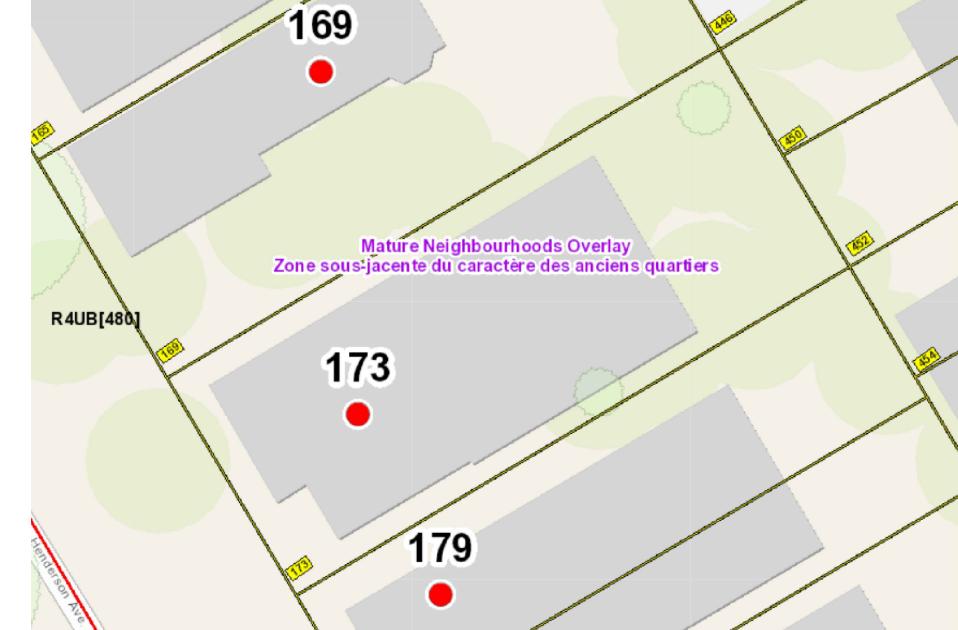


VENTING OF ALL FIXTURES IS TO CONFORM TO THE REQUIREMENTS OF PART 7 OF THE OBC. NO NEW PLUMBING IS TO BE LOCATED IN EXTERIOR WALLS. PROVIDE SANITARY, HOT AND COLD WATER LINES AND VENTING AS OUTLINED IN THE PLUMBING FIXTURE EDULE. ALL FIXTURES ARE TO BE INSTALLED WITH ISOLATION VALVES ON THE HOT AND COLD WATER 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.

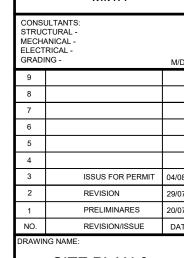
2. PROVIDE TRAP SEAL PRIMERS AND VENTING FOR ALL FLOOR DRAINS

**Committee of Adjustment** Received | Reçu le 2023-11-20

City of Ottawa | Ville d'Ottawa Comité de dérogation



173 HENDERSON AVE OTTAWA, ONTARIO



SITE PLAN & F.M. TE:JULY 13, 202

O

2

azul designs

AZUL DESIGNS - BCIN#: 33578

OTTAWA, ON. K1H 7G2

emands Hote

FERNANDO MATOS - BCIN#: 22431

613-884-4425

QUALIFICATION INFO

SMALL BUILDINGS

e undersigned has reviewed and take

responsibility for this design, and has the

ualifications and meets the requirement

set out in the Ontario Building Code to be

ALL DESIGN AND CONSTRUCTION TO BE IN

CORDANCE WITH THE ONTARIO BUILDING CO

ALL CONTRACTORS MUST WORK IN ACCORDANG VITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

T IS THE RESPONSIBILITY OF THE APPROPRIATE

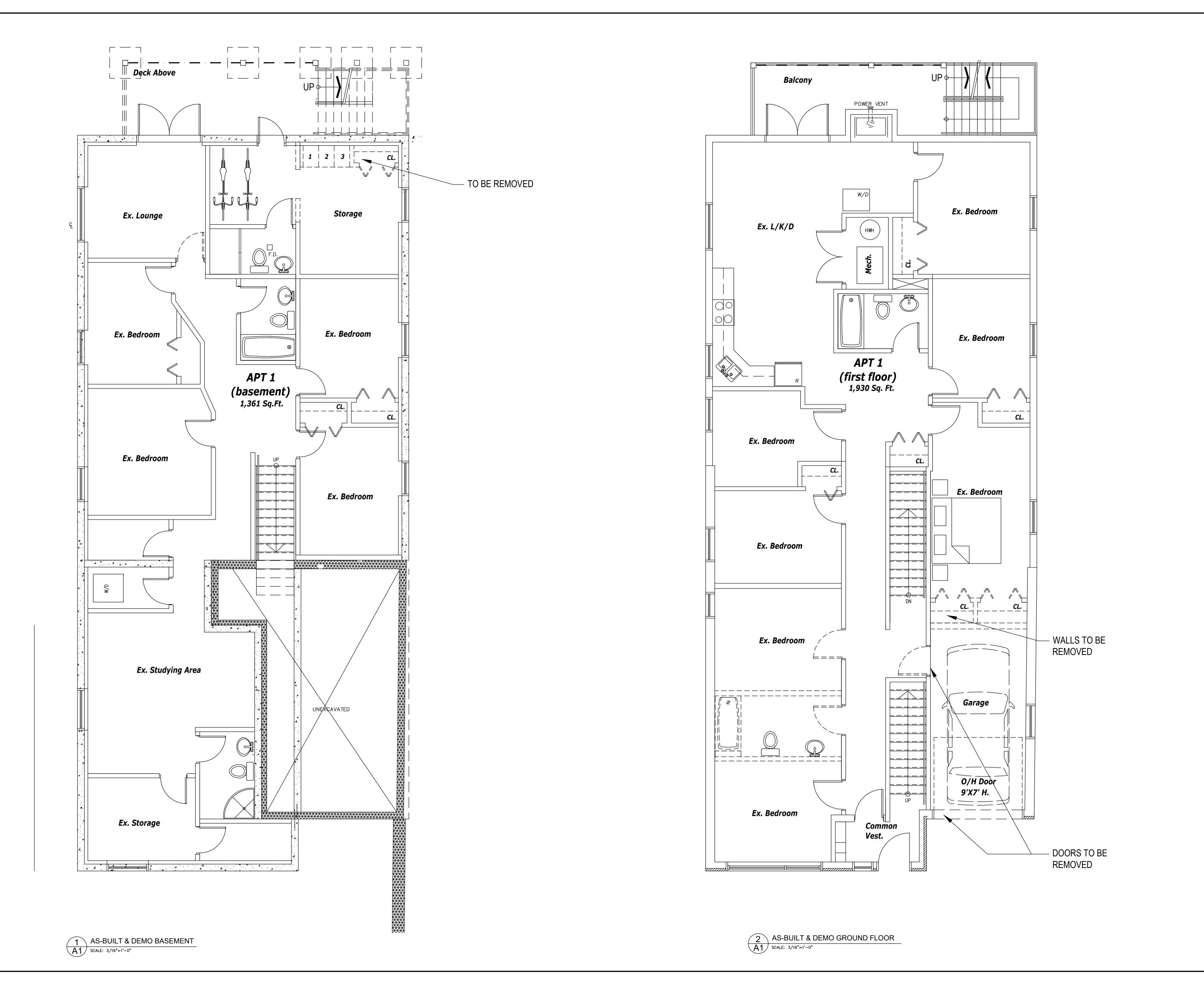
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS

AND OMISSIONS TO THE ARCHITECT/DESIGNE

RESPONSIBILITIES

DO NOT SCALE DRAWINGS

OPYRIGHT RESERVED



azul designs

AZUL DESIGNS - BCIN#: 33578 2277 PROSPECT AVE. OTTAWA, ON. K1H 7G2

Fernando Moto

FERNANDO MATOS - BCIN#: 22431 613-884-4425 QUALIFICATION INFO SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CO

ALL CONTRACTORS MUST WORK IN ACCORDAN WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

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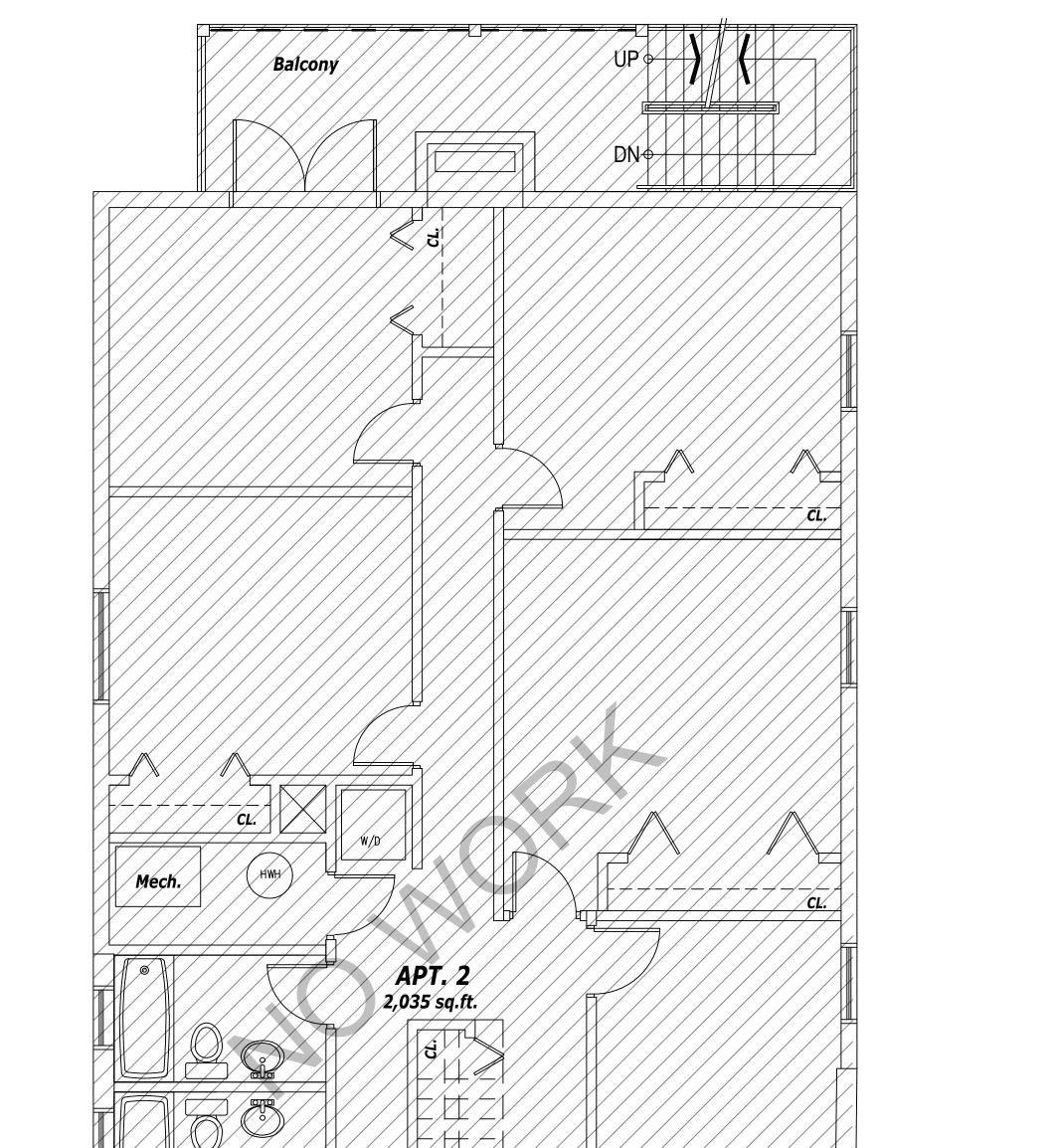
GENERAL NOTES:

3  $\overline{\phantom{a}}$ 

97 FOURTH AVE. OTTAWA, ONTARIO K1N 7P7 ISSUE FOR MINOR VARIANCE 2023/0 REVISION/ISSUE DATE **EXISTING** SECOND & THIRD FLOOR

F.M.

DATE: JULY 13, 2023 SCALE: AS NOTED



azul designs

AZUL DESIGNS - BCIN#: 33578 2277 PROSPECT AVE. OTTAWA, ON. K1H 7G2

FERNANDO MATOS - BCIN#: 22431 613-884-4425 QUALIFICATION INFO
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97 FOURTH AVE. OTTAWA, ONTARIO K1N 7P7

REVISION/ISSUE DATE EXISTING SECOND & THIRD FLOOR

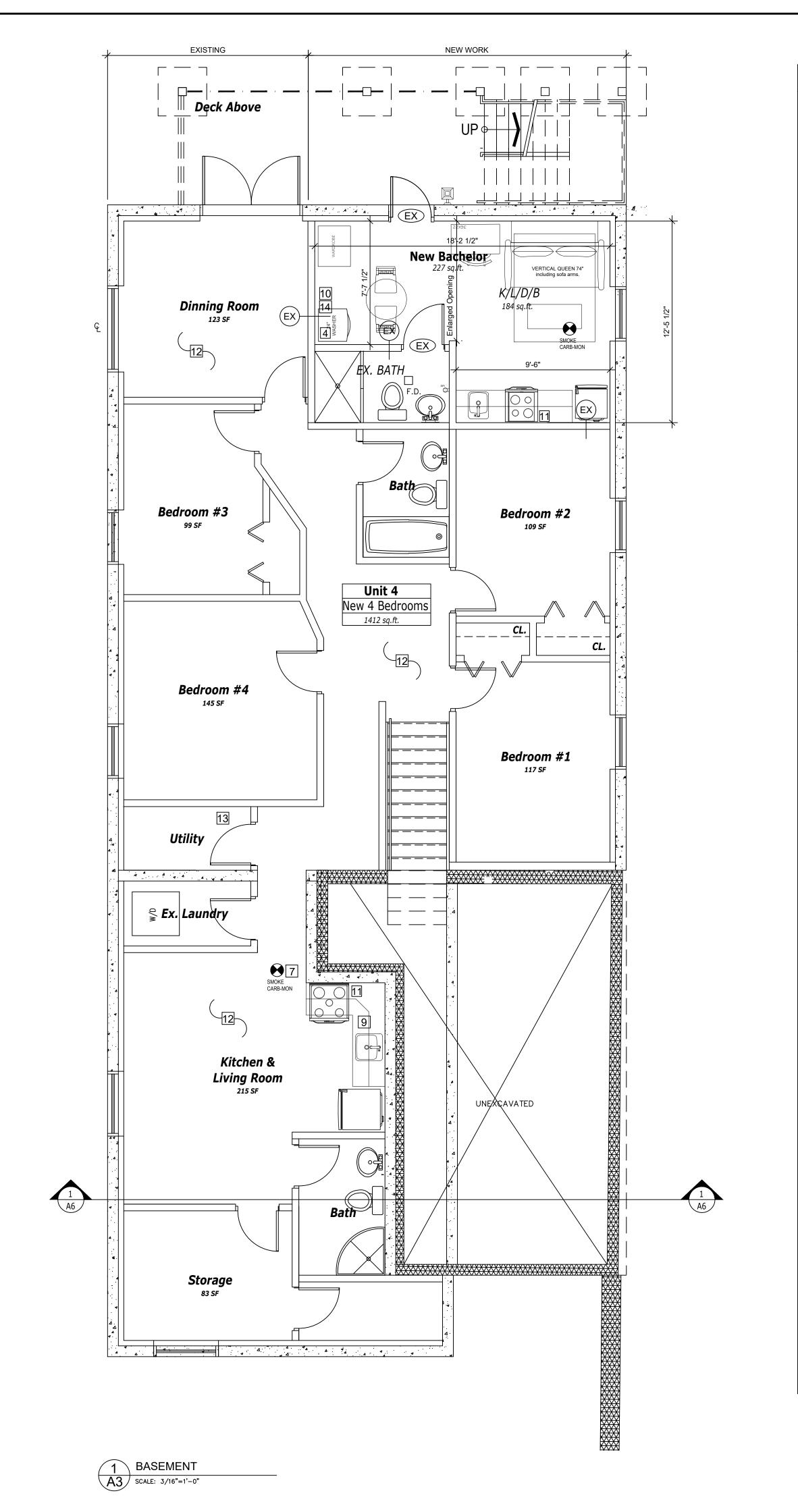
F.M.

DATE: JULY 13, 2023 SCALE: AS NOTED

AS-BUILT SECOND FLOOR (REFERENCE ONLY)

SCALE: 3/16"=1'-0"

AS-BUILT THIRD FLOOR (REFERENCE ONLY)
SCALE: 3/16"=1'-0"



# WALL & FLOOR ASSEMBLY

(P1) COMBUSTIBLE 1 HR FRR EXTERIOR WALL ASSEMBLY @ BRICK VENEER SB-3, EW1a

- 3 5/8"x2 1/4"x7 5/8" BRICK VENEER, 7/8"x7"x0.03" GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT. WEEP HOLES @ 2'-7" c/w BASE AND THROUGH WALL FLASHING AS REQUIRED - 1" AIR SPACE

- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE - 7/16" O.S.B. SHEATHING NAILED AS DIAPHRAGM w/ 2.5"

NAILS @ 4" o/c - 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT

- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.

- 5/8" TYPE "X" GYPSUM BOARD TAPED AND SANDED - PAINT FINISH

1 HR. FRR NON-LOAD BEARING WALL SB-3, W4a

- PAINT FINISH - 5/8" TYPE 'X' GYPSUM BOARD-TAPED & SANDED - 2x4 STUD WALL @ 16" o/c. c/w MID SPAN BLOCKING

- 3 1/2" or 5 1/2" FIBRE GLASS INSULATION - RESILIENT METAL CHANNELS @ 24" o/c - 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON METAL

CHANNELS - PAINT FINISH

TYPICAL INTERIOR PARTITION - PAINT FINISH

- 1/2" GYPSUM BOARD-TAPED & SANDED - 2x4 STUD WALL @ 16" o/c.

- 1/2" GYPSUM BOARD-TAPED & SANDED - PAINT FINISH

TYPICAL INTERIOR PARTITION

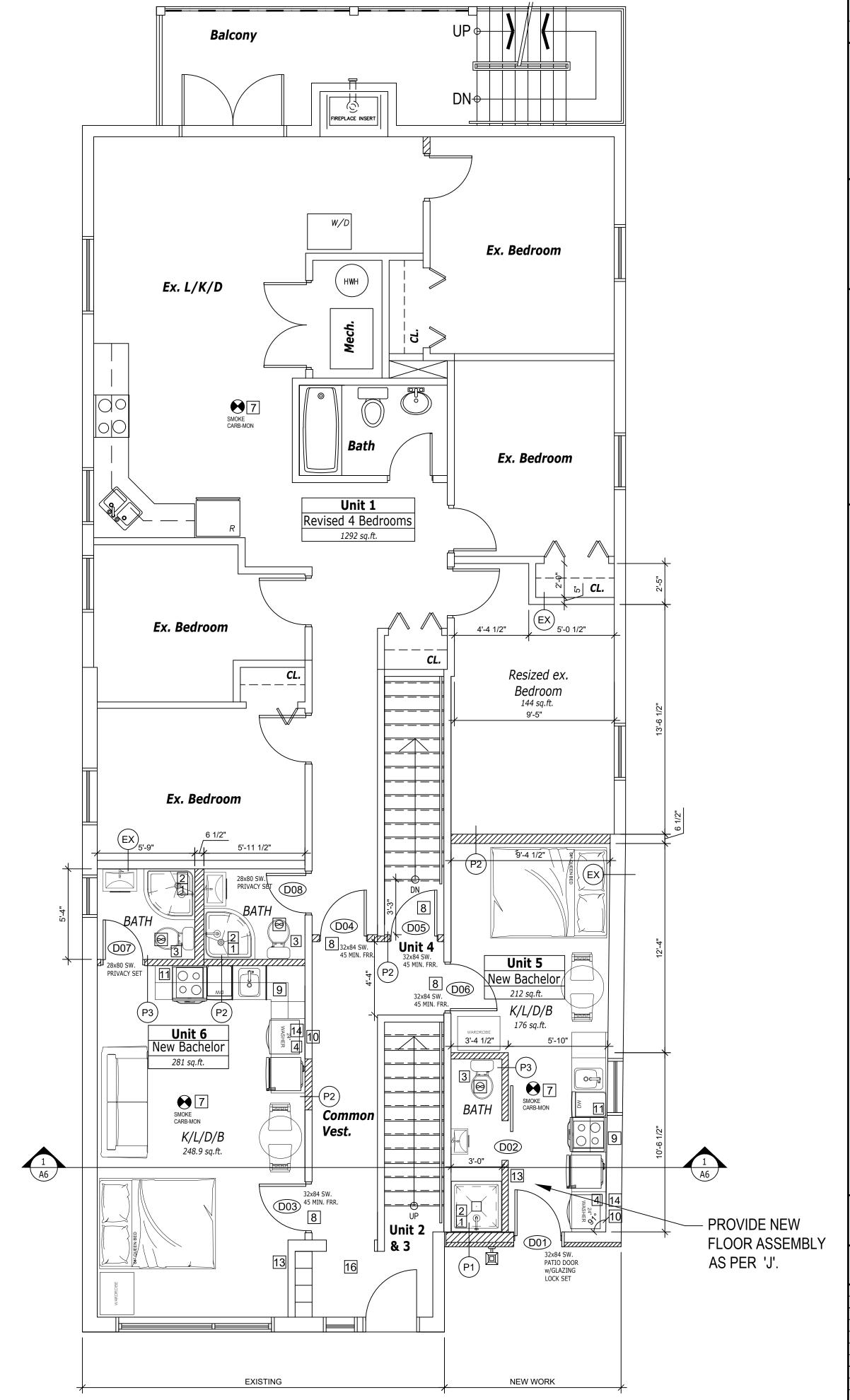
- FLOOR FINISH - 5/8" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED

- 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT

- 6 mil POLYETHYLENE VAPOUR BARRIER - EXISTING 4" CONCRETE SLAB

# **CONSTRUCTION NOTES**

- 1 REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON WALL ADJACENT TO WATER CLOSET, SHOWER OR BATHTUB
- PROVIDE MOISTURE RESISTANCE BACKING ON WALLS AROUND BATHTUBS AND SHOWERS
- BATHROOM FAN EXHAUST TO EXTERIOR
- 4 EXHAUST DRYER TO EXTERIOR (SURFACE MOUNT)
- SMOKE MONOXIDE DETECTOR INTERCONNECTED TO ALL OTHER SMOKE DETECTORS' WITHIN THE SAME UNIT
- ALL PIPING PENETRATING A FIRE RATED SEPARATION TO BE SEALED BY A FIRESTOP SYSTEM HAVING A FRR NOT LESS THAN THE FRR OF THE FIRE SEPARATION, NON-COMBUSTIBLE AND TIGHTLY FITTED.
- INTERCONNECTED SMOKE/CO DETECTOR ON EACH FLOOR AS PER OBC DIV. B, 9.10.19 & 9.33.4 ADDITIONAL INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM c/w VISUAL SIGNAL AND AS PER OBC DIV. B, 9.10.19
- 8 32" 45 MINUTE FRR DOOR (OBC 2006, DIV. B 9.6.3.1& 9.10.13.1)
  - -SELF-CLOSING DEVICE (OBC 2006, DIV. B 9.10.13.10) -DEADBOLT LOCK (OBC 2006, DIV. B - 9.6.8.3) -DOOR VIEWER (OBC 2006, DIV B - 9.6.8.8) - NOT REQUIRED AT SERVICE AND VESTIBULE ROOMS
- 9 UPPER CABINETS ABOVE AND COUNTERTOP BELOW
- 10 PROVIDE FLOOR DRAIN FOR WASHER IN CERAMIC TILE
- 11 STOVE HOOD VENT SURFACE MOUNT EXHAUST TO **EXTERIOR**
- PROVIDE A CONTINUOUS 1HR, FRR CEILING THROUGHOUT ENTIRE CEILING
- PROVIDE AN ELECTRICAL SUBPANEL TO EACH NEW UNIT CONNECTED TO ELECT. METER AT EXTERIOR, IF REQUIRED ELECTRICIAN WILL SETUP THE REQUIRED LOAD SERVICE TO THE BUILDING (TO CONFIRM WITH
- PROVIDE COLD/HOT WATER CONNECTION AND DRAIN FOR WASHER, BUILD OUT NEXT TO EXT. WALL
- 15 STACK PIPE PENETRATING FIRE RATED WALLS OR CEILINGS TO BE SEALED BY A FIRESTOP SYSTEM HAVING AN F RATING NOT LESS THAN THE FIRE RESISTANCE RATING OF THE FIRE SEPARATION, NON-COMBUSTIBLE AND TIGHTLY FITTED
- EMERGENCY LIGHTING AS PER OBC DIV. B, 9.9.12.3



GROUND FLOOR A3 SCALE: 3/16"=1'-0"

azul designs

AZUL DESIGNS - BCIN#: 33578

OTTAWA, ON. K1H 7G2

Genardo Hots

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

LIND

2

C

97 FOURTH AVE.

OTTAWA, ONTARIO

ISSUE FOR MINOR VARIANCE 2023/0 REVISION/ISSUE DAT

**BASEMENT & GROUND FLOOR** 

F.M.

DATE: JULY 13, 2023 ALE: AS NOTED

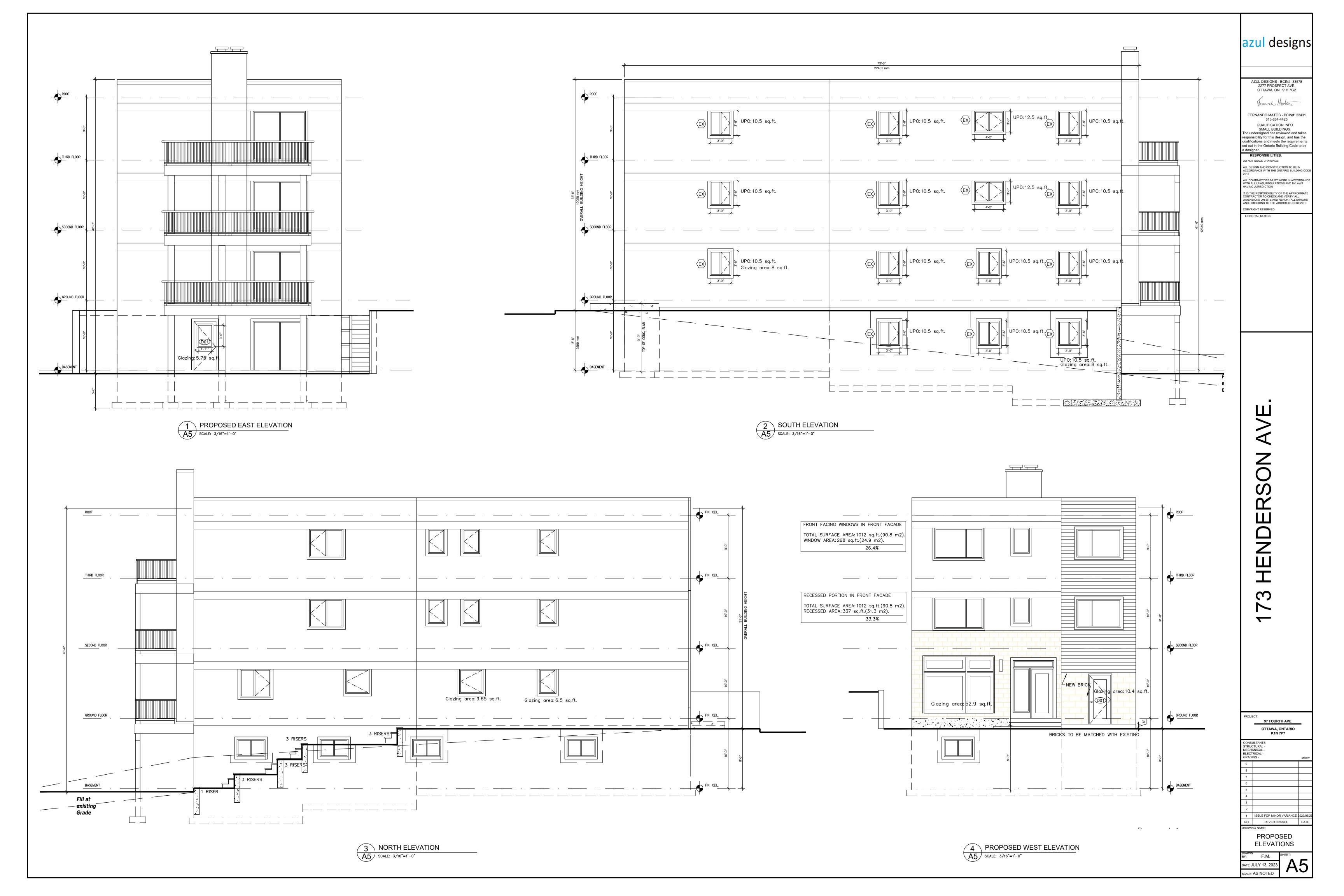
QUALIFICATION INFO SMALL BUILDINGS The undersigned has reviewed and take responsibility for this design, and has the set out in the Ontario Building Code to be

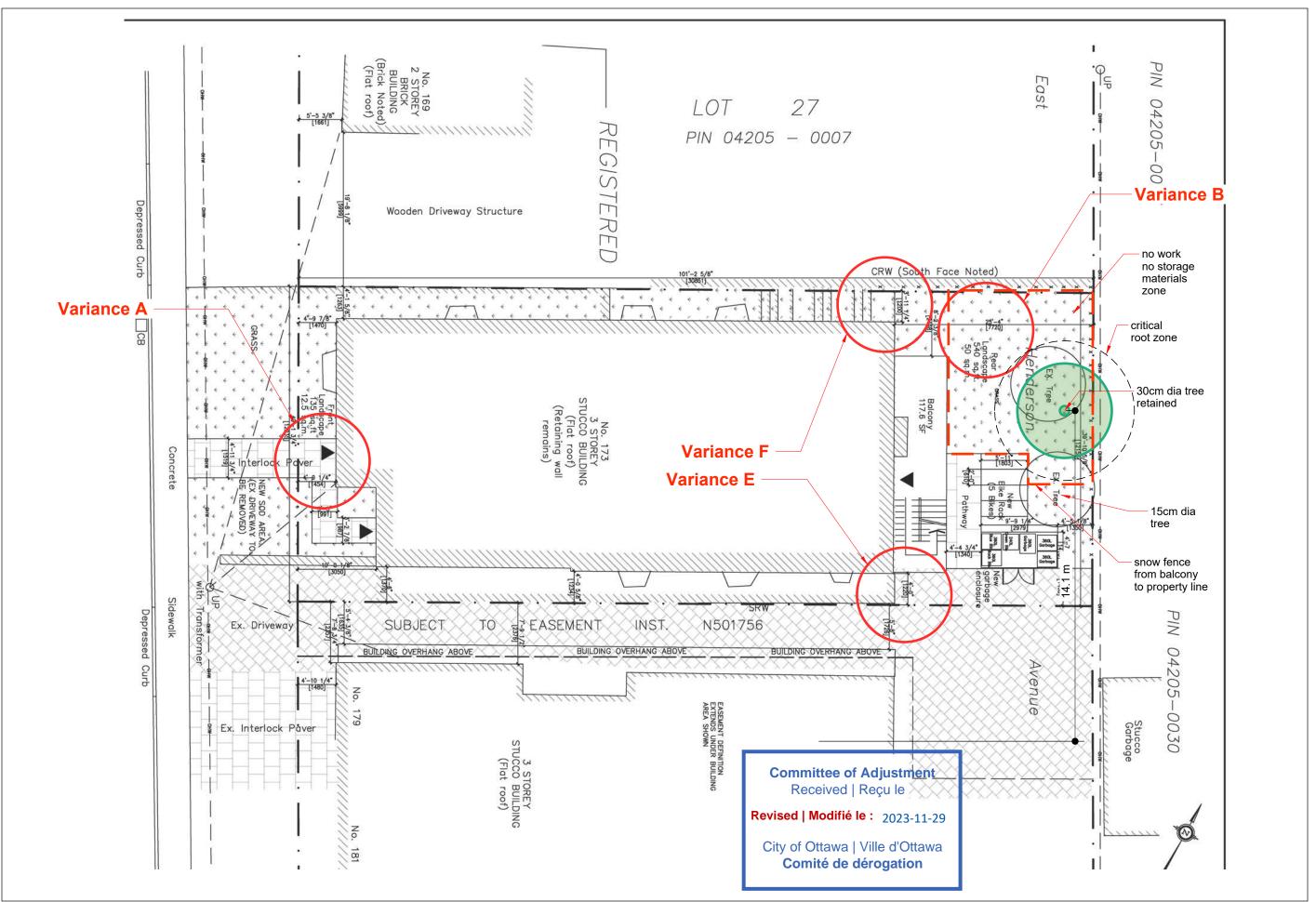
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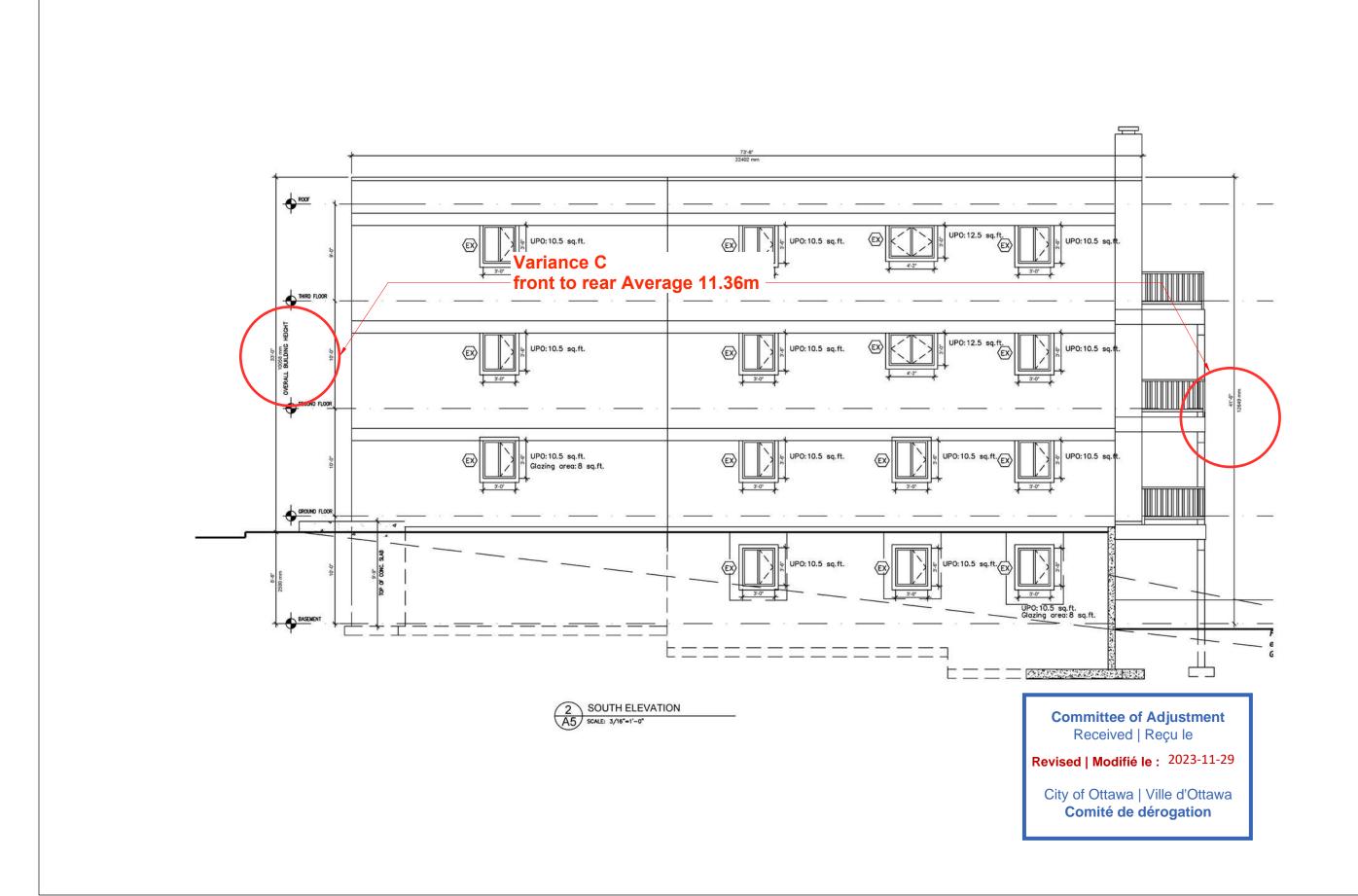
Modulink Planning & Design 331 Osgoode Street Apt 3, Ottawa, Ont. K1N 1H2

PROJECT CLI 173 Henderson **Scale** 1:150

173 DRAWN BY

November 29, 2023

**A.01** 





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November 29, 2023 Elevation

**A.02**