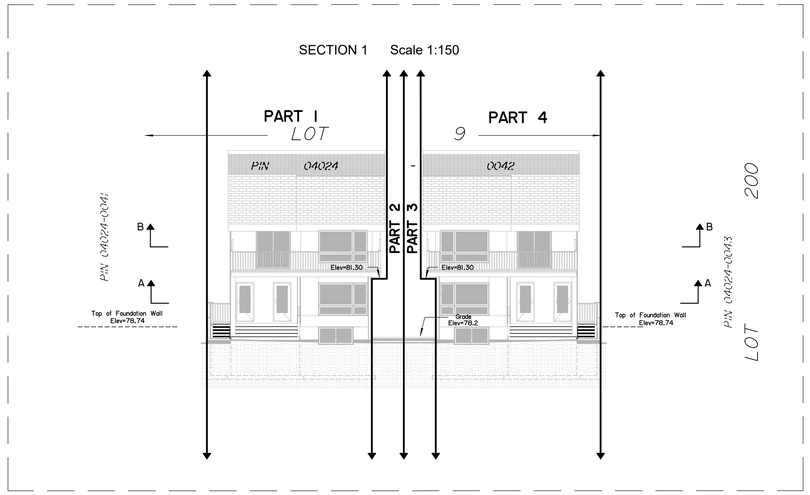


SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
304.3	1	PART OF 9	206	ALL OF 04024-0042
78.9	2			
78.9	3			
306.3	4			

Committee of Adjustment
Received | Reçu le
2025-05-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10,

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5027371.80	Easting	363998.14
. Point B	Northing	5027436.92	Easting	363969.68

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N23°36'20"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

DRAFT *STRATA PLAN OF SURVEY OF*

PART OF LOT 9
REGISTERED PLAN 206
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

Metric

DISTANCES AND COORDINATES 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, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the _ _ day of _ _ _ _ _ _ _ _, 2025.

Mmmmm DD, YYYY
Date

E. H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBø	"	Round Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
Acc.	"	Accepted
CLF	"	Chain Link Fence
BF	"	Board Fence
RWT	"	Timber Retaining Wall
Fdn.	"	Foundation
(P1)	"	Registered Plan 206
(P2)	"	Registered Plan 359
(P3)	"	(AOG) Plan dated March 10, 2022
(P4)	"	(1319) Plan dated March 31, 1992
(P5)	"	Plan 5R-13844
(P6)	"	(AOG) Plan dated April 15, 2009
(P7)	"	(725) Notes dated November 18, 1954
(P8)	"	Plan 5R-7581
(P9)	"	(725) Notes May 24, 1973
(P10)	"	(948) Notes dated August 24, 1984
(P11)	"	(AOV) Plan dated November 6, 2024
(DI)	"	Inst. N439075

I - See Section 1 for Vertical Limits

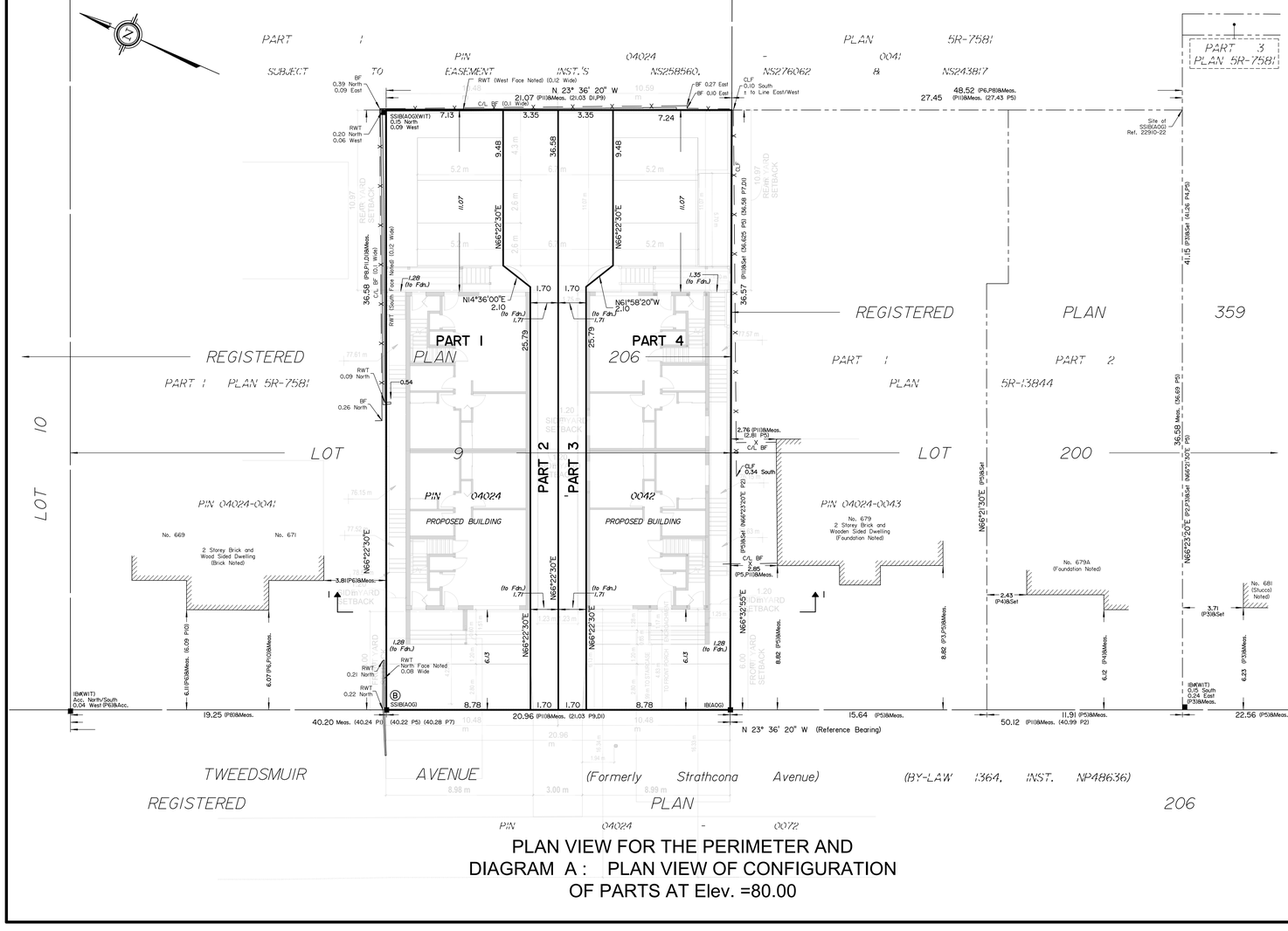
A - See Diagram A for Horizontal Limits

↓ - Downwards Without Limit

↑ - Upwards Without Limit

Parts 1, 2, 3 and 4 are limited vertically.

BENCHMARK NOTE
Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa Benchmark No, N-10 having an elevation of 80.081 metres.



PLAN VIEW FOR THE PERIMETER AND
DIAGRAM A : PLAN VIEW OF CONFIGURATION
OF PARTS AT Elev. =80.00

DIAGRAM B : PLAN VIEW OF CONFIGURATION
OF PARTS AT Elev. =83.00

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Ontario Land Surveyors

Job No. 24844-24 Ways PIL19 RP206 R 03

GENERAL NOTES

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2024 ONTARIO BUILDING CODE & THE CSA STANDARDS. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE AND REPORT ANY DISCREPANCIES OR ON-SITE CONDITIONS THAT MAY NEGATIVELY AFFECT THE COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE DRAINAGE REQUIRED FOR CONSTRUCTION.
4. DO NOT SCALE DRAWINGS

FOUNDATIONS

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

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:
   FOOTINGS - 75 mm
   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: CAN/CSA-G40.21
   - 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-W47.1
   - 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 FOR OTHER SHAPES
   - 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 mm) DIA.

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 INDICATED ON THESE DRAWINGS.
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 OF BEARING.

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

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

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

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

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

STAIRS

1. THE CLEAR HEIGHT OVER STAIRS SHALL BE MEASURED VERTICALLY, OVER THE CLEAR WIDTH OF THE STAIR, FROM A STRAIGHT LINE TANGENT TO THE TREAD AND LANDING NOSINGS TO THE LOWEST POINT ABOVE.
- HEADROOM CLEARANCE IS 6'-9" (2050mm) MIN.
- FOR SINGLE DWELLING UNIT OR A DWELLING UNIT WITH SDU IS 6'-5" (1950mm)
- FOR STAIRS THAT ARE LOCATED UNDER BEAMS AND DUCTING IN SDU IS 6'-13/16" (1850mm) - OBC 9.8.2.2.
2. NOSING TO BE EITHER ROUNDED OR BEVELED EXTENDING NOT LESS THAN 6 MM AND NOT MORE THAN 14 MM - OBC 9.8.4.8.

TABLE 9.8.4.1.
RISE FOR RECTANGULAR TREADS, TAPERED TREADS AND WINDERS AND RUN FOR RECTANGULAR TREADS

STAIR TYPE	MAX. RISE FOR ALL STEPS	MIN. RISE FOR ALL STEPS	MAX. RUN FOR RECTANGULAR TREADS	MIN RUN FOR RECTANGULAR TREADS
PRIVATE STAIRS	200mm/ 7 7/8in	125mm/ 5in	355mm/ 14in	255mm/ 10 1/16in
PUBLIC STAIRS	180mm/ 7 1/16in	125mm/ 5in	NO LIMIT	280mm/ 11 1/32in
SERVICE STAIRS	NO LIMIT	125mm/ 5in	355mm/ 14in	NO LIMIT
STAIRS TO UNOCCUPIED ATTIC SPACE	NO LIMIT	125mm/ 5in	355mm/ 14in	NO LIMIT
STAIRS TO CRAWL SPACE	NO LIMIT	125mm/ 5in	355mm/ 14in	NO LIMIT
STAIRS THAT SERVE MEZZANINES NOT EXCEEDING 20 SM WITHIN LIVE/WORK UNITS	NO LIMIT	125mm/ 5in	355mm/ 14in	NO LIMIT

HANDRAILS

1. A REQUIRED HANDRAIL MUST BE CONTINUOUS, EXCEPT IN SINGLE DWELLINGS OR SECONDARY SUITES - OBC 9.8.7.2.
2. HANDRAILS MUST EXTEND ≥300 MM BEYOND STAIRS/RAMPS, EXCEPT IN SINGLE DWELLINGS OR SECONDARY SUITES - OBC 9.8.7.3.
3. HEIGHT OF HANDRAIL TO BE 31-1/2" - 38" (800-965MM) MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN TANGENT TO THE TREAD NOSINGS OF THE STAIR, THE SURFACE OF THE RAMP, FLOOR OR LANDING SERVED BY THE HANDRAIL - OBC 9.8.7.4.
4. HANDRAILS MUST HAVE ≥50 MM CLEARANCE (≥60 MM IF SURFACE IS ROUGH) AND REMAIN FULLY GRASPABLE ALONG THEIR LENGTH - OBC 9.8.7.5.

GUARDRAILS

1. REQUIRED BETWEEN ADJACENT WALKING SURFACES WITH AN ELEVATIONS DIFFERENCE GREATER THAN 23-5/8" (600mm) - OBC 9.8.8.1.
2. GENERAL GUARD HEIGHT: MINIMUM 1,070 MM.
- INTERIOR GUARDS (DWELLINGS & SECONDARY SUITES): MINIMUM 900 MM.
- EXTERIOR GUARDS (≤1.8 M ABOVE GROUND, SINGLE DWELLING/SECONDARY SUITE): MINIMUM 900 MM.
- EXTERIOR STAIRS & LANDINGS (>10 M ABOVE GROUND): MINIMUM 1,500 MM. - OBC 9.8.8.3.(3).
3. LOADING CRITERIA TO CONFORM TO OBC 4.1.5.14.
4. CLEAR SPACING BETWEEN BALUSTERS 4" (100mm) MAX - OBC 9.8.8.5.
5. NO CLIMBABLE ELEMENTS BETWEEN 4" AND 36" ABOVE FINISHED FLOOR - OBC 9.8.8.6
6. TO COMPLY WITH OBC 9.8.8. FOR RESISTANCE TO LOADING AND NEWEL ANCHORAGE.
7. SELECTED ALUMINUM GUARDRAIL SYSTEM TO BE COMPLIANT WITH THE ABOVE MENTIONED CRITERIA AND CRITERIA LISTED BELOW
   - 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 SUBCONTRACTOR.
   - 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 PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO ENGAGED BY THE INSTALLING SUBCONTRACTOR.

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.

DOORS

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

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

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

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

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

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

FINISHES

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

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

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

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.

DAYLIGHT CALCULATIONS

UNIT #	Name	Area	Daylight Required %	Daylight Provided SF	Daylight Provided %
UNIT 1A					
UNIT 1A	KITCHEN/ LIVING/ DINING/ BEDROOM	270 SF	10%	27.87 SF	10.3%
UNIT 1B					
UNIT 1B	BEDROOM 2	93 SF	5%	8.63 SF	9.3%
UNIT 1B	BEDROOM 3	195 SF	5%	12.91 SF	6.6%
UNIT 1B	KITCHEN/ DINING/ LIVING ROOM	262 SF	10%	39.78 SF	15.2%
UNIT 1B	M.BEDROOM	116 SF	5%	11.60 SF	10.0%
UNIT 1C					
UNIT 1C	BEDROOM 2	113 SF	5%	10.09 SF	8.9%
UNIT 1C	DINING/ LIVING ROOM	278 SF	10%	66.16 SF	23.8%
UNIT 1C	KITCHEN	133 SF		5.80 SF	4.4%
UNIT 1C	M.BEDROOM	140 SF	5%	10.09 SF	7.2%
UNIT 1C	OFFICE	69 SF	5%		
UNIT 2A					
UNIT 2A	KITCHEN/ LIVING/ DINING/ BEDROOM	270 SF	10%	27.87 SF	10.3%
UNIT 2B					
UNIT 2B	BEDROOM 2	93 SF	5%	8.63 SF	9.3%
UNIT 2B	BEDROOM 3	195 SF	5%	14.52 SF	7.4%
UNIT 2B	KITCHEN/ DINING/ LIVING ROOM	262 SF	10%	39.78 SF	15.2%
UNIT 2B	M.BEDROOM	116 SF	5%	11.60 SF	10.0%
UNIT 2C					
UNIT 2C	BEDROOM 2	113 SF	5%	10.09 SF	8.9%
UNIT 2C	DINING/ LIVING ROOM	305 SF	10%	66.16 SF	21.7%
UNIT 2C	KITCHEN	133 SF		5.80 SF	4.4%
UNIT 2C	M.BEDROOM	140 SF	5%	10.09 SF	7.2%
UNIT 2C	OFFICE	69 SF	5%		

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.

ROOFS

1. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM - OBC 9.19.1.2.

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

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 THE INNER FACE OF THE EXTERIOR WALL - OBC 9.26.5.1.

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

INTERIOR NOTES

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

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

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

DRAINAGE

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

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

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 UNITS".
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 VERTICAL,
   - IN A POSITION SUCH THAT THE COLD WATER INLET CONNECTION IS AT THE BOTTOM OF THE UNIT,
   - 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 ASSEMBLY.

FIREPLACES

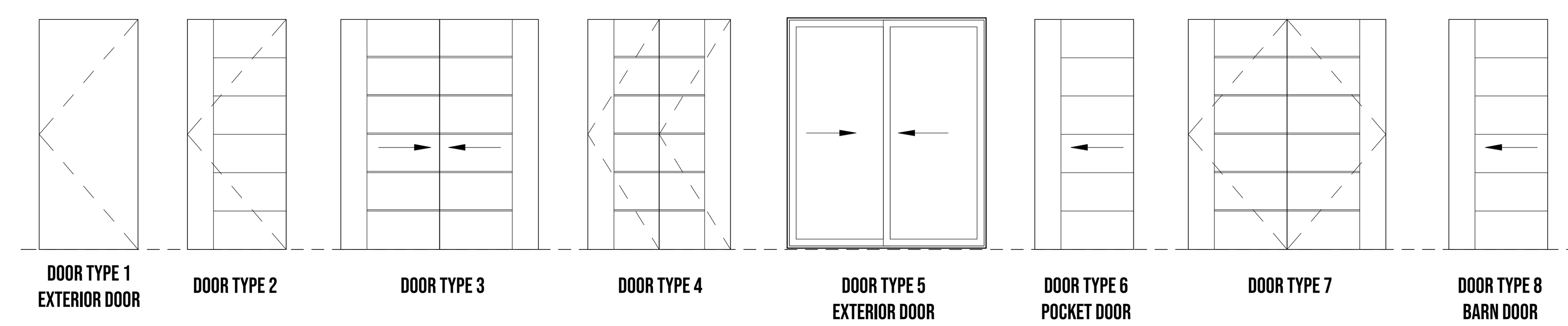
1. FIREPLACE, FIREPLACE INSERT, WOODSTOVE, AND/OR CHIMNEY TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATION.
2. FACTORY BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO ULC S 610.

APPLIANCES

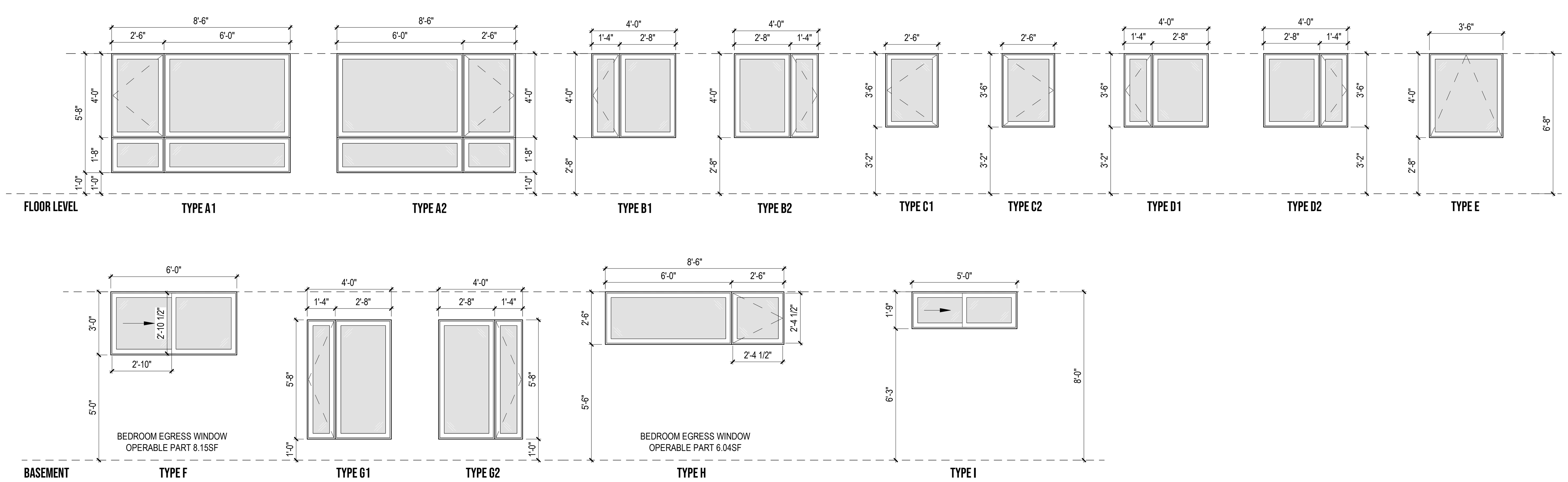
1. TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURERS SPECIFICATION.
2. FIRE PROTECTION FOR GAS AND ELECTRIC RANGES TO BE PROVIDED AS PER OBC 9.10.22.

DOOR SCHEDULE

UNIT TYPE	DOOR #	FROM ROOM	TO ROOM	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	HARDWARE	LOCKSET	FIRE-RATING	COMMENTS
1A										
1A	01	KITCHEN/ LIVING/ DINING/ BEDROOM		2'-8"	6'-8"					
1A	02	CLOSET	KITCHEN/ LIVING/ DINING/ BEDROOM	5'-0"	6'-8"					
1A	03	W/C	KITCHEN/ LIVING/ DINING/ BEDROOM	2'-4"	6'-8"					
1A	04	W/C	W/C	4'-9"	6'-8"					
1B										
1B	01			2'-10"	6'-8"					
1B	01		KITCHEN/ LIVING/ DINING/ BEDROOM	2'-8"	6'-8"					
1B	02		ENTRY CLOSET	2'-6"	6'-8"					
1B	02	KITCHEN/ LIVING/ DINING/ BEDROOM	CLOSET	5'-0"	6'-8"					
1B	03	KITCHEN/ DINING/ LIVING ROOM		2'-4"	6'-8"					
1B	03	KITCHEN/ LIVING/ DINING/ BEDROOM	W/C	2'-4"	6'-8"					
1B	04	KITCHEN/ DINING/ LIVING ROOM		2'-6"	6'-8"					
1B	04	W/C	W/C	4'-9"	6'-8"					
1B	05	W/C		2'-4"	6'-8"					
1B	06	BEDROOM 2		2'-6"	6'-8"					
1B	07	BEDROOM 2	CLOSET	5'-2 1/4"	6'-8"					
1B	08			2'-0"	6'-8"					
1B	09	M.BEDROOM		2'-6"	6'-8"					
1B	10	M.BEDROOM	CLOSET	5'-3"	6'-8"					
1B	11			2'-8"	6'-8"				1-HR	
1B	12	W/C	BEDROOM 3	2'-4"	6'-8"					
1B	13	W/C	W/C	4'-8"	6'-8"					
1B	14	BEDROOM 3	CLOSET	5'-0"	6'-8"					
1C										
1C	01			2'-10"	6'-8"					
1C	02		ENTRY CLOSET	3'-0"	6'-8"					
1C	03	W/C		2'-4"	6'-8"					
1C	04	BEDROOM 2		2'-6"	6'-8"					
1C	05	CLOSET	BEDROOM 2	6'-0"	6'-8"					
1C	06	KITCHEN	PANTRY	2'-6"	6'-8"					
1C	07	PANTRY	LAUNDRY/ UTILITY	2'-6"	6'-8"					
1C	08	BALCONY	DINING/ LIVING ROOM	6'-0"	6'-8"					
1C	09	M.BEDROOM		5'-0"	6'-8"					
1C	10	M.BEDROOM	WIC	2'-6"	6'-8"					
1C	11	EN-SUITE	WIC	2'-4"	6'-8"					
1C	12	KITCHEN		3'-2"	6'-8"					
1C	13	KITCHEN	KITCHEN	2'-8"	6'-8"					
2B										
2B	01			2'-10"	6'-10"					
2B	02	ENTRY CLOSET		2'-6"	6'-8"					
2B	03		KITCHEN/ DINING/ LIVING ROOM	2'-4"	6'-8"					
2B	04		KITCHEN/ DINING/ LIVING ROOM	2'-6"	6'-8"					
2B	05		W/C	2'-4"	6'-8"					
2B	06		BEDROOM 2	2'-6"	6'-8"					
2B	08			2'-0"	6'-8"					
2B	09		M.BEDROOM	2'-6"	6'-8"					
2B	10	CLOSET	M.BEDROOM	5'-3"	6'-8"					
2B	11			2'-8"	6'-8"				1-HR	
2B	12	BEDROOM 3	W/C	2'-4"	6'-8"					
2B	13	W/C	W/C	4'-8"	6'-8"					
2B	14	CLOSET	BEDROOM 3	5'-0"	6'-8"					
2C										
2C	01			2'-10"	6'-10"					
2C	02	ENTRY CLOSET		3'-0"	6'-8"					
2C	03	DINING/ LIVING ROOM	W/C	2'-4"	6'-8"					
2C	04	DINING/ LIVING ROOM	BEDROOM 2	2'-6"	6'-8"					
2C	05	BEDROOM 2	closet	6'-0"	6'-8"					
2C	06	PANTRY	KITCHEN	2'-6"	6'-8"					
2C	07	CLOSET	BEDROOM 2	5'-2 1/4"	6'-8"					
2C	07	LAUNDRY/ UTILITY	PANTRY	2'-6"	6'-8"					
2C	08	DINING/ LIVING ROOM	BALCONY	6'-0"	6'-8"					
2C	09		M.BEDROOM	5'-0"	6'-8"					
2C	10	WIC	M.BEDROOM	2'-6"	6'-8"					
2C	11	WIC	EN-SUITE	2'-4"	6'-8"					
2C	12		KITCHEN	3'-2"	6'-8"					
2C	13	KITCHEN	KITCHEN	2'-8"	6'-8"					



DOOR TYPES
1/4" = 1'-0"



WINDOW SCHEDULE
1/4" = 1'-0"

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

Committee of Adjustment
Received | Reçu le
2025-05-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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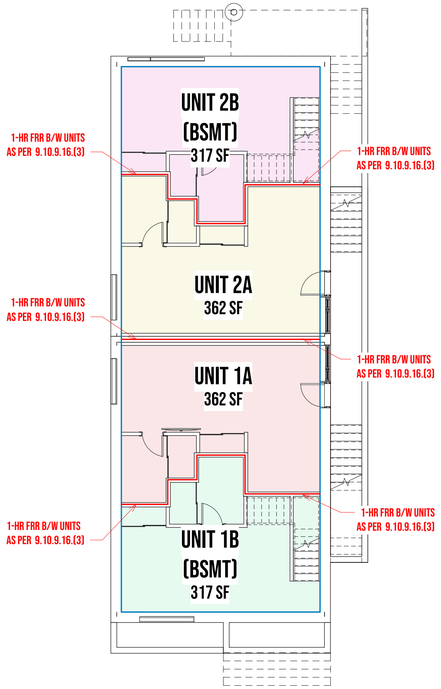
SPECIFICATIONS

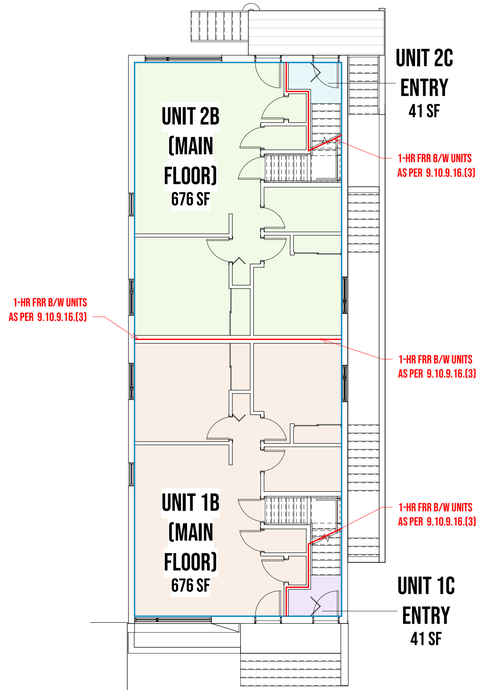
N

A1.1



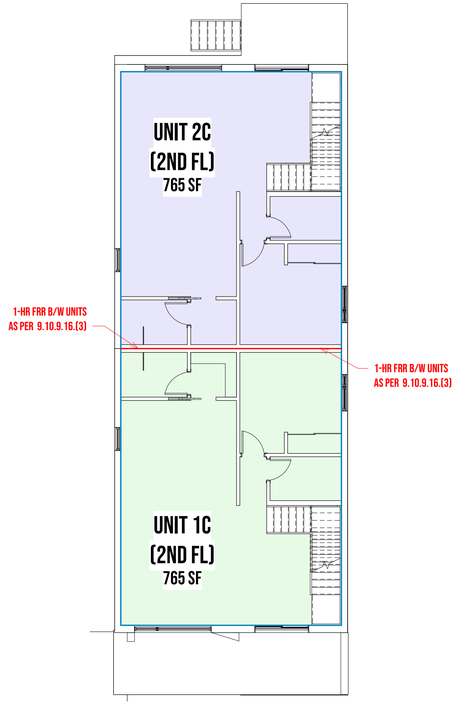
GROSS BASEMENT AREA - 1557 SF

1 BASEMENT
1/8" = 1'-0"



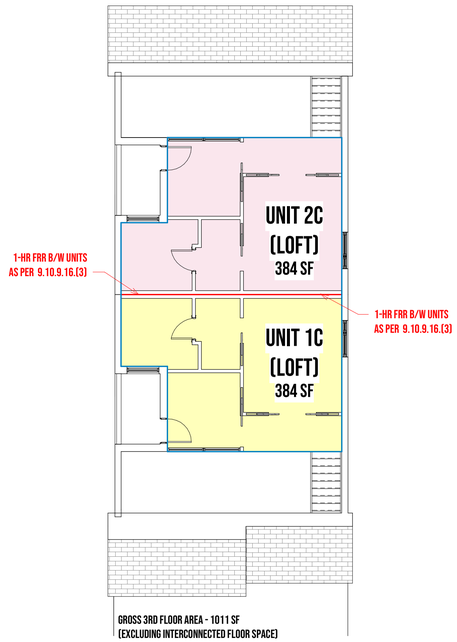
GROSS MAIN FLOOR AREA - 1575 SF

2 MAIN FLOOR
1/8" = 1'-0"



GROSS 2ND FLOOR AREA - 1673 SF

3 2ND FLOOR
1/8" = 1'-0"



GROSS 3RD FLOOR AREA - 1011 SF
(EXCLUDING INTERCONNECTED FLOOR SPACE)

4 3RD FLOOR
1/8" = 1'-0"

APPLICABLE OBC 2024 REQUIREMENTS FOR FIRE-SEPARATION

OBC 2024, 9.10.12.4. PROTECTION OF SOFFITS
(3) Protection required by Sentence (2) shall be provided by
- **(a)** noncombustible material having a minimum thickness of 0.38 mm and a melting point not below 650°C,
- **(b)** not less than 12.7 mm thick gypsum soffit board or gypsum wallboard installed according to CSA A82.31-M, "Gypsum Board Application,"
- **(c)** not less than 11 mm thick plywood,
- **(d)** not less than 12.5 mm thick OSB or waferboard, or
- **(e)** not less than 11 mm thick lumber.

OBC 2024, 9.10.9.16. SEPARATION OF RESIDENTIAL SUITES
(1) Except as provided in Sentences (2) and (3) and Article 9.10.21.2., suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a fire-resistance rating of not less than 45 min.

(3) Except as provided in Sentences(4) and (5), dwelling units that contain 2 or more storeys including basements shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h.

(4) Walls and floor-ceiling framing in a house with a secondary suite that separate dwelling units from each other or dwelling units from ancillary spaces and common spaces need not comply with Sentence (1), where the walls and floor-ceiling framing are protected by a continuous smoke-tight barrier of not less than 15.9mm thick Type X gypsum board installed on
- **(a)** both sides of walls, and
- **(b)** the underside of floor-ceiling framing.

Smoke-tight barriers must have sealed joints or filled openings at connections to maintain integrity - OBC 2024, A-9.10.9.2.(2) AND (3)

OBC 2024, 9.10.12.3. EXTERIOR WALLS MEETING AT AN ANGLE
(2) Exterior wall of each fire compartment (where exterior walls of a building meet at an external angle of 135° or less) within the 1.2 m distance shall have a fire-resistance rating not less than that required for the interior vertical fire separation between the compartment and the remainder of the building.

OBC 2024, 9.10.15.5. CONSTRUCTION OF EXPOSING BUILDING FACE OF HOUSES

(1.1) (b) the limiting distance is less than 1.2 m but not less than 0.6 m, provided that the exposing building face has a fire-resistance rating of not less than 45 min

OBC 2024, 9.10.9.6. GENERAL REQUIREMENTS FOR PENETRATIONS OF FIRE SEPARATIONS
- **Firestop Requirement:** Must meet CAN/ULC-S115 with an F rating matching the required fire-resistance rating.
- **Alternative Sealing:** If the penetrating item is steel, ferrous, copper, concrete, or masonry, it must be tightly fitted or cast in place.
- **Integrity Maintenance:** Penetrations must be sealed to preserve fire separation effectiveness.
- **Firewall Penetrations:** Must be sealed with a firestop meeting CAN/ULC-S115 with an FT rating not less than the fire-resistance rating.

OBC 2024, A-9.10.9.6.(1) PENETRATION OF FIRE SEPARATIONS
- **Part 9 Buildings:** Fire separation integrity is maintained using generic firestop materials such as mineral wool, gypsum plaster, or Portland cement mortar, as specified in Clause 9.10.9.6.(1)(c).

OBC 2024, 9.10.9.7. PIPING PENETRATIONS
- **General Requirement:** Drain, waste, vent, and central vacuum piping may penetrate a fire separation or fire-rated membrane if protected per 9.10.9.6.(1)(a) or (b), except as noted.
- **Vertical Fire Separations:** Combustible DWV piping is permitted on one side only, provided it is not in a vertical shaft.
- **Horizontal Fire Separations (Two-Dwelling Buildings):** Combustible DWV piping is allowed on one side only.
- **Water Distribution Pipes:**
  - Noncombustible piping must be protected per 9.10.9.6.(1).
  - Combustible piping (if not in a vertical shaft) must be sealed with a firestop per 9.10.9.6.(1)(a).

OBC 2024, 9.10.9.8. PENETRATIONS BY OUTLET BOXES OR SERVICE EQUIPMENT IN CONCEALED SPACES
- **General Requirement:** Outlet boxes may penetrate fire-rated assemblies if sealed with a firestop meeting CAN/ULC-S115 with an FT rating matching the fire-resistance rating.
- **Noncombustible Outlet Boxes:** Exempt if they are ≤0.016 m², total ≤0.065 m² per 9.3 m², and have ≤3 mm annular space around them.
- **Combustible Outlet Boxes:** Exempt if enclosed in ≤0.3 m² fire-blocking material or within noncombustible mineral fiber insulation (≥ 1.22 kg/m³), with total openings ≤0.016 m² per space.
- **Opposite Sides of Vertical Fire Separations:** Noncombustible boxes allowed if ≥600 mm apart, enclosed, or in insulated spaces; combustible boxes allowed per enclosure/insulation rules.
- **Service Equipment Penetrations:** Must be sealed with a firestop per CAN/ULC-S115 or 9.10.9.6.(1)(a) if within a wall cavity, floor, ceiling, or service space above/below the fire separation.

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- R/O OF WINDOWS
- C/L DOORS

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AREAS & FIRE-RATING

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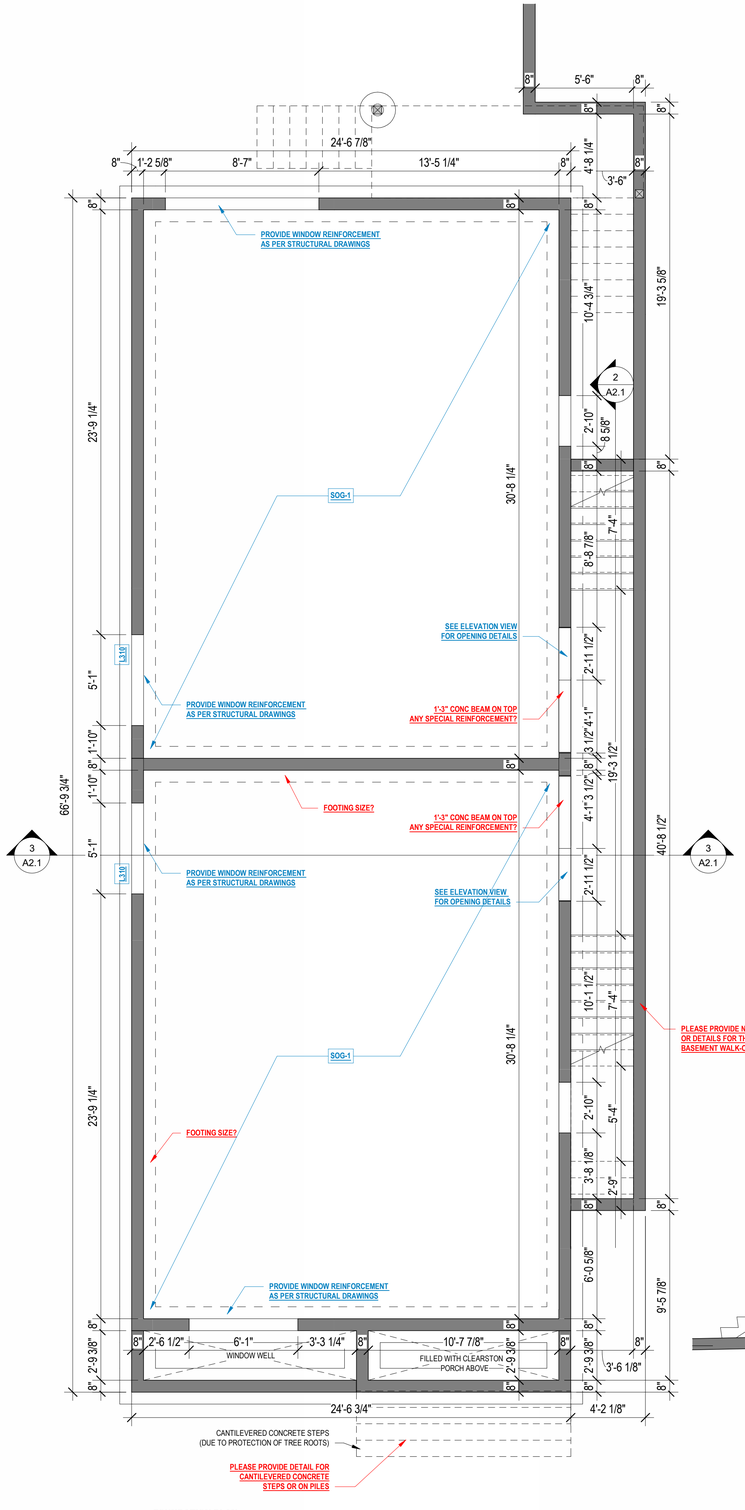
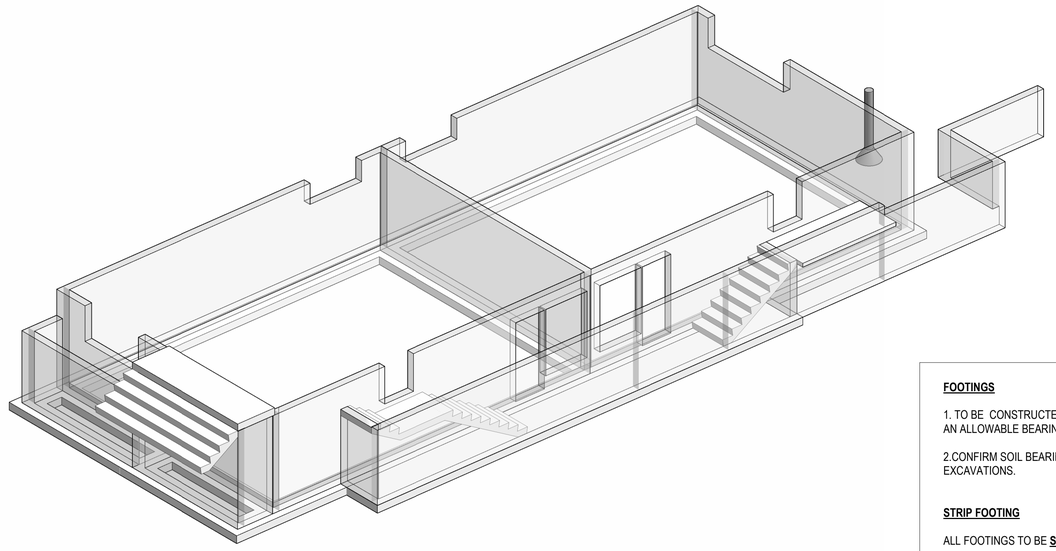
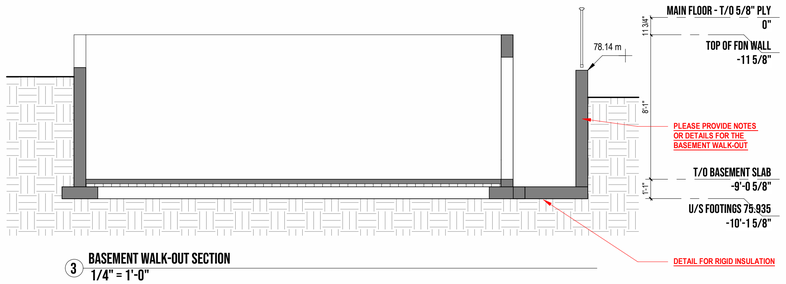
A1.2



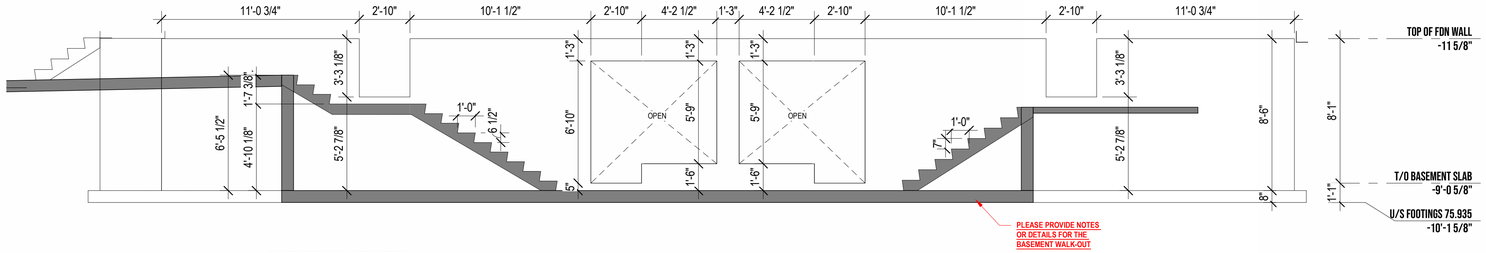
1 FOUNDATION PLAN
1/4" = 1'-0"



4 FOUNDATION 3D



3 BASEMENT WALK-OUT SECTION
1/4" = 1'-0"



2 BASEMENT WALK-OUT SECTION
1/4" = 1'-0"

FOOTINGS

1. TO BE CONSTRUCTED ON STABLE UNDISTURBED SOIL WITH AN ALLOWABLE BEARING PRESSURE OF 75 kPa OR GREATER

2.CONFIRM SOIL BEARING CAPACITY AT TIME OF EXCAVATIONS.

STRIP FOOTING

ALL FOOTINGS TO BE **SF-1** UNLESS OTHERWISE SPECIFIED

SF-1 30"x8" CONC STRIP FOOTING c/w 3-15M CONT. BARS

SF-2 24"x8" CONC STRIP FOOTING c/w 2-15M CONT. BARS

SF-3 42"x8" CONC STRIP FOOTING c/w 4-15M CONT. BARS

FOUNDATION WALL REINFORCEMENT @ WINDOWS

SEE 2/A2.1 FOR BASEMENT WINDOWS REINFORCEMENT

SLAB ON GRADE

SOG-1 - 3" CONCRETE SLAB
- 2" RIGID INSULATION
- 10 mil POLY VAPOR BARRIER (CGSS 51.34)
- 8" COMPACTED GRANULAR FILL (TO 96% SPD)
- 2" SM (HI-40) RIGID FOAM INSULATION
- UNDISTURBED SOIL

FOUNDATION WALL

ALL FOUNDATION WALLS TO BE **FDN-1** UNLESS OTHERWISE SPECIFIED

- 2-15M (HORIZONTAL / CONTINUOUS) REBAR TOP AND BOTTOM

FDN-1 8" CONCRETE FOUNDATION WALL + 2-15m TOP + BOTTOM

FDN-2 10" CONCRETE FOUNDATION WALL + 2-15m TOP + BOTTOM

8" THICK REINFORCED CONCRETE RETAINING WALL C/W 15M BARS @ 18" O/C ON 24"x8" STRIP FOOTING C/W 2-15M CONT. BARS. REFER TO SECTION FOR WALL + FOOTING DETAILS

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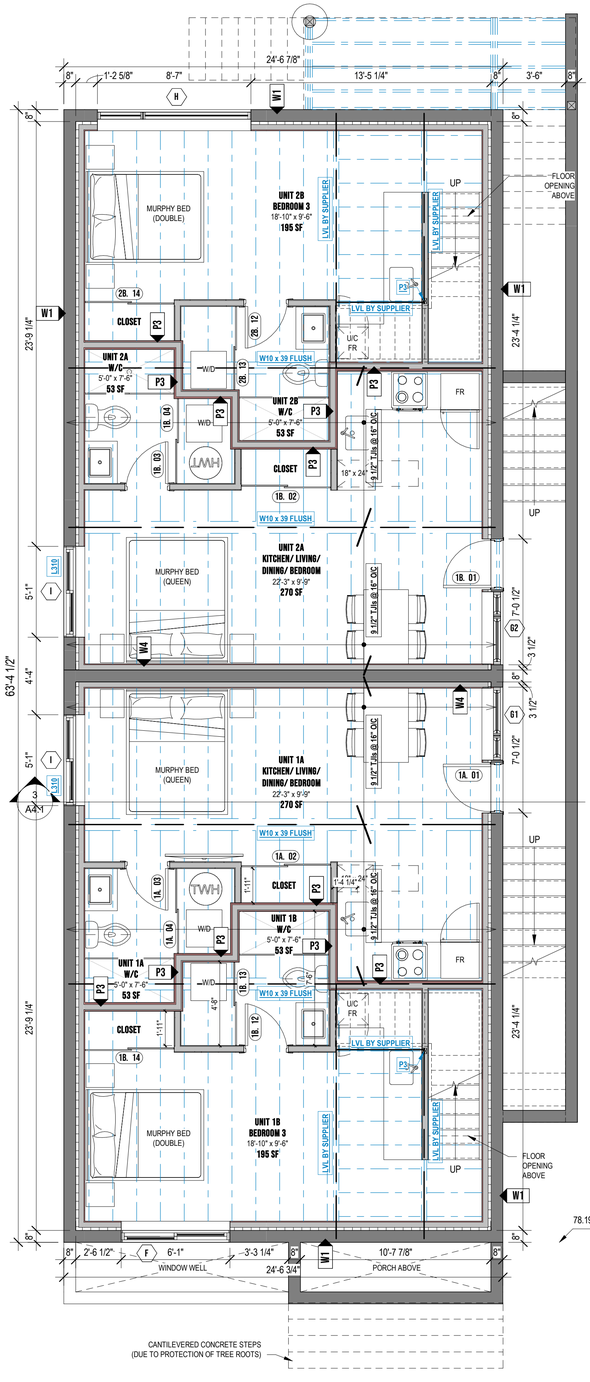
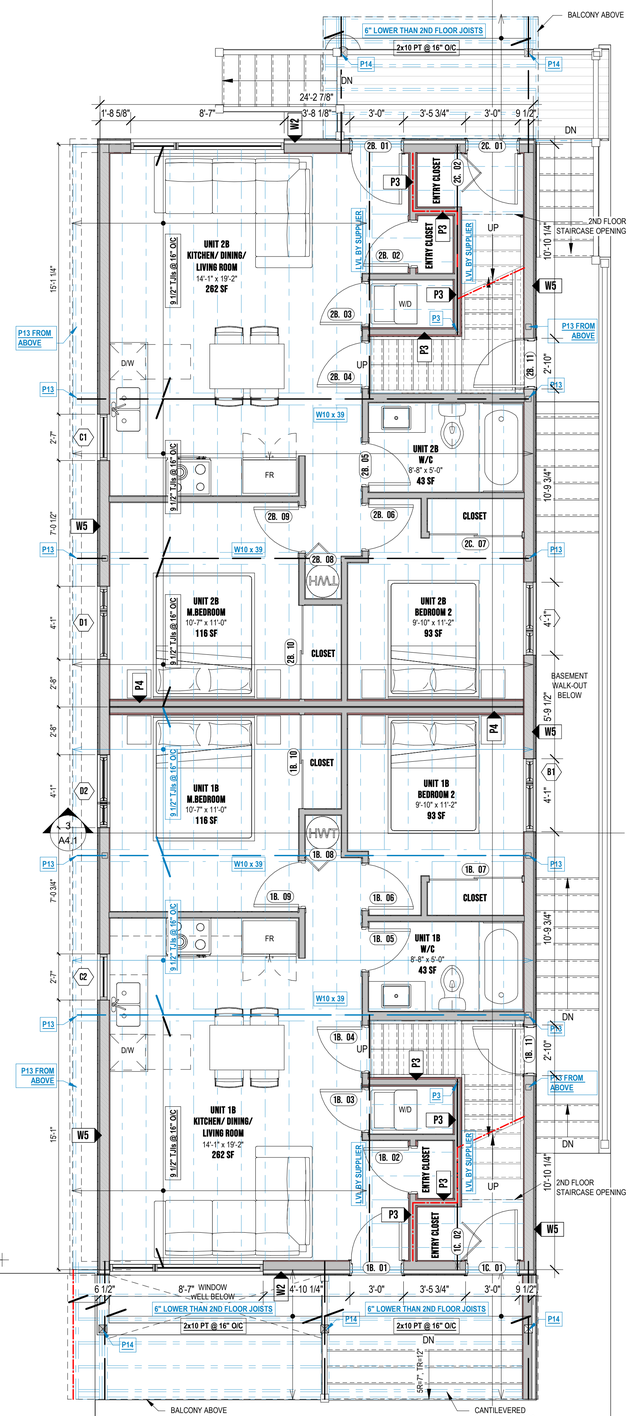
FOUNDATION PLAN

N

A2.1



1 BASEMENT PLAN
1/4" = 1'-0"



2 MAIN FLOOR PLAN
1/4" = 1'-0"

WALL ASSEMBLIES

W1

FOUNDATION WALL 8" - INSULATED FOR HEATED SPACE
- CEMENT PARGING TO 6" BELOW GRADE
- HDPE DRAINAGE MEMBRANE
- 2 LAYERS OF BITUMEN SATURATED MEMBRANE (BELOW GRADE)
- CONCRETE FOUNDATION WALL - 8"
- 2" XPS RIGID INSULATION BOARDS (R10)
- 2x4 WOOD STUDS @ 16" OC
  - 3 1/2" BATT INSULATION IN CAVITY (R15)
- 6 mil VAPOR BARRIER
- 5/8" TYPE-X GYPSUM BOARD

W2

EXTERIOR WALL - 2X6 WOOD STUDS, INSULATED SIDING LOCATED >1.2M TO PROPERTY LINE, 1HR FRR, (SB-3, EW2A)
- INSULATED SIDING (R5), GENTEK ALIGN OR SIM
- WEATHER BARRIER
- 1/2" PLYWOOD OR OSB SHEATHING
- 2x6 WOOD STUDS @ 16" OC
  - BATT INSULATION R22
- 6 mil VAPOR BARRIER
- 5/8" TYPE-X GYPSUM BOARD (REQUIRED FOR ALL LOADBEARING WALLS AS PER OBC 9.10.8.3.(2))

W3

EXTERIOR WALL - 2X6 WOOD STUDS, SIDING BOTH SIDES
- SIDING
- WEATHER BARRIER
- 1/2" PLYWOOD OR OSB SHEATHING
- 2x6 WOOD STUDS @ 16" O/C
- 1/2" PLYWOOD OR OSB SHEATHING
- WEATHER BARRIER
- SIDING

W4

SEPERATION WALL POURED CONCRETE FOUNDATION WALL 3 HR FRR / STC 71 (SB-3, B8A)
- 5/8" TYPE-X GYPSUM BOARD
- 2x4 WOOD STUDS @ 20" O/C
  - 3 1/2" MINERAL FIBRE INSULATION
- 8" POURED CONC. WALL
- 2x4 WOOD STUDS @ 20" O/C
  - 3 1/2" MINERAL FIBRE INSULATION
- 5/8" TYPE-X GYPSUM BOARD

W5

NON-COMBUSTIBLE EXTERIOR WALL (SIDING) 1HR FRR ASSEMBLY UL U423
- NON-COMBUSTIBLE SIDING (CEMENT BOARD OR METAL)
- WEATHER BARRIER C/W TAPED JOINTS
- 5/8" TYPE-X EXTERIOR GRADE SHEATHING
- 6" METAL STUDS @ 16" O/C
  - 5 1/2" MINERAL FIBRE INSULATION IN CAVITY (MIN R22)
- 6 mil VAPOR BARRIER
- 5/8" TYPE-X GYPSUM BOARD

PARTITION ASSEMBLIES

ALL INTERIOR PARTITIONS TO BE **P1** UNLESS NOTED OTHERWISE

P1

INTERIOR PARTITIONS - 2X4
- 1/2" GYPSUM BOARD
- 2x4 WOOD STUDS @ 16" OC
- 1/2" GYPSUM BOARD

P2

SHAFT WALL
- 5/8" TYPE-X GYPSUM BOARD
- 2x4 WOOD STUDS @ 16" OC
- 2 1/2" AIR GAP
- 2x4 WOOD STUDS @ 16" OC
- 5/8" TYPE-X GYPSUM BOARD

P3

INTERIOR PARTITIONS BETWEEN UNITS 60 MIN FRR, 51 STC (SB-3, W5A)
- 2 LAYERS 5/8" TYPE-X GYPSUM BOARD
- 2x6 WOOD STUDS @ 16" OC
  - MINERAL WOOL INSUL IN CAVITY
- 1/2" METAL SOUND BAR @ 16" O/C
- 5/8" TYPE-X GYPSUM BOARD

P4

TYPICAL PARTY WALL PARTY WALL ASSEMBLY 60 MIN FRR, 65 STC, (SB-3, W15B)
- 2 LAYERS 1/2" TYPE-X GYPSUM BOARD
- 2x4 WOOD STUDS @ 16" O/C
  - MINERAL WOOL INSUL IN CAVITY
- 1" AIR SPACE
- 2x4 WOOD STUDS STAGGERED @ 16" O/C
  - MINERAL WOOL INSUL IN CAVITY
- 2 LAYERS 1/2" TYPE-X GYPSUM BOARD

P5

FIREWALL 2 HR FRR (ULC DES W314 OR UL DES U336)/ STC 60 (ARL SA925, INDEX A-67, TEST NUMBER RAL-TL-88-347)
- 1/2" TYPE-X DRYWALL
- 2x4 WOOD STUDS @ 16" O/C
  - 2" MINERAL WOOL BATT
- 3/4" AIR GAP
- 2" CGC H-Studs @ 24" O/C
  - 2 LAYERS 1" SHEETROCK Gypsum Liner Panels
- 3/4" AIR GAP
- 2x4 WOOD STUDS @ 16" O/C
  - 2" MINERAL WOOL BATT
- 1/2" TYPE-X DRYWALL

THE TYPE-X GYPSUM BOARD MUST RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC.

FLOOR ASSEMBLIES

F1

BASEMENT SLAB
- 4" CONCRETE SLAB-ON-GRADE
- 6 MIL. REINFORCED POLY. VAPOR BARRIER
- 2" XPS RIGID INSULATION BOARDS *
- 4" COMPACTED GRANULAR FILL
- UNDISTURBED SOIL

F2

1ST & 2ND FLOOR BETWEEN UNITS 40MIN FRR (SB-2), 50 STC (SB-3, FZ7D) + 27 STC (SONOPAN)
- 1/2" PLYWOOD OR OSB B/W INTERIOR PARTITIONS
- 5/8" PLYWOOD OR OSB SUBFLOOR
- 9 1/2" TJI JOISTS
  - MIN 6" MINERAL WOOL INSUL IN CAVITY
- 3/4" SOUNDPROOFING PANEL (SONOpan OR SIM)
- 1/2" RESILIENT METAL CHANNELS @ 24" OC
- 5/8" TYPE-X GYPSUM BOARD (CONT. OVER NON-RATED WALLS)

F3

EXPOSED FLOOR (FROM BELOW)
- 1/2" PLYWOOD OR OSB B/W INTERIOR PARTITIONS
- 5/8" PLYWOOD OR OSB SUBFLOOR
- 11 7/8" OPEN WEB JOISTS
  - BATT INSUL IN CAVITY (R31 MIN)
- 1/2" PLYWOOD SHEATHING (OPTIONAL IS TO HAVE INSULATED STRUCTURAL SHEATHING WITH 1-2" INSULATION FOR ADDED COMFORT)
- 3/4" METAL SOFFIT PANELS (STRAPPING AS PER MANUFACTURER'S INSTRUCTIONS)

F4

LOFT FLOOR (NOT SEPARATING UNITS)
- 5/8" PLYWOOD SUBFLOOR
- 11 7/8" OPEN WEB JOISTS
- 3/4" WOOD STRAPPING @ 16" O/C
- 5/8" TYPE-X GB

F5

EXTERIOR FRONT BALCONIES
- VINYL DECK MEMBRANE
- 5/8" PLYWOOD SUBFLOOR, PT
- SLOPED WOOD SLEEPERS TO ACHIEVE 2% SLOPE
- 2x8 PT WOOD JOISTS @ 16" O/C
- 3/4" WOOD STRAPPING @ 16" O/C
- 3/4" METAL SOFFIT PANELS

ROOF ASSEMBLIES

R1

TYPICAL ROOF - 2:12 & 10:12 SLOPE, INSULATED, NON VENTED
- METAL SHINGLES (MOUNTING AS PER SUPPLIER)
- ROOF UNDERLAY
- 1/2" ROOF PLYWOOD OR OSB SHEATHING
- PRE-ENG ROOF TRUSSES
  - CLOSED CELL SPRAYFOAM INSUL (MIN R31)
- VAPOR BARRIER
- 1x2 WOOD STRAPPING @ 16" O/C
- 1/2" GYPSUM BOARD

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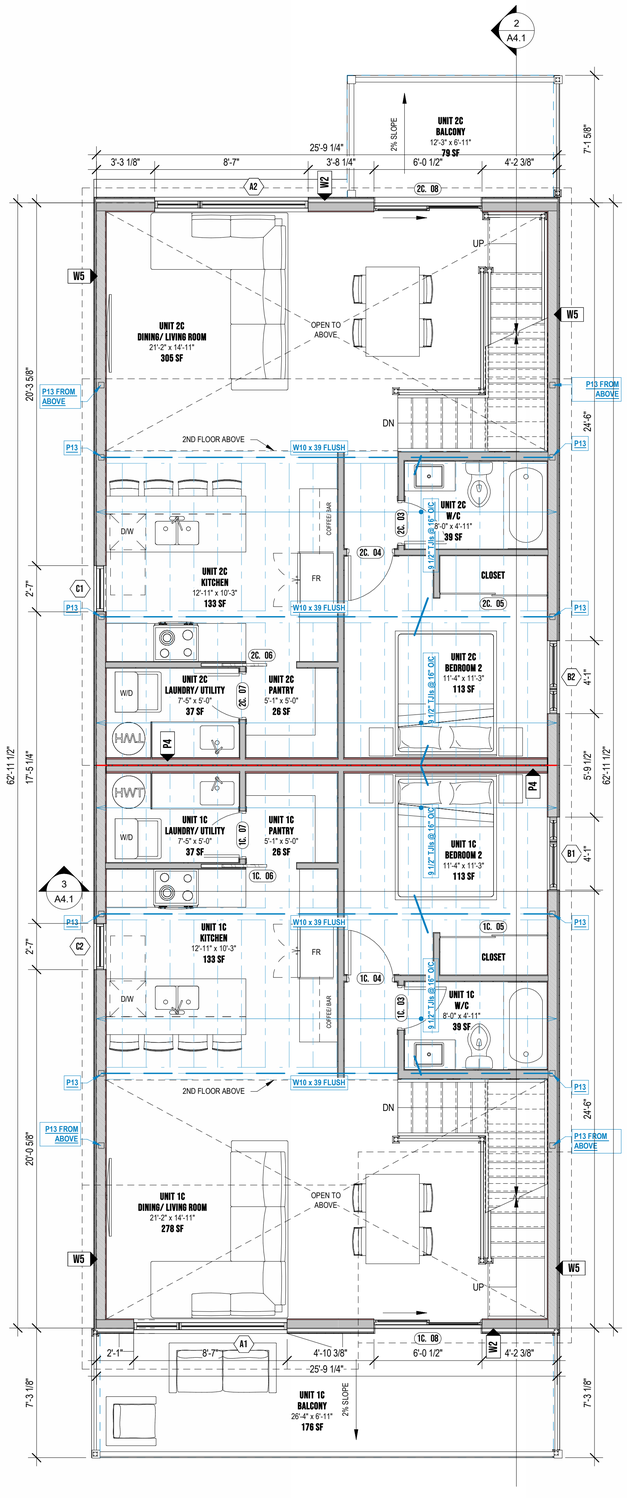
- TO EXT FACE OF FRAMING FOR EXT WOOD FRAMING
- F/O CONCRETE AND MASONRY
- R/O OF WINDOWS
- C/L DOORS

TWEEDSMUIR LONG SEMIS
673 TWEEDSMUIR AVE, OTTAWA, K1Z 5P7

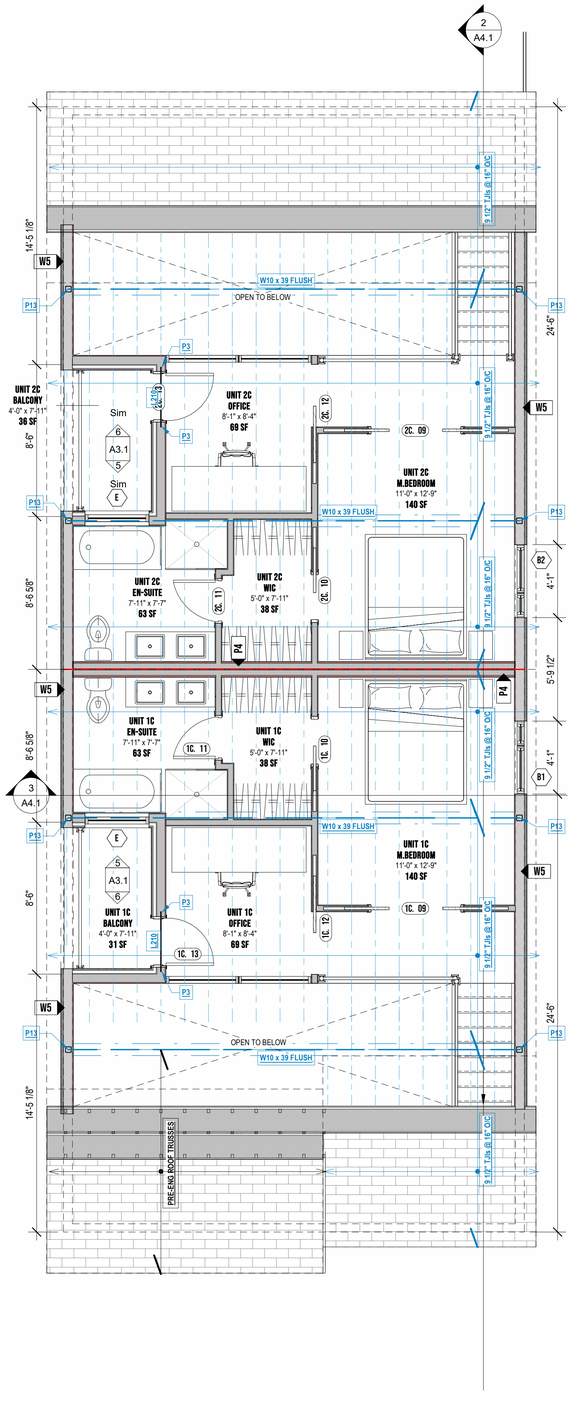
FLOOR PLANS

N

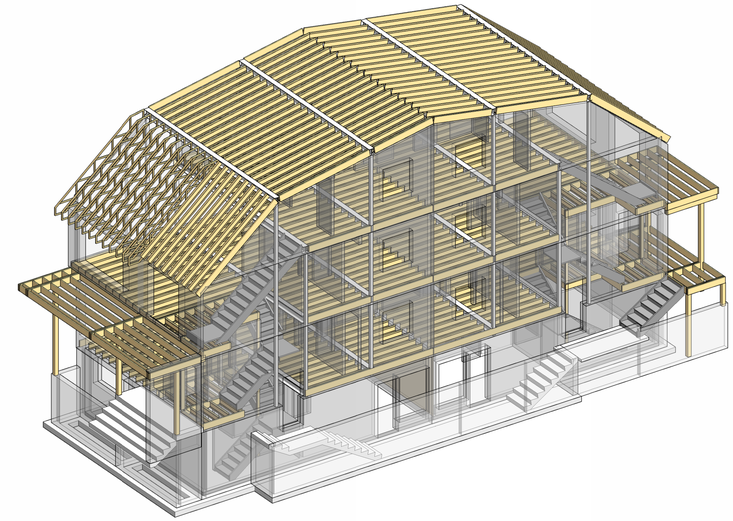
A2.2



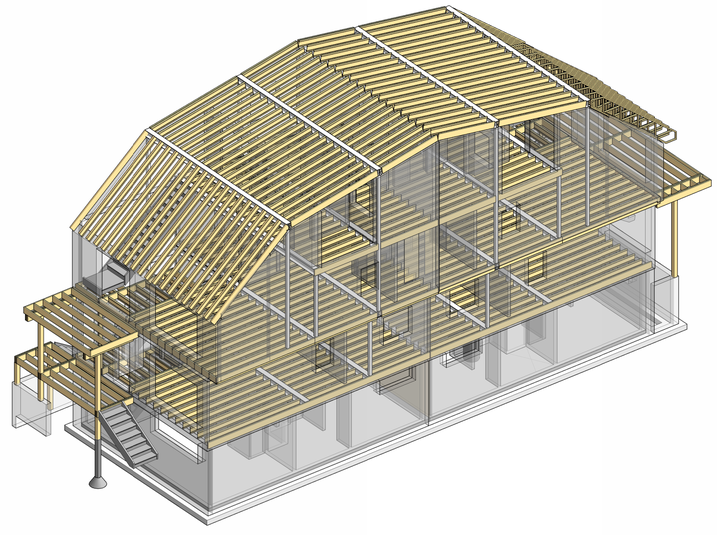
1 2ND FLOOR PLAN
1/4" = 1'-0"



2 LOFT PLAN
1/4" = 1'-0"



3 STRUCTURAL 3D



4 STRUCTURAL 3D

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FLOOR PLANS

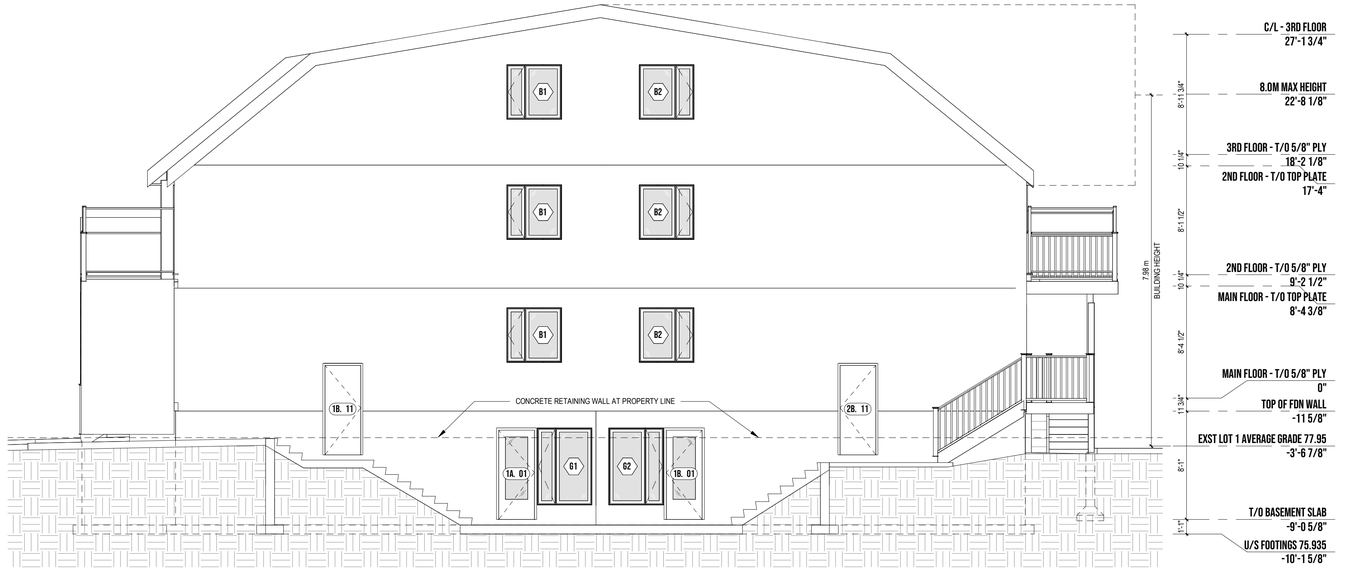
N

A2.3

1 FRONT (WEST) ELEVATION
3/16" = 1'-0"

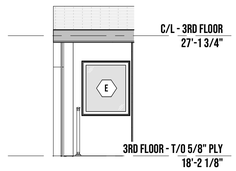
REAR

FRONT

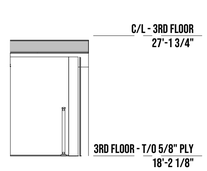


4 RIGHT (SOUTH) ELEVATION
3/16" = 1'-0"

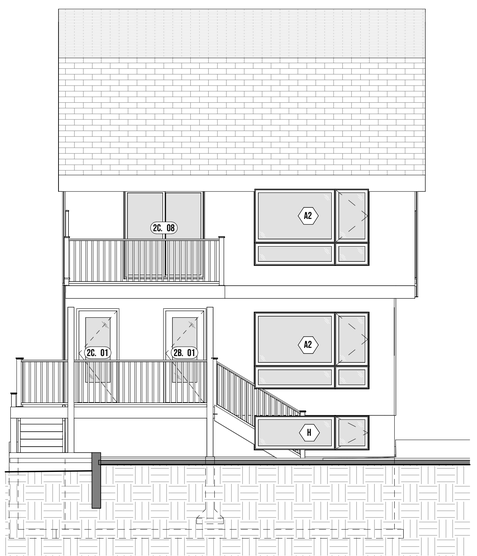
ELEVATION NAME	ELEVATION AREA (SF)	ELEVATION AREA (SM)	LIMITING DISTANCE	ALLOWED UNPROTECTED OPENINGS (%)	ALLOWED OPENINGS (SF)	ALLOWED OPENINGS (SM)	PROVIDED OPENINGS (SF)	PROVIDED OPENINGS (SM)	PROVIDED (%)
FRONT	804.00	74.69	16.33	100.00	804.00	74.69	170.00	15.79	21.14%
REAR	840.00	78.04	11.07	84.00	705.60	65.55	179.00	16.63	21.31%
RIGHT (FRONT SEMI)	874.00	81.20	1.20	7.00	61.18	5.68	54.50	5.06	6.24%
RIGHT (REAR SEMI)	874.00	81.20	1.20	7.00	61.18	5.68	54.50	5.06	6.24%
LEFT (FRONT SEMI)	902.00	83.80	1.20	7.00	63.14	5.87	60.88	5.66	6.75%
LEFT (REAR SEMI)	882.00	81.94	1.20	7.00	61.74	5.74	60.88	5.66	6.90%
TOTAL	5,397.00	480.87					622.76		
WINDOW/ WALL RATIO	11.54%								



5 ELEVATION 1 - A
3/16" = 1'-0"



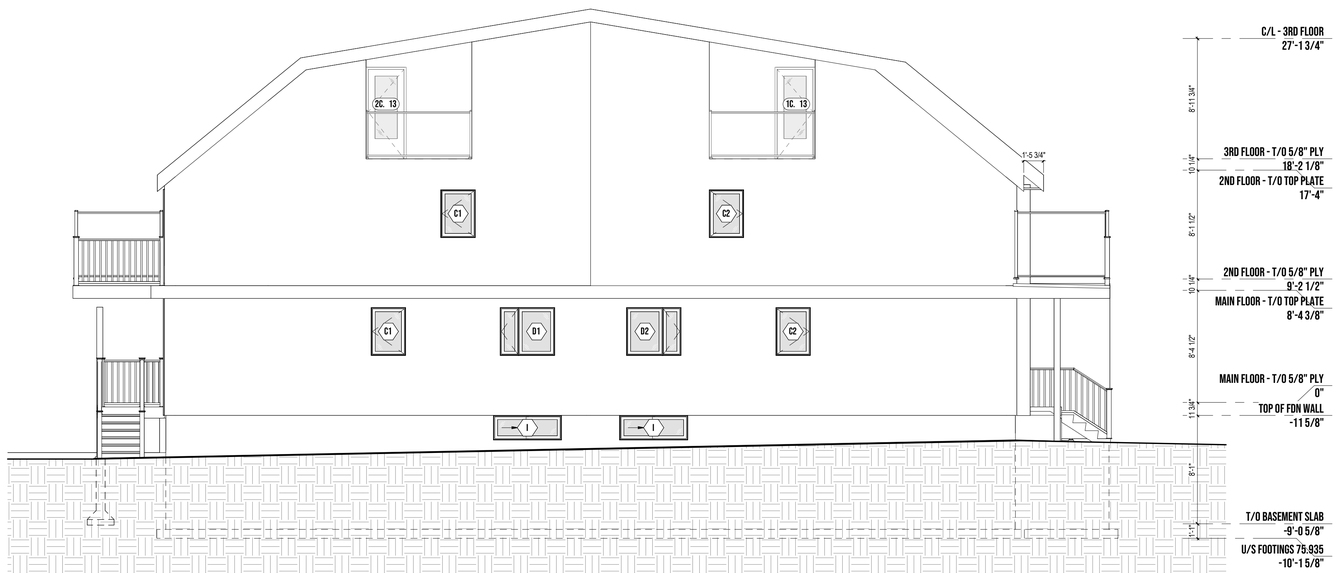
6 ELEVATION 1 - C
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"

FRONT

REAR



2 LEFT (NORTH) ELEVATION
3/16" = 1'-0"

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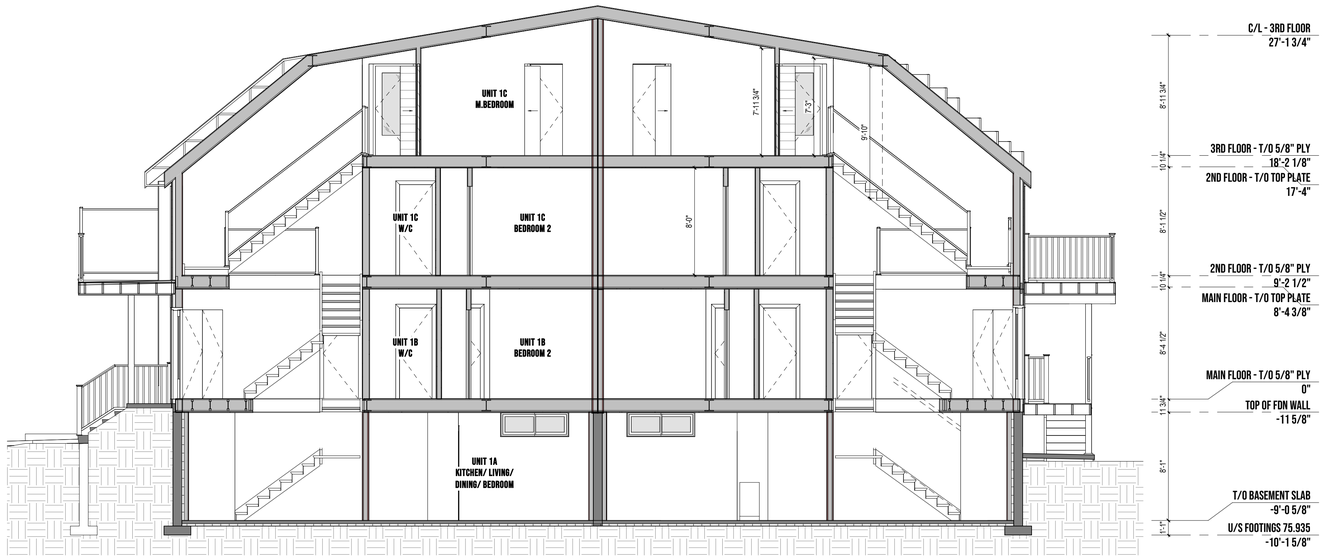
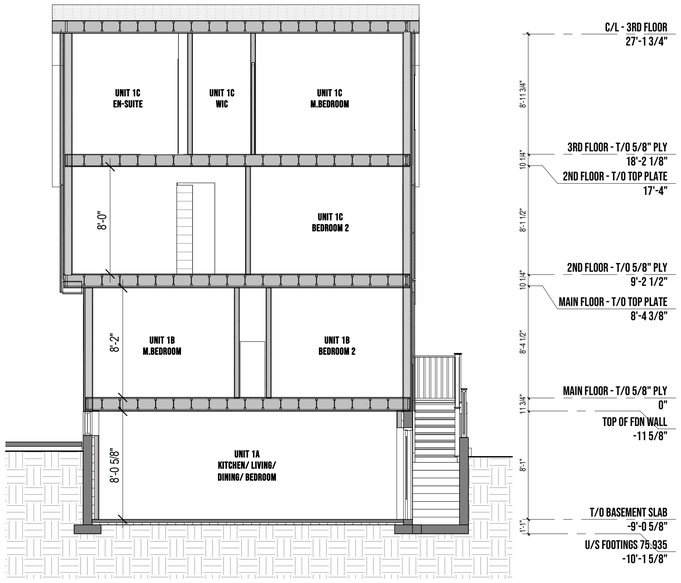
ELEVATIONS

N

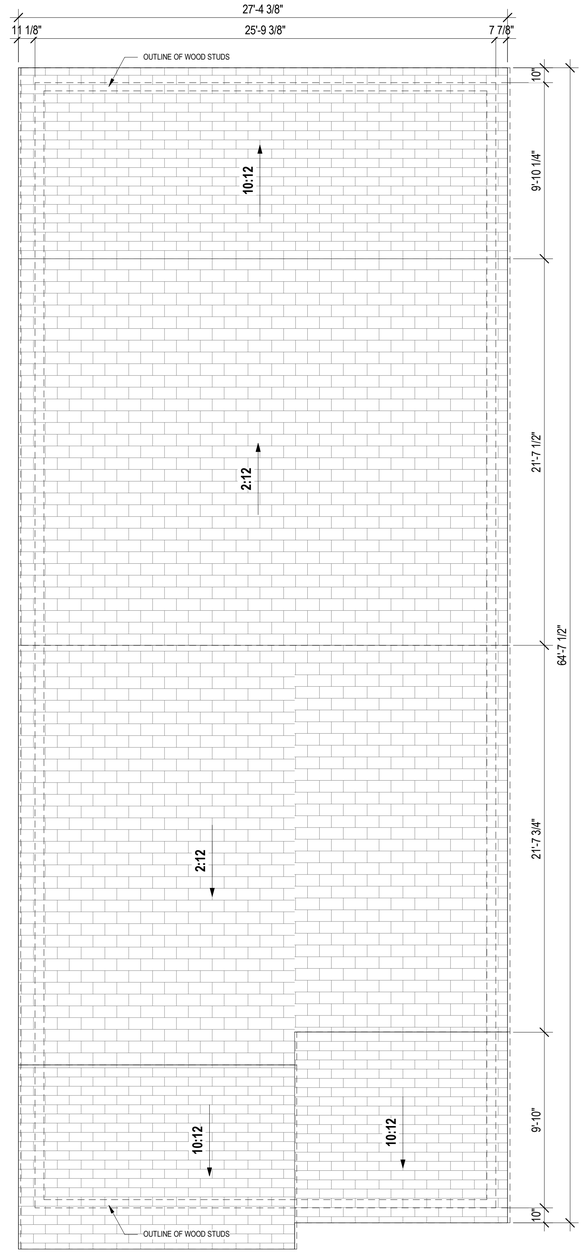
A3.1



2 BUILDING SECTION
3/16" = 1'-0"



3 BUILDING SECTION
3/16" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

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SECTIONS & ROOF PLAN

N

A4.1

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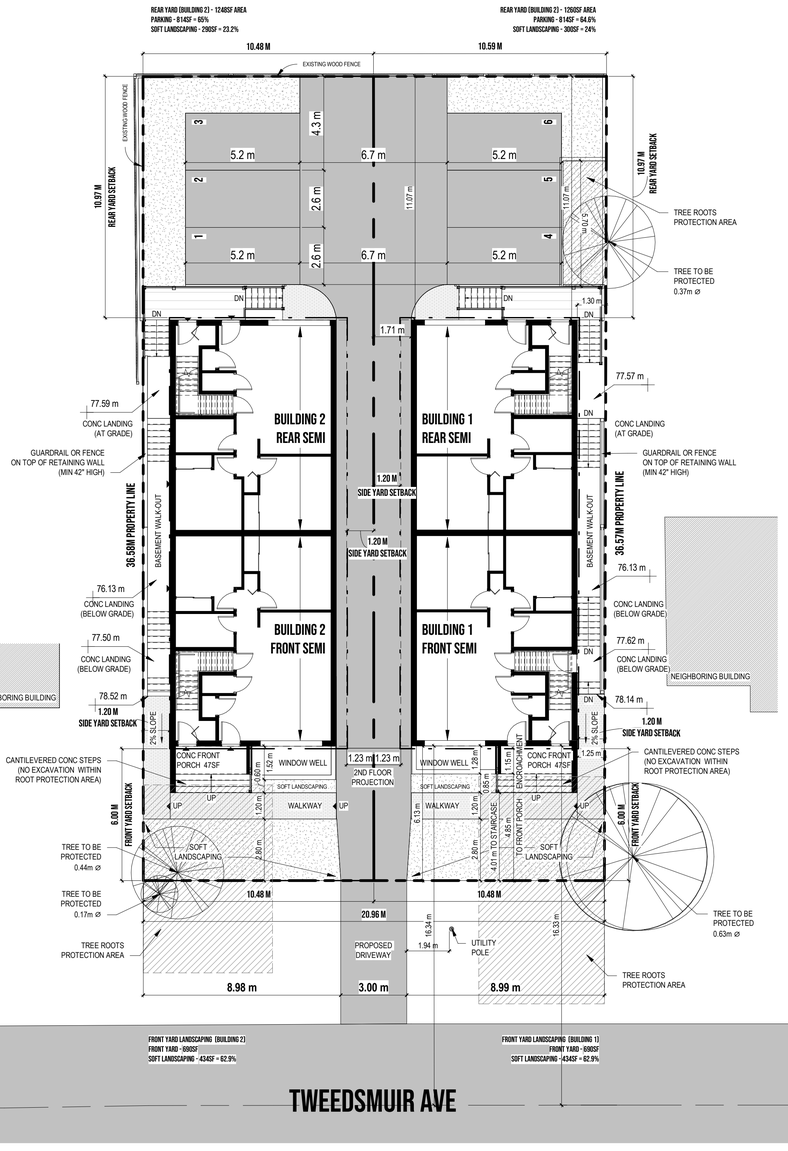
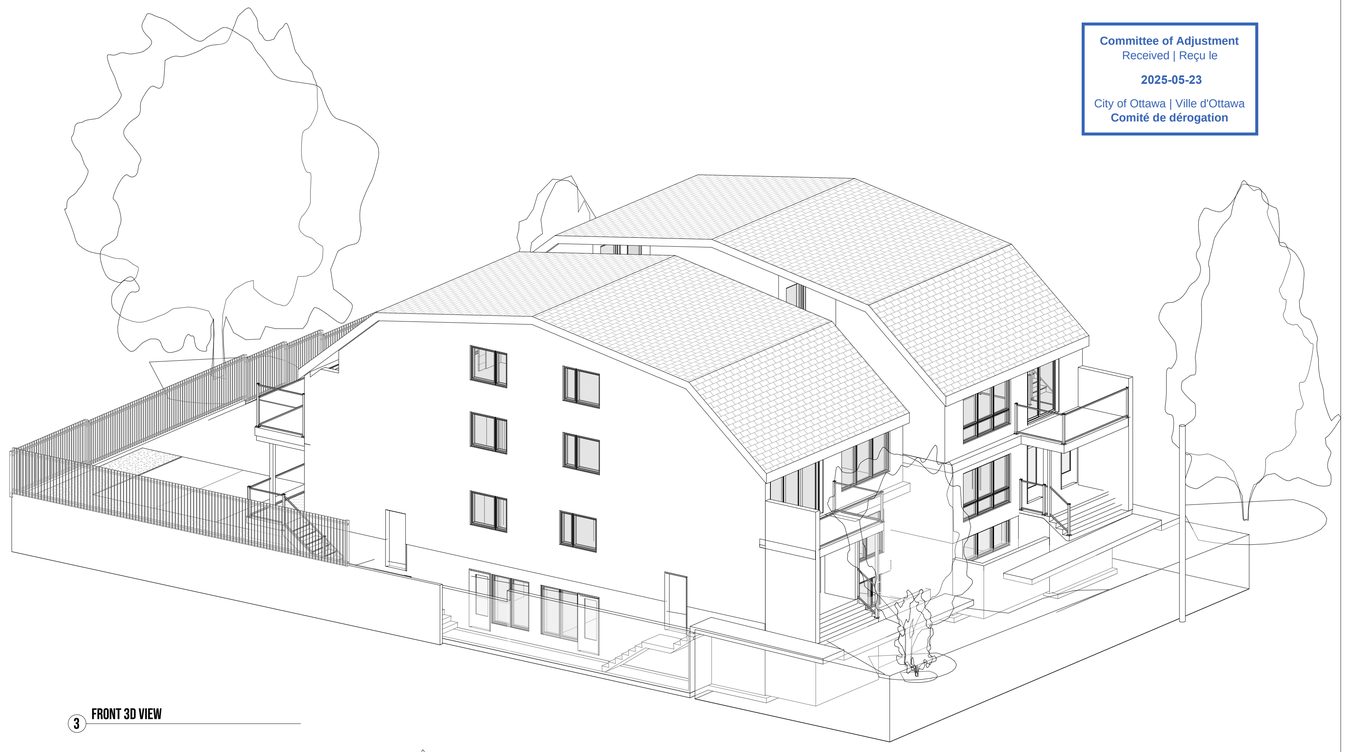
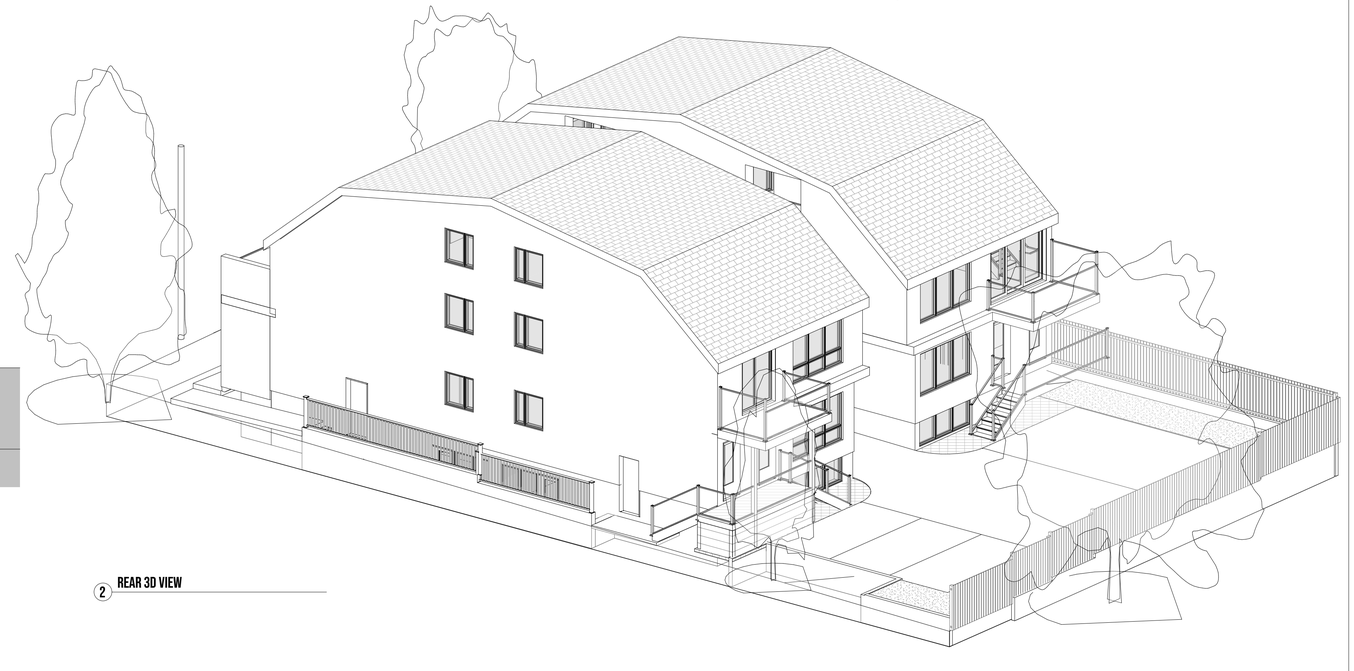


1 SITE PLAN
3/32" = 1'-0"



3 FRONT 3D VIEW



2 REAR 3D VIEW

Committee of Adjustment
Received | Reçu le
2025-05-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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SITE PLAN

N

A0