Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999948.

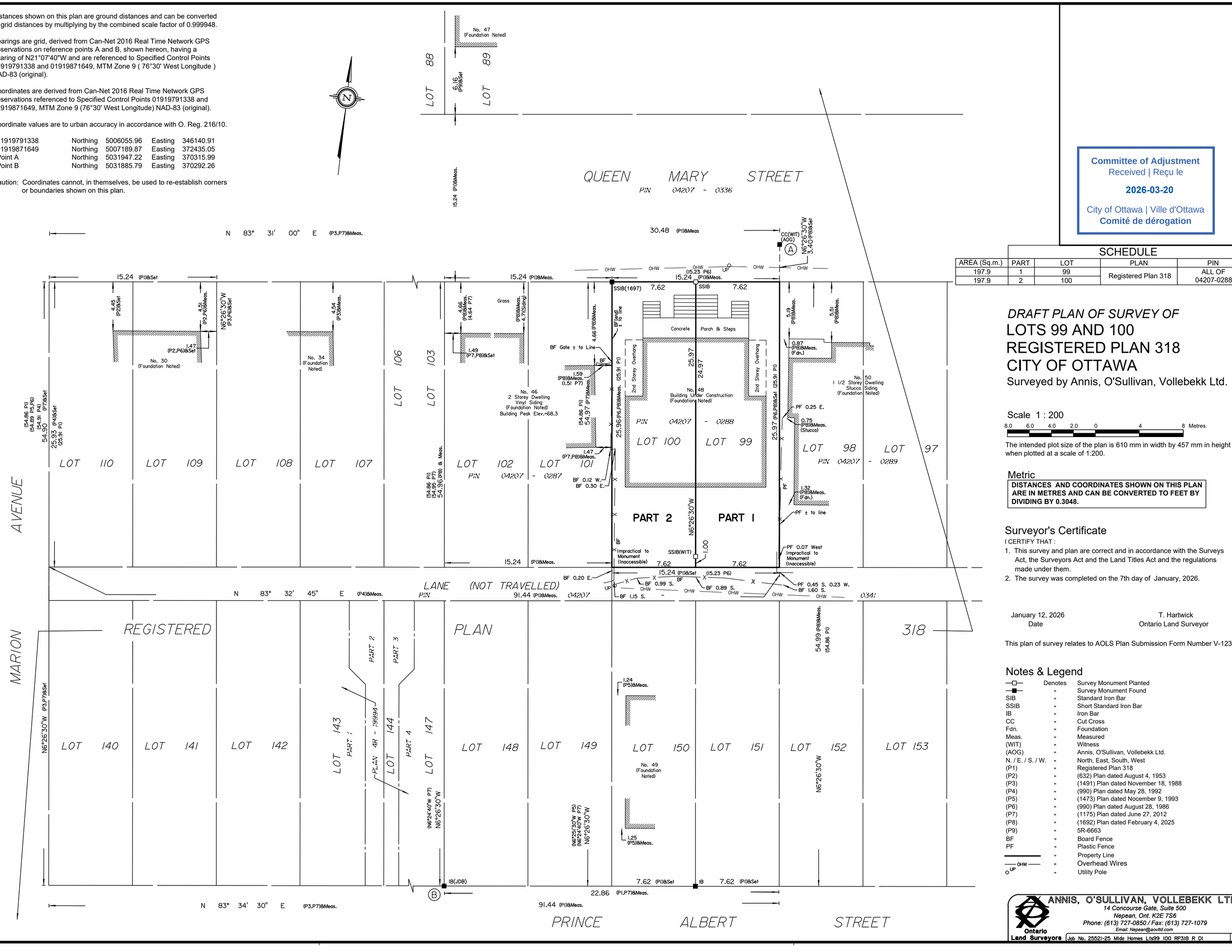
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N21°07'40"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

. 01919791338	Northing	5006055.96	Easting	346140.91
. 01919871649	Northing	5007189.87	Easting	372435.05
. Point A	Northing	5031947.22	Easting	370315.99
. Point B	Northing	5031885.79	Easting	370292.26

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



Committee of Adjustment
Received | Reçu le
2026-03-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE

AREA (Sq.m.)	PART	LOT	PLAN	PIN
197.9	1	99	Registered Plan 318	ALL OF 04207-0288
197.9	2	100		

DRAFT PLAN OF SURVEY OF
LOTS 99 AND 100
REGISTERED PLAN 318
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:200.

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 7th day of January, 2026.

January 12, 2026
Date

T. Hartwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-123934

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
Fdn.	"	Foundation
Meas.	"	Measured
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
N. / E. / S. / W.	"	North, East, South, West
(P1)	"	Registered Plan 318
(P2)	"	(632) Plan dated August 4, 1953
(P3)	"	(1491) Plan dated November 18, 1988
(P4)	"	(990) Plan dated May 28, 1992
(P5)	"	(1473) Plan dated Nocember 9, 1993
(P6)	"	(990) Plan dated August 28, 1986
(P7)	"	(1175) Plan dated June 27, 2012
(P8)	"	(1692) Plan dated February 4, 2025
(P9)	"	5R-6663
BF	"	Board Fence
PF	"	Plastic Fence
———	"	Property Line
—OHW—	"	Overhead Wires
o UP	"	Utility Pole

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

Job No. 25521-25 Mldo Homes Lts99 100 RP318 R DI | DC

ZONING: R3M

PROPOSED BUILDING TYPE: 2 STOREY SEMI-DETACHED RENTAL BUILDING, 2 PRIMARY DWELLING UNITS + 4 ADDITIONAL DWELLING UNITS

LOT DEPTH: 25.96m (85.17')

ADJACENT ZONING:
NORTH: R3M
SOUTH: R3M
WEST SIDE: R3M
EAST SIDE: R3M

SCHEDULE 1 AREA: AREA 'B'
SCHEDULE 1A: AREA: AREA 'X'

LOT INFO:

R STANDARD:	48 QUEEN M. REQUIRED	48 QUEEN M. PROPOSED	EXISTING SEMI-DETACHED	NOTES
LOT WIDTH:	15m	15.24m	15.24m	
LOT AREA:	180m2	395.8m2	395.8m2	
HEIGHT:	8m	8m	+8.0m	
FRONT YARD:	3.00m	3.00m	3.00m	AVG.
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	7.27m	7.313m	9.0m	28%
INTERIOR YARD:	1.2m	1.22m	1.13m	
AMENITY AREA:	n/a	n/a	n/a	
PARKING SPACES:	2 max.	2	1	
	0 visitor	0	0	
BIKE SPACES:	0	0	0	
SOFT LANDSCAPING:	30%	n/a	n/a	
ALL:	NO MAX.			
FIRST FL. HABITABLE SPACE:	n/a	n/a	n/a	

BUILDING AREAS

BASEMENT FL. GFA:	-	156.7m2
CELLAR FL. GFA:	-	156.7m2
SECOND FL. GFA:	-	172.7m2
THIRD FL. GFA:	-	0.0m2
FOURTH FL. GFA:	-	0.0m2
STORAGE:	-	0.0m2
MECHANICAL/APPORT:	-	0.0m2
EXTS/CORR. (ALL FLOORS):	-	0.0m2
TOTAL GFA:	-	487.1m2
TOTAL ALL AREAS:	-	487.1m2

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA:	487.1m2
EX. GROSS FLOOR AREA:	0.0m2
NUMBER OF UNITS:	6
PROPOSED STOREYS:	2
BUILDING COVERAGE:	39.6%
SOFT LANDSCAPING CVG.:	35.3%
HARD LANDSCAPING CVG.:	3.0%
WALKWAYS/PORCH/STEPS:	11.1%
ASPHALT CVG.:	14.0%
OTHER:	0.8%

SURVEY INFO.

SITE LEGEND

- EX. TREE TO BE REMOVED
- NEW CONIFEROUS TREE
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED RIVERSTONE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECK/ SUNDECK
- CAR PARKING SPACE (ASPHALT)
- BICYCLE PARKING (ASPHALT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- -PF- TEMPORARY PROTECTION FENCE
- EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- MOTION SENSING EXT. LIGHTS

WASTE COLLECTION LEGEND

GB	360L GARBAGE CONTAINER
BB	360L FIBRE CONTAINER
B	360L GML CONTAINER
G	240L ORGANICS
	PUBLIC COLLECTION

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES (W

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER

SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				

NEW PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				

TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES;
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TREE FOR EVERY 1 CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE RADIUS CALCULATED AS DBH X 10
* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

MH-ST
T\G=58.34

Crown of Road

QUEEN MARY STREET

3.40
N6°26'30"W

DEPRESS EXISTING CONC. SIDEWALK AND CURB TO CITY STANDARD

CB
T\G=58.34

Concrete Curb

Concrete Sidewalk

CC(WIT)

DEPRESS EXISTING CONC. SIDEWALK AND CURB TO CITY STANDARD

0'-6" 152
8'-9" 2 667

DEPRESS EXISTING CONC. SIDEWALK AND CURB TO CITY STANDARD

UP

WV

SSIB(1697)

15.24

WALKWAY

0.15m dia.

0.30m dia.(x2)

0.25M dia.

PORCH

PORCH

0.10mDIA.

FRONT YARD AREA: 418.9 ft2
REQ'D 30% LNDSCPD. F.Y. AREA: 125.7 ft2
PROVIDED LNDSCPD. F.Y. AREA: 103.1 ft2 (24.6%)

FRONT YARD AREA: 418.9 ft2
REQ'D 30% LNDSCPD. F.Y. AREA: 125.7 ft2
PROVIDED LNDSCPD. F.Y. AREA: 103.1 ft2 (24.6%)

SECOND FLOOR BALCONY PROJECTION

Concrete Steps

Concrete Walkway

5.51

5.19

16.77"
5 112

16.74'
5 103

9'-8 3/16"
2 951

7'-0 3/4"
2 153

5'-0"
1 524

6'-0"
1 829

4.00'
1 219

4.00'
1 219

4.71

7.59

Asphalt Driveway

BF

1.59

CANTILEVERED PART OF SECOND FLOOR OVER VEHICLE PARKING

PARKING 1

PARKING 2

AC

HM

25.97

Fdn.
0.87

Concrete

No. 50
1 1/2 Storey Dwelling
Stucco Siding
(Foundation Noted)
Building Peak Elev.=65.8
Underside of Eave=62.2

No. 46
2 Storey Dwelling
Vinyl Siding
(Foundation Noted)
Building Peak Elev.=68.3

25.96

1.47

No. 48

No. 48
PROPOSED 2 STOREY SEMI-DETACHED
w/ 4 ADUs
FOOTPRINT: 1974 ft2

31'-6"
9 601

21'-0"
6 400

21'-0"
6 401

42'-0"
12 801

44'-5 1/2"
13 550

27'-2"
8 280

17'-3 1/2"
5 270

5'-3"
1 600

5'-3"
1 600

LOT 101

LOT 100

LOT 99

LOT 98

LOT 97

Shed

Shed

Fdn.
1.32

54.99

4.00'
1 219

4.00'
1 219

0.30dia.(x2)

0.10dia.

0.50dia.

0.30dia.

0.15dia.

0.20dia.

0.15dia.

0.20dia.

WP

BF

BF

BF

15.24

LANE (NOT TRAVELLED)

10 metres
2.5 0 2.5 5

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NORTH ARROW

2 / A1 LOT LOCATION MAP
SCALE N.S.

1 / A1 BUILDING LOCATION PLAN
SCALE 3/16" = 1'-0"

azul designs

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVE.
OTTAWA, ON. K1H-7G2

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 CODE 2024

ALL CONTRACTORS MUST WORK IN ACCORDANCE 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

GENERAL NOTES:

48 QUEEN MARY

SCOPE OF WORK: NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE
4	SEVERANCE	02/09/26
3	REVISIONS TO FINAL	07/25/25
2	MINOR VARIANCE SUB.	00/00/00
1	PRELIMINARIES	02/13/25

PROJECT: **48 QUEEN MARY ST.**
NEW SEMI-DETACHED
48 QUEEN MARY ST
OTTAWA, ON K1K-1X9
613.000-0004

DRAWING NAME:
SITE PLAN AND NOTES

DRAWN BY: --
SHEET: A1
DATE: FEB. 13, 2025
SCALE: AS NOTED

48 QUEEN MARY STREET

RESIDENCE

48 QUEEN MARY STREET, OTTAWA, ONTARIO, K1K 2A1

PROJECT NUMBER: 25-0103

PROJECT TEAM

OWNER:

MIDO HOME
Argyle Ave
OTTAWA, ON
Tel: 613-

PROJECT ARCHITECTURAL DEISGNER:

AZUL DESIGN
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2
Tel: 613-884-4425

CIVIL ENGINEER

KOLLAARD ASSOCIATES
210 PRESCOTT STREET, UNIT 1
KEMPTVILLE, ON. K0G 1J0
Tel: 613-860-0923

STRUCTURAL ENGINEER:

D+M STRUCTURAL ENGINEERING
110-333 PRESTON STREET
OTTAWA, ON K1S 5N4
Tel: 613-651-9490

MECHANICAL ENGINEER

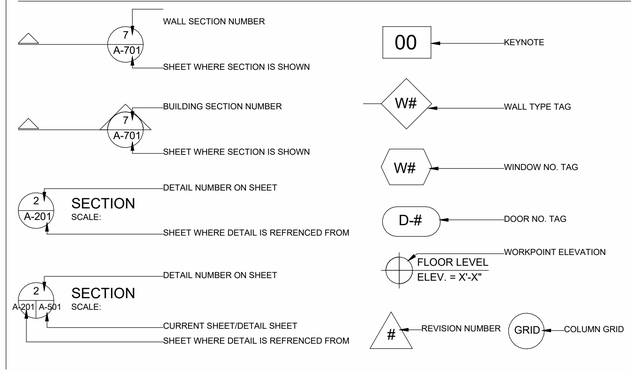
GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL COMPLY WITH CODES CURRENTLY IN EFFECT IN THE CITY OF OTTAWA.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INSPECTION PRIOR TO BEGINNING OF WORK AND IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS. NUMERICAL DIMENSIONS SHOWN ON PLANS SHALL TAKE PRECEDENCE.
4. DOCUMENTATION: THE CONTRACTOR SHALL KEEP A RECORD OF ALL CHANGES TO THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL NEATLY AND CORRECTLY ENTER IN COLOR PENCIL ANY CHANGES ON THE DRAWINGS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. AT THE COMPLETION OF THE JOB AND BEFORE FINAL APPROVAL, THE GENERAL CONTRACTOR SHALL CERTIFY TO THE ACCURACY OF ALL APPROVED CHANGES AND CONFIRM IN WRITING THAT ALL WORK IS COMPLETED ACCORDING TO THE CONTRACT DOCUMENTS. THIS SET OF RECORDED CHANGES SHALL BE DELIVERED TO THE ARCHITECT AND SHALL BE CONSIDERED 'AS-BUILT' DRAWINGS.
5. AT THE COMPLETION OF THE GENERAL CONTRACTOR'S AND EACH SUBCONTRACTOR'S DAILY WORK, THEY SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL RUBBISH AND CONSTRUCTION DEBRIS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL SUCH RUBBISH AND CONSTRUCTION DEBRIS.
6. NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS QUOTED IN THE PROPOSAL OR SUBSEQUENTLY APPROVED BY THE ARCHITECT.
7. PLANS THAT DO NOT INDICATE THAT THEY HAVE BEEN APPROVED FOR CONSTRUCTION ARE INCOMPLETE AND ARE NOT TO BE USED FOR CONSTRUCTION.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	DN	DOWN	N/A	NOT APPLICABLE
ACT	ACOUSTIC CEILING TILE	DWG	DRAWING	NIC	NOT IN CONTRACT
ADD	ADDENDUM	ELEC	ELECTRICAL	NTS	NOT IS CONTRACT
ALUM	ALUMINUM	ELEV	ELEVATION	NO	NUMBER
&	AND	ENCL	ENCLOSURE	OBC	ONTARIO BUILDING CODE
L	ANGLE	EQUIP	EQUIPMENT	OPP	OPPOSITE
ANOD	ANODOZED	EF	EXHAUST FAN	PLUMB	PLUMBING
ARCH	ARCHITECTURAL	EXIST	EXISTING	PDO	POWER DOOR OPERATOR
APPROX	APPROXIMATE	EJ	EXPANSION JOINT	PC	PRE-CAST
@	AT	EIFS	EXTERIOR INSULATION FINISH SYSTEM	QTY	QUANTITY
BFF	BELOW FINISH FLOOR	FV	FIELD VERIFY	RC	RAIN CONDUCTOR
BLK	BLOCK, BLOCKING	FIN	FINISH	REQ	REQUIRED
BD	BOARD	FDC	FIRE DEPARTMENT CONNECTION	R	RISER
BS	BOTH SIDES	FHC	FIRE HOSE CABINET	SCHED	SCHEDULE
BOS	BOTTOM OF STEEL	FH	FIRE HYDRANT	SW	SIDEWALK
BLDG	BUILDING	FLR	FLOOR	SIM	SIMILAR
BULL	BULLETIN	GALV	GALVINIZED	SF	SQUARE FOOT
CIP	CAST IN PLACE	GA	GAUGE	SQFT	SQUARE FOOT
CLG	CEILING	HC	HOLLOW CORE	SM	SQUARE METER
CL	CENTERLINE	INFO	INFORMATION	STD	STANDARD
CACF	CENTRAL ALARM & CONTROL FACILITY	INSUL	INSULATION	STL	STEEL
CO	CLEAN OUT	LAV	LAVATORY	TEMP	TEMPORARY
COL	COLUMN	LW	LIGHT WEIGHT	T/O	TOP OF
c/w	COMPLETE WITH	MATL	MATERIAL	T&G	TOUNGE AND GROOVE
CONC	CONCRETE	MAX	MAXIMUM	T	TREAD
CONST	CONSTRUCTION	MECH	MECHANICAL	TYP	TYPICAL
CONT	CONTINUOUS	MTL	METAL	U/S	UNDERSIDE
CJ	CONTROL JOINT	MFR	MANUFACTURER	w/	WITH
CFT	CUBIC FOOT	MIN	MINIMUM	w/o	WITHOUT
DTL	DETAIL	MISC	MISCELLANEOUS	WD	WOOD
DBL	DOUBLE	MRT	MOISTURE RESISTANT TREATED		

GRAPHIC SYMBOLS



SHEET INDEX

SHEET NO.	SHEET NAME	REVISION 1		REVISION 2		REVISION 3		REVISION 4		REVISION 5		REVISION 6		REVISION 7		REVISION 8		REVISION 9		REVISION 10		REVISION 11		REVISION 12	
G-1	O.B.C. MATRIX DATA & SITE LAYOUT																								
G-2	GENERAL NOTES					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP														
LS-1	LIFE SAFETY PLANS					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP			JUL 14. 25	FIRE WALL REV.										
A-101	BASEMENT PLAN	MAR 23.25	30% REVIEW	MAR 29.25	30% REVIEW REV	APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP			JUL 14. 25	FIRE WALL REV.										
A-102	FIRST FLOOR PLAN	MAR 23.25	30% REVIEW	MAR 29.25	30% REVIEW REV	APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON	JUL 14. 25	FIRE WALL REV.										
A-103	SECOND FLOOR PLAN	MAR 23.25	30% REVIEW	MAR 29.25	30% REVIEW REV	APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON	JUL 14. 25	FIRE WALL REV.										
A-201	ROOF PLAN					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP														
A-301	NORTH ELEVATION	MAR 23.25	30% REVIEW	MAR 29.25	30% REVIEW REV	APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON												
A-302	EAST ELEVATION	MAR 23.25	30% REVIEW	MAR 29.25	30% REVIEW REV	APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON												
A-303	SOUTH ELEVATION	MAR 23.25	30% REVIEW	MAR 29.25	30% REVIEW REV	APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON												
A-304	WEST ELEVATION	MAR 23.25	30% REVIEW	MAR 29.25	30% REVIEW REV	APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON												
A-401	BUILDING SECTIONS					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON	JUL 14. 25	FIRE WALL REV.										
A-402	WALL SECTION & DETAILS					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP	JUN 20. 25	IFP REVISON	JUL 14. 25	FIRE WALL REV.										
A-403	WALL SECTION & DETAILS					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP			JUL 14. 25	FIRE WALL REV.										
A-501	WALL, FLOOR, ROOF TYPES & FIRE STOPPING					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP			JUL 14. 25	FIRE WALL REV.										
A-502	DOOR & WINDOW SCHEDULE					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP														
A-601	STAIR PLANS					APR 5.25	75% PROGRESS	APR 26.25	90% REVIEW	MAY 7. 25	IFP			JUL 14. 25	FIRE WALL REV.										
A-602	FLASHING DETAILS							APR 26.25	90% REVIEW	MAY 7. 25	IFP														
A-603	REINFORCEMENT DETAILS							APR 26.25	90% REVIEW	MAY 7. 25	IFP														

azul designs

AZUL DESIGN
BCINF 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF 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 CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE 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

GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6	FIRE WALL REVISION	07/14/25
5	IFP REVISION	06/25/25
4	IFP	05/07/25
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

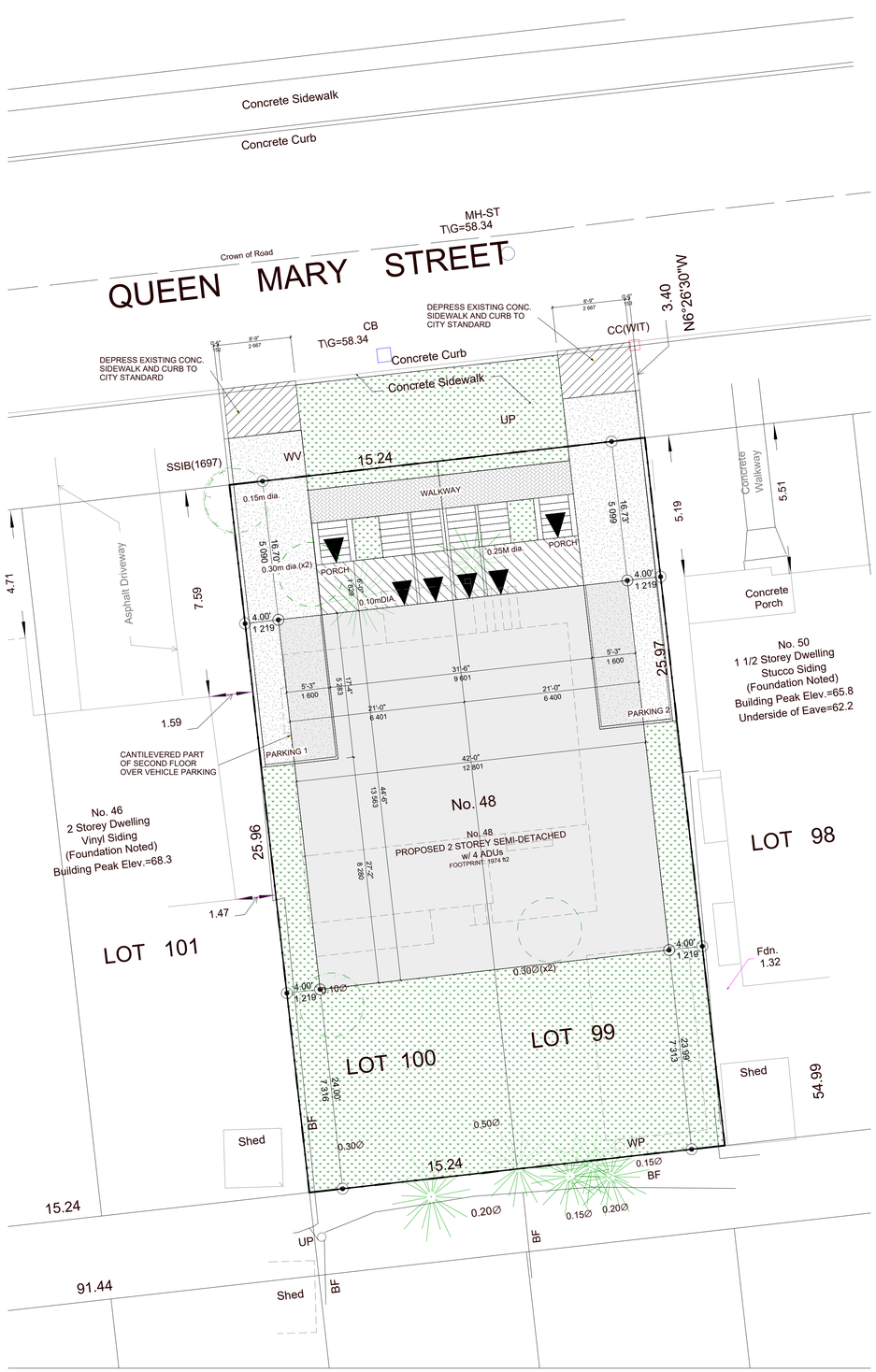
PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
COVERSHEET

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED
SHEET: G-0

O.B.C. (2024) INC. ONT REG. 203/23 DATA MATRIX-PART 9
48 QUEEN MARY STREET, OTTAWA, ON

ITEM	ONTARIO BUILDING CODE DATA								O.B.C. REFERENCE	
3.01	PROJECT DESCRIPTION ☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE								DIVISION B, PART 3 B.1.1.2.2	DIVISION B, PART 9 A 1.3.3.3 B 9.10.1.3
3.02	MAJOR OCCUPANCY(S) **RESIDENTIAL**									B 9.10.2
3.03	SUPERIMPOSED MAJOR OCCUPANCIES ☐ YES ☒ NO								3.2.2.7	
3.04	BUILDING AREA M2 / FT2 **156.74 m²**									A 1.3.3.3
3.05	GROSS AREA M2 / FT2	DESCRIPTION:					TOTAL:			
		GROUP 'C'					**492.71 m²/5,303.5 ft²**			
3.06	MEZZANINE(S) AREA (M²) **NIL**									B9.10.4.1
3.07	BUILDING HEIGHT (NO. OF STORIES) **ABOVE GRADE: 2 BELOW GRADE: 1** HEIGHT OF BUILDING (M) **7.9 M**									A 1.3.3.3
3.08	BUILDING CLASSIFICATION **RESIDENTIAL, GROUP C**									T. 9.10.2.1
3.09	FIRE ALARM REQUIREMENT ☒ REQUIRED ☐ NOT REQUIRED PROPOSED: ☐ SINGLE STAGE ☐ TWO STAGE ☐ NONE									B 9.10.18.2 (2)
3.10	SPRINKLER SYSTEM ☐ YES ☒ NO									
3.11	CONSTRUCTION TYPE: RESTRICTION: ☐ COMBUSTIBLE ☐ NON COMBUSTIBLE ☒ BOTH ACTUAL CONSTRUCTION: ☐ COMBUSTIBLE ☐ NON COMBUSTIBLE ☒ BOTH HEAVY TIMBER CONSTRUCTION: ☐ YES ☒ NO									B 9.10.6
3.12	OCCUPANT LOAD: ☒ BASED ON SLEEPING ROOMS ☐ BASED ON AREA ☒ BASED ON DESIGN FOR ANCILLARY OCCUPANCIES									B 9.9.1.3
	FLOOR	GROUP	AREA OR COUNT	RATIO	NO. OF PERSONS					
	BASEMENT	GROUP 'C'	4 SLEEPING ROOMS	2 PER ROOM	8 PERSONS					
	GROUND FLOOR	GROUP 'C'	4 SLEEPING ROOMS	2 PER ROOM	8 PERSONS					
	SECOND FLOOR	GROUP 'C'	6 SLEEPING ROOMS	2 PER ROOM	12 PERSONS					
				TOTAL	28 PERSONS					
3.13	BARRIER FREE DESIGN ☐ YES ☒ NO								B 3.8	B 9.5.2
3.14	REQUIRED FIRE RESISTANCE RATING (FRR) - HOIZONTAL ASSEMBLIES AND SUPPORTS	FRR OF HORIZONTAL ASSEMBLIES								
		FLOORS			1 HR					B 9.10.8.1
		ROOF			NIL					
		MEZZANINE			N/A					
		FRR OF SUPPORTING ASSEMBLIES								
		FLOOR SUPPORTS			1 HR					
		ROOF SUPPORTS			3/4 HR					
		MEZZANINE SUPPORTS			N/A					
3.15	REQUIRED FIRE RESISTANCE RATING (FRR) VERTICAL FIRE SEPERATION									
	.1 FIRE SEPERATION OF DWELLING UNITS				1 HR					B 9.10.9.15(1)
	.2 SERVICE ROOMS (w/FUEL-FIRED APPLIANCE OF FIRE SAFETY SYSTEMS)/ ANY ADJACENT AREA				N/A					B 9.10.10.4(1)
	.3 EXITS				N/A					B 9.9.4.2(1)
3.16	SPATIAL SEPERATION (CALCULATIONS OF BUILDING FACE)									T 9.10.14.4
		WALL	AERA OF EBF m2	L.D	PERMITTED MAX. % OF OPENING	PROPOSED % OF OPENINGS	FRR HOURS	TYPE OF CONSTRUCTION		TYPE OF CLADDING
								PERMITTED	PROVIDED	PERMITTED / PROVIDED
GROUP 'C'		NORTH	88.94 m²	5.09 m	28%	21.16%	3/4 MIN	COMBUSTIBLE OR NON. COMBUST.	COMBUSTIBLE	COMBUSTIBLE OR NON. COMBUST. / COMBUSTIBLE
		EAST	86.60 m²	1.22 m	7%	2.66%	1 HR	NON. COMBUST.	NON. COMBUST.	NON. COMBUST. / NON. COMBUST.
		SOUTH	98.43 m²	7.32 m	57%	20%	1 HR	COMBUSTIBLE OR NON. COMBUST.	COMBUSTIBLE	COMBUSTIBLE OR NON. COMBUST. / COMBUSTIBLE
		WEST	86.60 m²	1.22 m	7%	2.66%	1 HR	NON. COMBUST.	NON. COMBUST.	NON. COMBUST. / NON. COMBUST.
3.17	ENERGY EFFICIENCY: COMPLIANCE PATH: COMPLIANCE PACKAGE C3 CLIMATE ZONE: ZONE 1									3.1.1.2.C (IP)



1 SITE PLAN
1/8" = 1'-0"

azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

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

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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

GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
OBC MATRIX & SITE PLAN

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED
SHEET: G-1

GENERAL CONSTRUCTION NOTES

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C.2024 REQUIREMENTS.

INTERIOR SPACES DESIGN & MATERIALS
1. ALL CLOSETS TO RECEIVE 1 ROD AND 2 SHELVES, UNLESS OTHERWISE NOTED.
2. INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS.

WINDOWS AND DOORS
1. DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAT (600MM) 24" ABOVE GROUND OR A LANDING SHALL HAVEA 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 PRIVATE STAIR
RISERS 7 7/8" MAX. - 4 7/8" MIN.
RUN 8 1/4" MIN. - 14" MAX.
TREAD 9 1/4" MIN. - 14" MAX.
NOSING 1"
MINIMUM HEADROOM CLEARANCE OF (1.95M) 6'-5" STAIRS.

EXTERIOR PRIVATE STAIR
RISERS 7 7/8" MAX.
RUN 9" MIN.
TREAD 10" MIN.
NOSING 1"
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 DWELLING 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. PROVIDE P. ENG. SHOP DRAWINGS TO BUILDING INSPECTOR.
5. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS (9.8.6.2(3)).

INTERIOR STAIR
ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING.
ALL LANDING GUARDS TO BE 3'-0" ABOVE FINISHED FLOOR.
MAXIMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4".

EXTERIOR STAIR
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.
HAND RAILS TO COMPLY w/ O.B.C. 9.8.7.

FIRE PROTECTION
1. SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE ALARMS AS PER 2012 O.B.C. REQUIREMENTS. CONFIRM FINAL LOCATIONS WITH DESIGNER ON SITE. 9.10.19.3. & 9.33.4.
2. SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC, NOT BATTERY) (9.10.19)
3. EMPTY
4. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.33.4.1., 9.33.4.2 & 9.33.4.3)
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, WEATHER STRIPPED, AND HAVE A SELF CLOSING DEVICE (9.10.9.16)
6. PROVIDE FIRE BLOCKS AS PER O.B.C. 9.10.16

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

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.
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 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 MANUFACTURER'S 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 GRADE (9.23.2.3)
2. SUPPORT OF WALLS WITH ADDITIONAL BLOCKING OR JOISTS AS PER 9.23.9.8.
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 INSPECTORBEFORE 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 INSULATION.
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 THAN 25% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM. (9.19.1.2.) ROOF VENT AREA MUST BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA. IF ROOF SLOPE IS LESS THAN 1 IN 6, 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) 2'11" 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)

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

ELECTRICAL
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ELECTRICAL SAFETY CODE.
2. PROVIDE EXT. LIGHT AT ALL EXTERIOR DOORS
3. FIXTURES TO BE SPECIFIED.

PLUMBING
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 ANDOTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS. (7.4.6.4).

TRIM
AS PER CLASSIC HARDWOODS OR EQUAL
TYPICAL: MITRE ALL CORNERS AND RETURNS.
CAULK ALL GAPS W/ LATEX CAULKING.
BASEBOARD: 3/4" X 4-1/2" POPLAR.
SHOE MOLDING 3/4", 1/4 ROUND POPLAR.
WINDOW 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.

KITCHEN
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.

BATHROOM
1. 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. WITHMAX 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 SILLSAND

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

CERAMIC FLOORING
1. SUB. FLOOR FOR CERAMIC AS PER 9.30.6. 2012 O.B.C.
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.

azul designs

AZUL DESIGN
BCINF 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF 22431
613-884-4425
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ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
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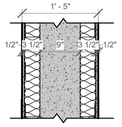
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
CONSTRUCTION NOTES

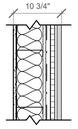
DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED
SHEET: G-2

FIRE RATED WALL TYPES (REFER TO SHEET A-501 FOR WALL TAGS & FIRE STOP DETAILS)



F2 PARTY WALL @ BASEMENT

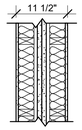
- PAINT FINISH (BOTH SIDES)
- 1/2" GYPSUM BOARD - TAPED & SANDED (BOTH SIDES)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 2x4 STUD WALL @ 16" o/c c/w R12 FIBREGLASS BATT INSULATION FROM BELOW JOISTS TO 12" ABOVE SLAB
- 9" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS FULL HEIGHT - NO KNEE WALL
- 2-15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM 2-15M L-BARS (24"x24") - TOP & BOTTOM AT ALL WALL CORNERS/ JUNCTIONS 2-15M REBARS BELOW WINDOW OPENINGS (EXTEND 12" PAST EITHER SIDE OF OPENING)
- 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2x4 STUD WALL AT BOTTOM)
- 2x4 STUD WALL @ 16" o/c c/w R12 FIBREGLASS BATT INSULATION FROM BELOW JOISTS TO 12" ABOVE SLAB
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD - TAPED & SANDED (BOTH SIDES)
- PAINT FINISH (BOTH SIDES)



W3 EXTERIOR SIDING @ 1HR NON COMB.

- FIBRE CEMENT PANELING or SIDING or EIFS (ALL RATED NON COMBUSTIBLE) ***ACRYLIC EIFS TO BE DRAINSCREEN OR RAINSCREEN SYSTEMS ONLY - FINISH COAT AND BASE COAT (PLASTON PREMIUM I EIFS SYSTEM CCMC 13232-R, NON COMBUSTIBLITY AND FIRE PERFORMANCE REQUIREMENTS AS PER CAN/ULC-S102, CAN/ULC-S134, CAN/ULC-S101 and CAN/ULC-S114)***
- STEEL STRAPPING @ 16" o/c IF REQUIRED BY MANUFACTURER
- 1" SEMI-RIGID MINERAL WOOD INSULATION (R5) (RATED NONCOMBUSTIBLE)
- 1" METAL Z-BARS CHANNELS @ 16"
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
- 5/8" GLASS MAT GYPSUM BOARD
- 6" x 1 5/8" METAL STUDS 18 GAUGE AT 16" o/c MAX. c/w MID HEIGHT BRACING & DIAGONAL BRACING AS PER STRUCTURAL ENGINEER SPECS
- 5.5" FIBREGLASS INSULATION (R22)
- 6 MIL POLYETHYLENE VB CONFORM TO CGSB 51.34 TYP
- 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD - TAPED AND SANDED
- PAINT FINISH

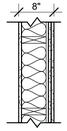
1 HR FIRE RATING
UL U425



P2 2HR PATRY WALL

- PAINT FINISH
- 1/2" GYPSUM BOARD - TAPED & SANDED
- 2x4 STUD WALL @ 12" o/c c/w 4" FIBREGLASS INSULATION
- 3/4" AIRSPACE
- 2 LAYERS OF 1" M2TECH OR GLASROC SHAFTLINER
- 3/4" AIRSPACE
- 2x4 STUD WALL @ 12" o/c c/w 4" FIBREGLASS INSULATION
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH

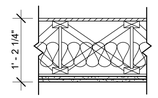
2HR FIRE RATING
ULC W311
SYSTEM WAH261



P3 1 HR FRR INTERIOR NON-LOADBEARING WALL

- PAINT FINISH
- 5/8" GYPSUM BOARD TYPE 'X' - TAPED & SANDED
- 2x4 STUD WALL @ 16" o/c c/w or [2x6 STUD WALL @ 16" o/c c/w (NOTED: E2")]
- 4" or 6" FIBREGLASS INSULATION
- RESILIENT METAL CHANNELS @ 16" o/c
- 2 LAYERS OF 5/8" GYPSUM BOARD TYPE "X" ON CHANNELS
- PAINT FINISH

1 HR FIRE RATING
OBC SB-3: W4a
STC RATING: 51



FL2 1 HR FRR TYPICAL FLOOR

- FINISH FLOOR (NOT SHOWN)
- 5/8" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 11 7/8" P.E. FLOOR JOISTS @ 16" o/c (SUPPLIER TO PROVIDE FLOOR JOIST LAYOUT AND SPECS)
- 6" FIBERGLASS INSULATION
- RESILIENT CHANNEL @16" o/c
- 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
- PAINT FINISH

1 HR FIRE RATING
OBC SB-3: F9c
STC RATING: 54

CL1 U.S. STAIR CEILING ENCLOSURE

- 1" SHAFTLINER GYPSUM BOARD
- 4" C-H STEEL STUDS w/ J-TRACK @ 16" O.C.
- 2 LAYER OF 5/8" TYPE "X" GYPSUM BOARD

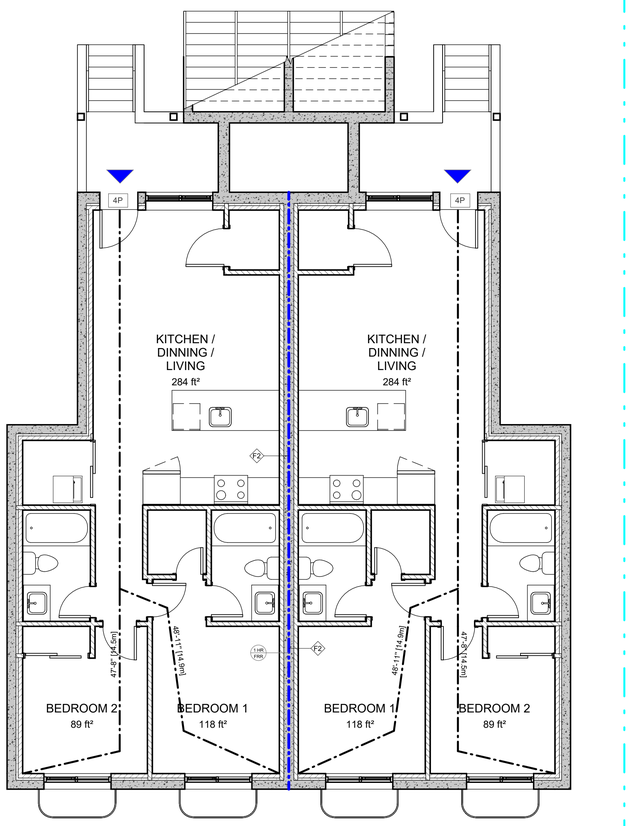
1 HR FIRE RATING
FIRE TEST: UL I515

LEGEND

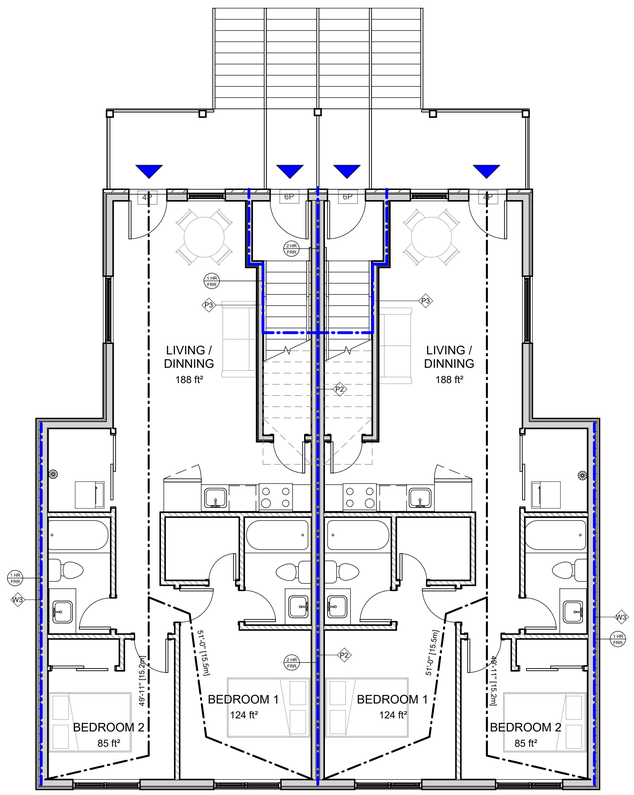
147.6' [45.0m]	TRAVEL DISTANCE (MAX. = 147.6' [45.0m])
50P	OCCUPANT LOAD PER EXIT
W1	WALL TYPE (REFER TO WALL SCHEDULE)
	1 HOUR FIRE RATED WALLS

FIRE SEPARATION SCHEDULE

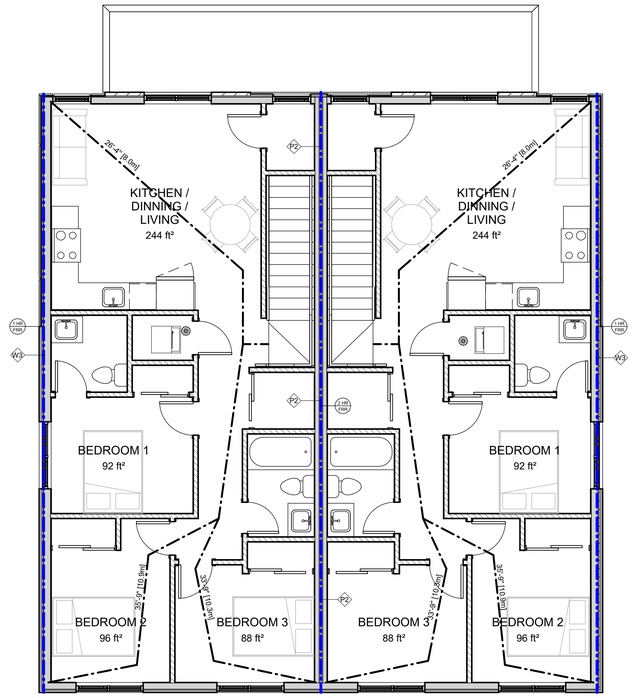
WALLS BETWEEN UNITS	1 HOUR



LIFE SAFETY PLAN - BASEMENT
3/16" = 1'-0"



LIFE SAFETY PLAN - GROUND FLOOR
3/16" = 1'-0"



LIFE SAFETY PLAN - SECOND FLOOR
3/16" = 1'-0"

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

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:

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GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

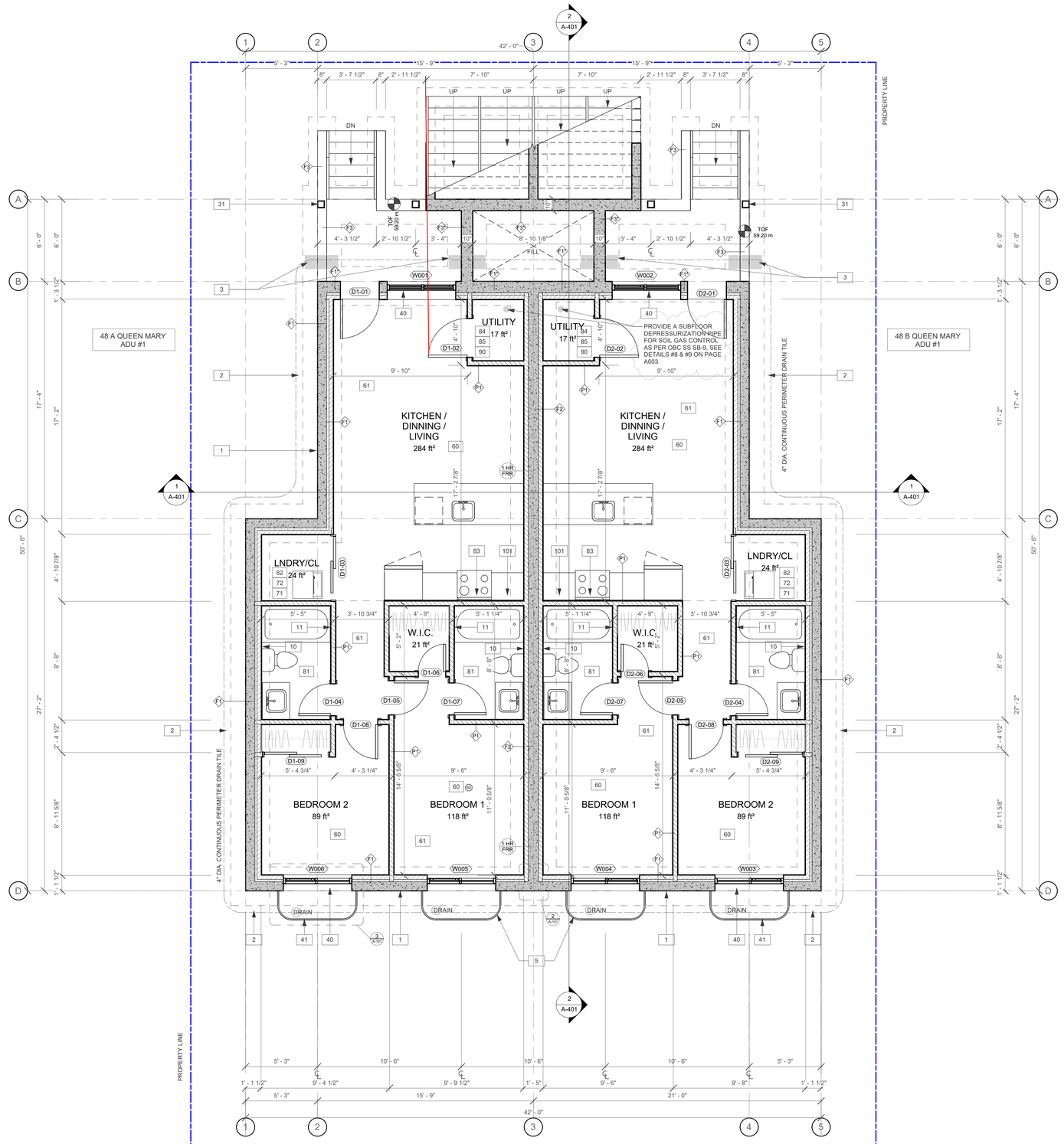
NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

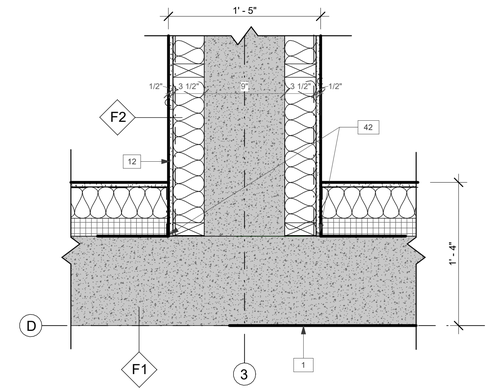
SHEET NAME:
LIFE SAFETY PLANS

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

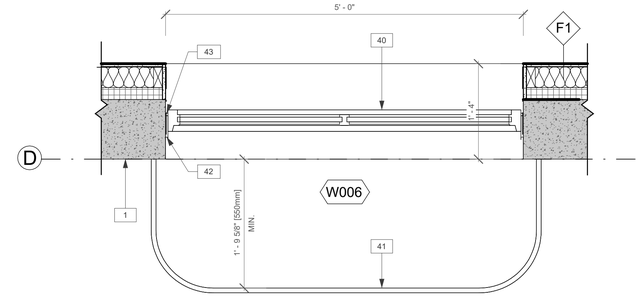
SHEET: LS-2



BASEMENT
1/4" = 1'-0"



2 PLAN DETAIL- DEMISING WALL @ CONC. EXT.
1 1/2" = 1'-0"



3 PLAN DETAIL- WINDOW WELL
1" = 1'-0"

BASEMENT AREAS:

BUILDABLE AREA: 156.74 m² (1687.11 ft²)
GFA: 132.50 m² (1426.26 ft²)

UNIT NET AREA:
48 A QUEEN MARY ADU #1: 66.25 m² (713.13 ft²)
48 B QUEEN MARY ADU #1: 66.25 m² (713.13 ft²)

KEYNOTES

1 DRAINAGE BOARD ON WATERPROOFING MEMBRANE, ON ALL CONCRETE WALLS BELOW GRADE. EXTEND DOWN ONTO TOP OF FOOTING. REFER TO SOIL REPORT FOR ANY SITE SPECIFIC WATERPROOFING RECOMNEDATIONS.

2 PROVIDE 4" DIA. CONTINUOUS PERIMETER DRAIN TILE SURROND FOOTING

3 PROVIDE FOOTING SLEEVE FOR WEEPING TILE PASSAGE (TYP.)

10 REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON WALL ADJACENT TO WATER CLOSET, SHOWER OR BATHTUB

11 PROVIDE MOISTURE RESISTANCE BACKING ON WALLS AROUND BATHTUBS AND SHOWERS

12 DEMISING WALL REF. SCHEDULE A501

31 PORCH SUPPORT, REFER TO STRUCTURAL DWG'S.

40 VINYL WINDOW (REFER TO WINDOW SCHEDULE. SPARY FOAM AND SEAL ALL JOINTS WITH STRUCTURE.

41 PREFABRICATED GALVANIZED METAL WINDOW WELL

42 CAULKED JOINT. PROVIDE WEEP HOLES AT WINDOW SILL AS REQUIRED BY WINDOW MAFR.

43 SELF ADHEARING 3M VAOUR BARRIER AROUND WINDOW FRAMING. SEAL JOINT AROUND WINDOW UNITS WIT FOAM AND CAULKING TYP..

60 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

61 PROVIDE A CONTINUOUS 1HR, FRR CEILING THROUGHOUT ENTIRE CEILING

71 PROVIDE FLOOR DRAIN FOR WASHER IN CERAMIC TILE

72 PROVIDE COLD/HOT WATER CONNECTION AND DRAIN FOR WASHER, BUILD OUT NEXT TO EXT. WAL

81 BATHROOM FAN - EXHAUST TO EXTERIOR (SURFACE MOUNT)

82 EXHAUST DRYER TO EXTERIOR (SURFACE MOUNT)

83 STOVE HOOD VENT - SURFACE MOUNT EXHAUST TO EXTERIOR

84 NEW GAS POWERED HOT WATER ON DEMAND UNIT (HWD)

85 NEW NATURAL GAS FORCED AIR FURNACE (SURFACE MOUNTED POWER VENT), ALL DUCTING SURFACE MOUNTED

90 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 OWNER)

101 UPPER CABINETS ABOVE AND COUNTERTOP BELOW

azul designs

AZUL DESIGN
BCINF 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF 22431
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS

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GENERAL NOTES:

DIM* PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

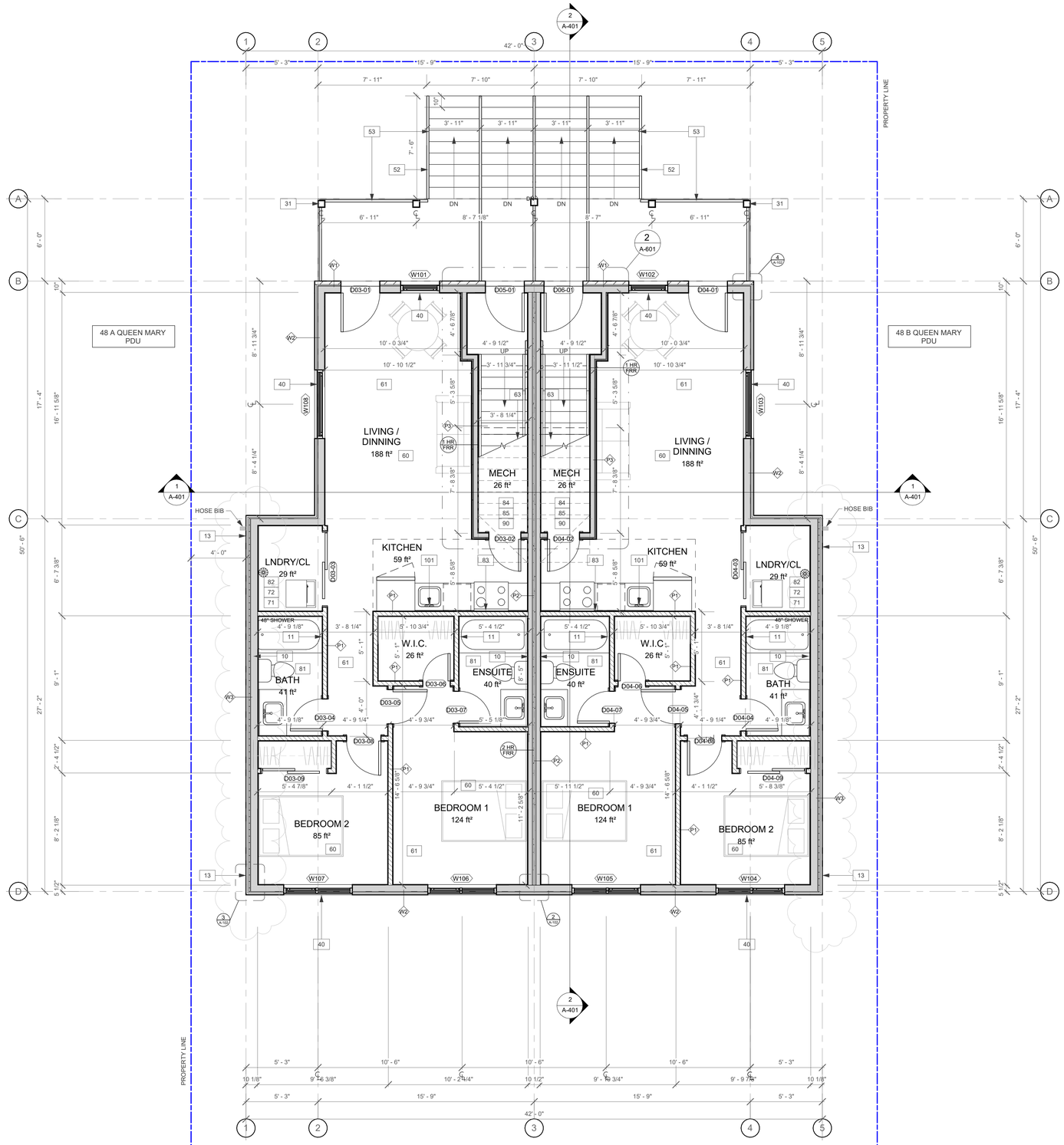
NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4	IFP	05/07/25
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

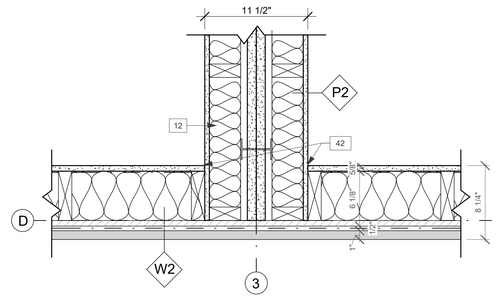
SHEET NAME:
BASEMENT PLAN

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

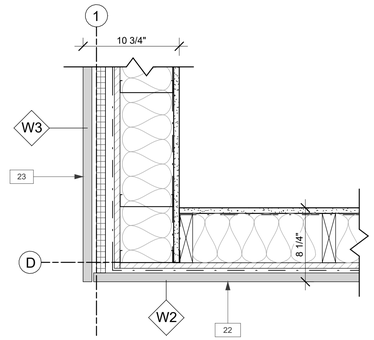
SHEET: A-101



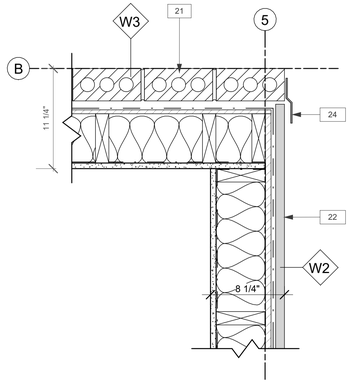
GROUND FLOOR
1/4" = 1'-0"



2 PLAN DETAIL- DEMISING WALL @ CONC. EXT.
1 1/2" = 1'-0"



3 PLAN DETAIL @ COMB. & NON COMB. WALL
1 1/2" = 1'-0"



4 PLAN DETAIL @ FINISH CHANGE CORNER
1 1/2" = 1'-0"

BASEMENT AREAS:

BUILDABLE AREA: 159.77 m² (1719.74 ft²)
GFA: 146.82 m² (1580.41 ft²)

UNIT NET AREA:
48 A QUEEN MARY PDU: 67.77 m² (729.43 ft²)
48 B QUEEN MARY PDU: 67.77 m² (729.13 ft²)

KEYNOTES

10	REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON WALL ADJACENT TO WATER CLOSET, SHOWER OR BATHTUB
11	PROVIDE MOISTURE RESISTANCE BACKING ON WALLS AROUND BATHTUBS AND SHOWERS
12	DEMISING WALL REF. SCHEDULE A501
13	INSET STEEL STUD WALL 1 5/8", SO THE EXTERIOR RIGID INSULATION LINES UP WITH EXTERIOR FOUNDATION WALL
21	BRICK VENEER WITH GALV. MASONRY TIES @ 32" O.C. VERT. AND HORZ.
22	SIDING WALL PANELS REFER TO SHEET A-501
23	NON-COMBUSTIBLE RAIN SCREEN WALL PANEL SYSTEM. SUBMIT INSTALLATION SHOP DRAWINGS AND PRODUCT SPECIFICATIONS FOR THE REVIEW OF THE ARCHITECT.
24	PREFINISHED ALUMINUM FLASHING, CAULK ALL JOINTS
31	PORCH SUPPORT, REFER TO STRUCTURAL DWG'S.
40	VINYL WINDOW (REFER TO WINDOW SCHEDULE. SPARY FOAM AND SEAL ALL JOINTS WITH STRUCTURE.
41	PREFABRICATED GALVANIZED METAL WINDOW WELL
42	CAULKED JOINT. PROVIDE WEEP HOLES AT WINDOW SILL AS REQUIRED BY WINDOW MAFR.
43	SELF ADHEARING 3M VAOUR BARRIER AROUND WINDOW FRAMING. SEAL JOINT AROUND WINDOW UNITS WIT FOAM AND CAULKING TYP..
51	WOOD FRAMED STAIRS REFER TO STRUCTURAL DWG'S.
52	CONCRETE STEPS
53	1070mm HIGH ALUMINUM RAILING W/PICKETS. ACCORDING TO OBC 3.3.1.17 & B4.1.5.14 SUBMIT SHOPDRAWINGS STAMPED BY A P.ENG OF ONTATRIO.
60	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
61	PROVIDE A CONTINUOUS 1HR, FRR CEILING THROUGHOUT ENTIRE CEILING
63	FIRE PROTECT UNDERSIDE OF STAIRS AND LANDING w/ 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AND 4" OF FIBREGLASS INSULATION WITHIN CAVITY
71	PROVIDE FLOOR DRAIN FOR WASHER IN CERAMIC TILE
72	PROVIDE COLD/HOT WATER CONNECTION AND DRAIN FOR WASHER, BUILD OUT NEXT TO EXT. WAL
81	BATHROOM FAN - EXHAUST TO EXTERIOR (SURFACE MOUNT)
82	EXHAUST DRYER TO EXTERIOR (SURFACE MOUNT)
83	STOVE HOOD VENT - SURFACE MOUNT EXHAUST TO EXTERIOR
84	NEW GAS POWERED HOT WATER ON DEMAND UNIT (HWD)
85	NEW NATURAL GAS FORCED AIR FURNACE (SURFACE MOUNTED POWER VENT), ALL DUCTING SURFACE MOUNTED
90	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 OWNER)
101	UPPER CABINETS ABOVE AND COUNTERTOP BELOW

azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCIN#: 22431
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS

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GENERAL NOTES:

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ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

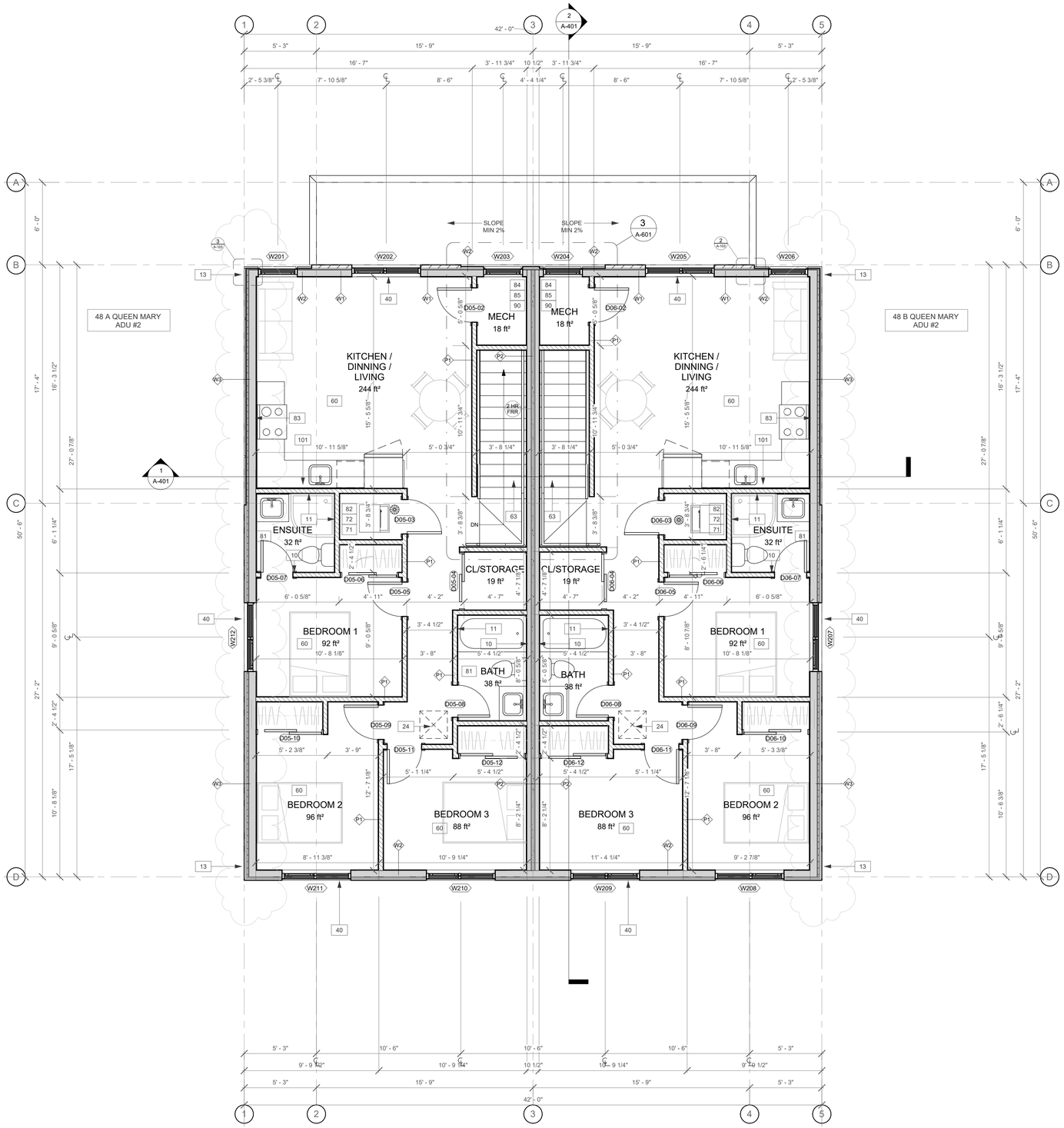
NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4	IFP REVISION	06/19/25
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

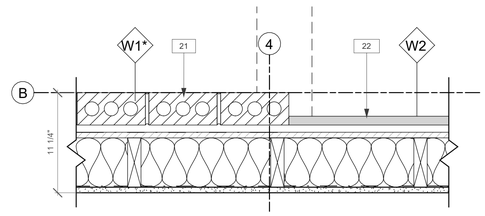
SHEET NAME:
GROUND FLOOR PLAN

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

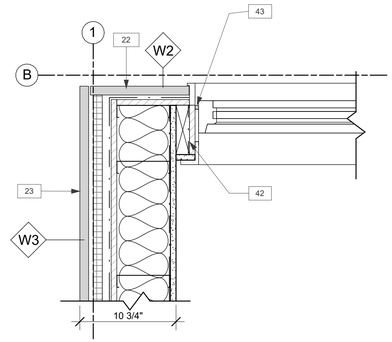
SHEET: A-102



SECOND FLOOR
1/4" = 1'-0"



2 PLAN DETAIL @ MATERIAL CHANGE
1 1/2" = 1'-0"



3 PLAN DETAIL @ COMB. & NON COMB. WALL
1 1/2" = 1'-0"

BASEMENT AREAS:

BUILDABLE AREA: 176.20 m² (1892.62 ft²)
GFA: 162.78 m² (1752.16 ft²)

UNIT NET AREA:
48 A QUEEN MARY ADU #2: 81.46 m² (876.79 ft²)
48 B QUEEN MARY ADU #2: 81.46 m² (876.79 ft²)

KEYNOTES

10	REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON WALL ADJACENT TO WATER CLOSET, SHOWER OR BATHTUB
11	PROVIDE MOISTURE RESISTANCE BACKING ON WALLS AROUND BATHTUBS AND SHOWERS
12	DEMISING WALL REF. SCHEDULE A501
13	INSET STEEL STUD WALL 1 5/8", SO THE EXTERIOR RIGID INSULATION LINES UP WITH EXTERIOR FOUNDATION WALL
21	BRICK VENEER WITH GALV. MASONRY TIES @ 32" O.C. VERT. AND HORZ.
22	SIDING WALL PANELS REFER TO SHEET A-501
23	NON-COMBUSTIBLE RAIN SCREEN WALL PANEL SYSTEM. SUBMIT INSTALLATION SHOP DRAWINGS AND PRODUCT SPECIFICATIONS FOR THE REVIEW OF THE ARCHITECT.
24	PREFINISHED ALUMINUM FLASHING, CAULK ALL JOINTS
25	ROOF ACCESS HATCH SHALL BE NOT LESS THAN 3.4 FT2 WITH NO DIMENSION LESS THAN 21.5"
40	VINYL WINDOW (REFER TO WINDOW SCHEDULE. SPARY FOAM AND SEAL ALL JOINTS WITH STRUCTURE.
42	CAULKED JOINT. PROVIDE WEEP HOLES AT WINDOW SILL AS REQUIRED BY WINDOW MAFR.
43	SELF ADHEARING 3M VAOUR BARRIER AROUND WINDOW FRAMING. SEAL JOINT AROUND WINDOW UNITS WIT FOAM AND CAULKING TYP..
51	WOOD FRAMED STAIRS REFER TO STRUCTURAL DWG'S.
60	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
63	FIRE PROTECT UNDERSIDE OF STAIRS AND LANDING w/ 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AND 4" OF FIBREGLASS INSULATION WITHIN CAVITY
71	PROVIDE FLOOR DRAIN FOR WASHER IN CERAMIC TILE
72	PROVIDE COLD/HOT WATER CONNECTION AND DRAIN FOR WASHER, BUILD OUT NEXT TO EXT. WAL
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90	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 OWNER)
101	UPPER CABINETS ABOVE AND COUNTERTOP BELOW

azul designs

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ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
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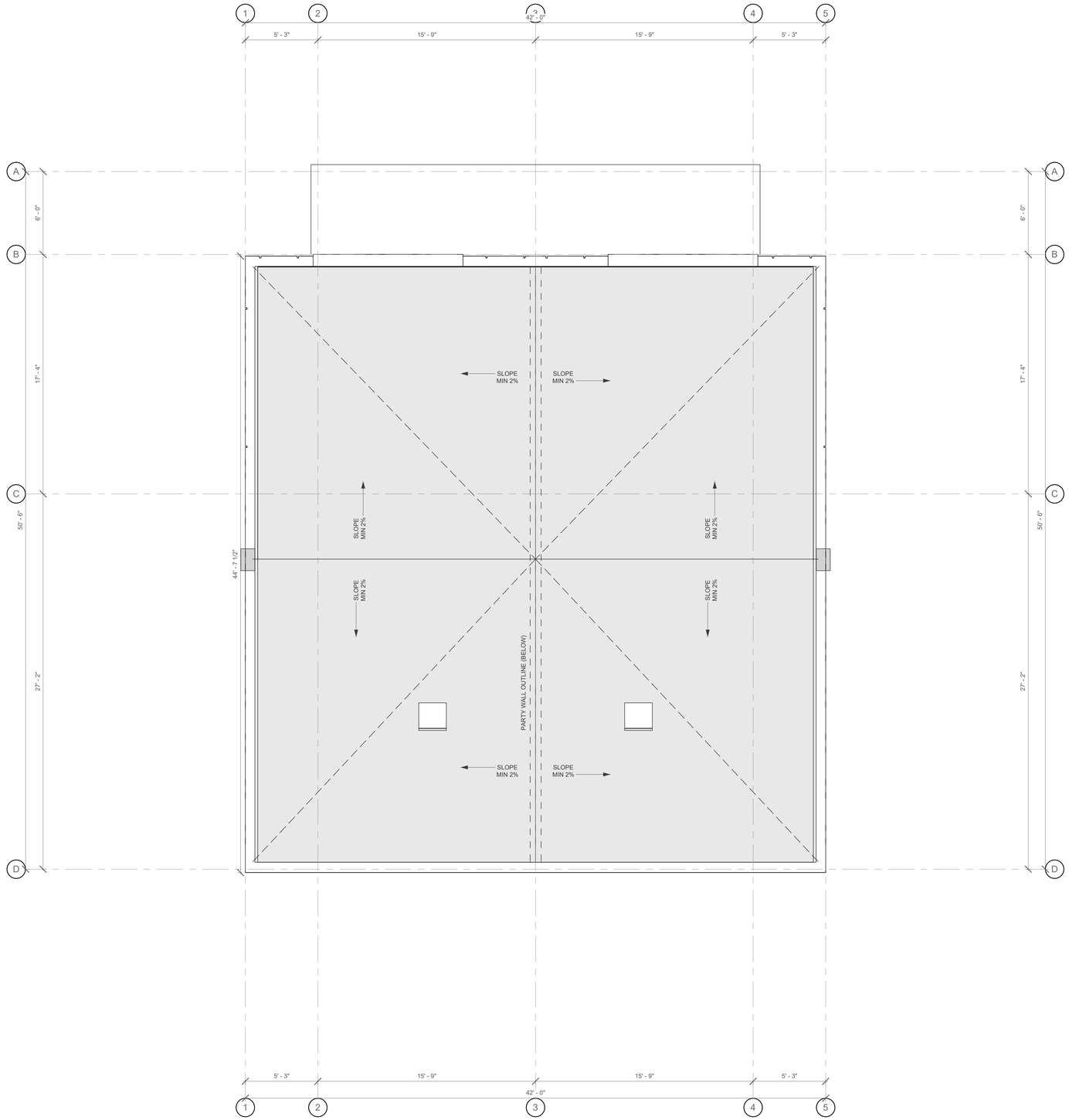
4	IFP REVISION	06/19/25
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
SECOND FLOOR PLAN

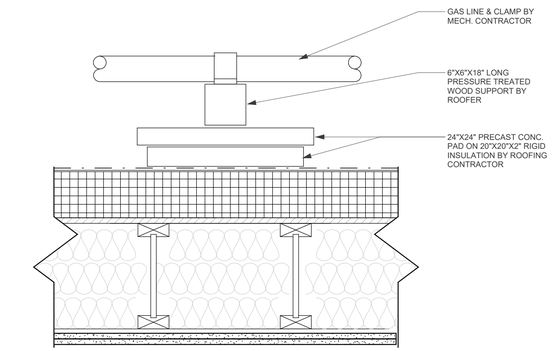
DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

SHEET: A-103

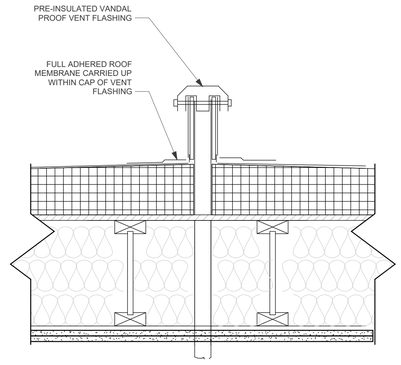


ROOF PLAN
1/4" = 1'-0"

KEYNOTES	
10	PREFINISHED METAL CAP FLASHING (COLOUR BY OWNER) ON P.T. PLYWOOD, SLOPPED, TYPICAL SEAL ALL FLASHING JOINTS
30	ROOF ASSEMBLY REFER TO SHEET A-601.
32	CANOPY REF. TO STRUCTURAL DWG'S
33	DRAIN; REFER TO MECH. DWG'S
38	ROOF HATCH (REFER TO MANUFACTURER SPECIFICATIONS)
39	STONE PAVERS

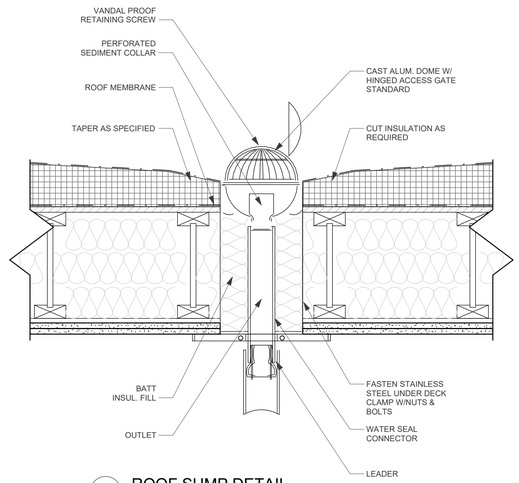


2 PIPE SUPPORT DETAIL
1 1/2" = 1'-0"



3 ROOF VENT DETAIL
1 1/2" = 1'-0"

4 SCUPPER DETAIL
1 1/2" = 1'-0"



5 ROOF SUMP DETAIL
1 1/2" = 1'-0"

azul designs

AZUL DESIGN
BCINF 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF 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 CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE 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

GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
ROOF PLAN

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED
SHEET: A-201

NORTH ELEVATION
3/8" = 1'-0"

LEGEND	
B-STD	BRICK VENEER- STANDARD (COLOUR: *TBD*)
P-LT	PANEL - (COLOUR: LIGHT *GREY*)
P-DRK	PANEL - (COLOUR: DARK *GREY*)
SL-ST	SILL- STONE
WIN-B	WINDOW W/ CLEAR VISION CLEAR GLASS
DR-B	DOOR W/ TEMPERED CLEAR **DR-B** VISION CLEAR GLASS
GD-B	GUARDRAIL MIN. 1070mm HIGH AND IN ACCORDING TO O.B.C. 9.8.8.
C-B	CANOPY (COLOUR: BLACK)
SCUP	PREFABRICATED METAL SCUPPER
CMP	CEMENT PARGING TO 4" BELOW GRADE

azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCIN#: 22431
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS

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GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

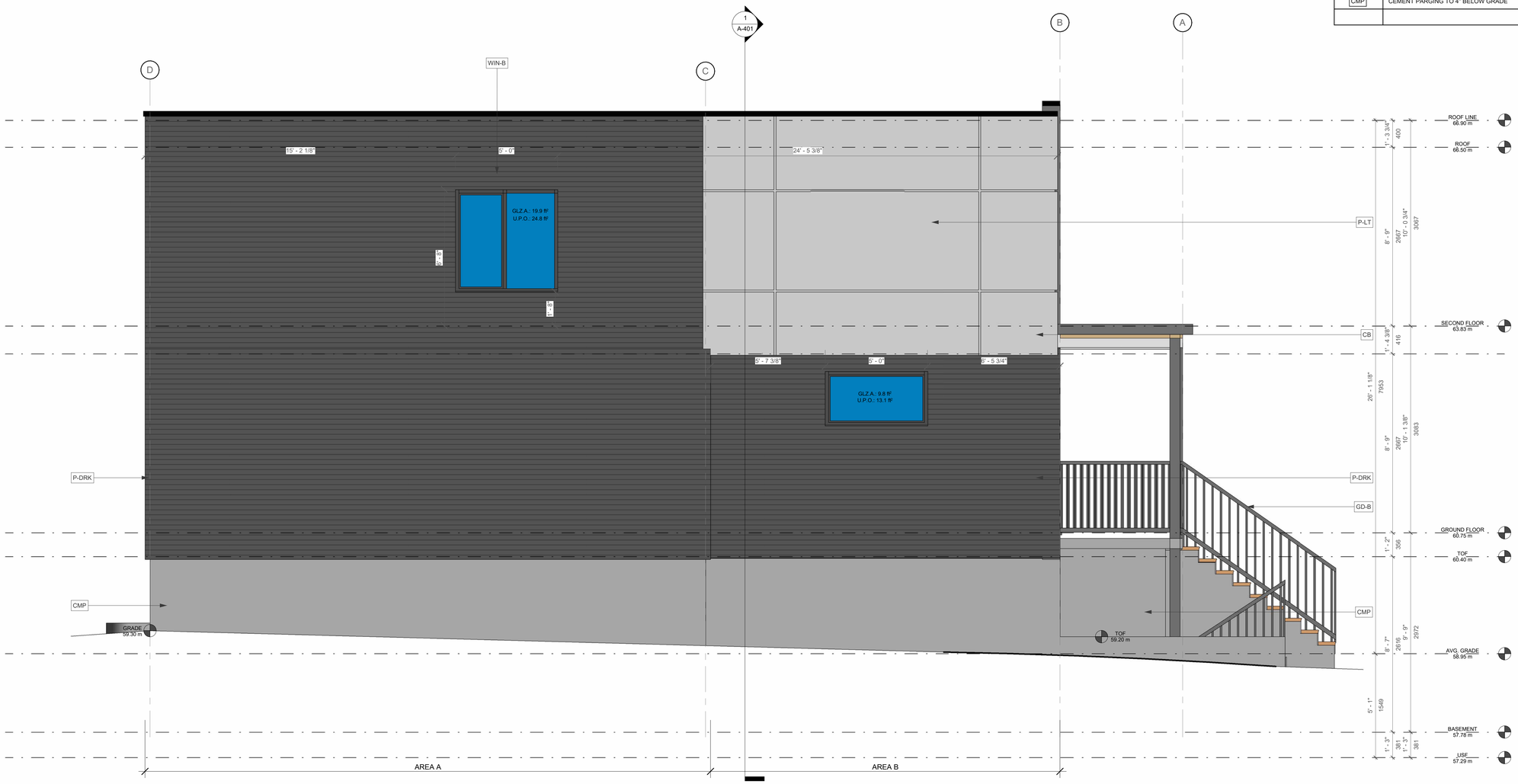
PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
NORTH ELEVATION

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

SHEET: A-301

LEGEND	
B-STD	BRICK VENEER- STANDARD (COLOUR: *TBD*)
P-LT	PANEL - (COLOUR: LIGHT *GREY*)
P-DRK	PANEL - (COLOUR: DARK *GREY*)
SL-ST	SILL- STONE
WIN-B	WINDOW W/ CLEAR VISION CLEAR GLASS
DR-B	DOOR W/ TEMPERED CLEAR **DR-B** VISION CLEAR GLASS
GD-B	GUARDRAIL MIN. 1070mm HIGH AND IN ACCORDING TO O.B.C. 9.8.8.
C-B	CANOPY (COLOUR: BLACK)
SCUP	PREFABRICATED METAL SCUPPER
CMP	CEMENT PARGING TO 4" BELOW GRADE



EAST ELEVATION
3/8" = 1'-0"

SPATIAL SEPARATION CALCULATION				
	AREA A		AREA B	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MAX. AREA OF EXPOSING BULDING FACE		932.15 ft²		252.32 ft²
LIMITING DISTANCE		4'-0" (1.22m)		9'-3" (2.82m)
% OF UNPROTECTED OPENING	7%	2.66%	21%	5.19%
AREA OF UNPROTECTED OPENING	65.25 ft²	24.79ft²	52.99 ft²	13.1 ft²
FRR HOUR	MIN. 1 HOUR	1 HOUR	MIN. 1 HOUR	1 HOUR
CLADDING	NONCOMBUSTIBLE	NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE
CONSTRUCTION	NONCOMBUSTIBLE	NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE

azul designs

AZUL DESIGN
BCINF 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF 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:

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GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

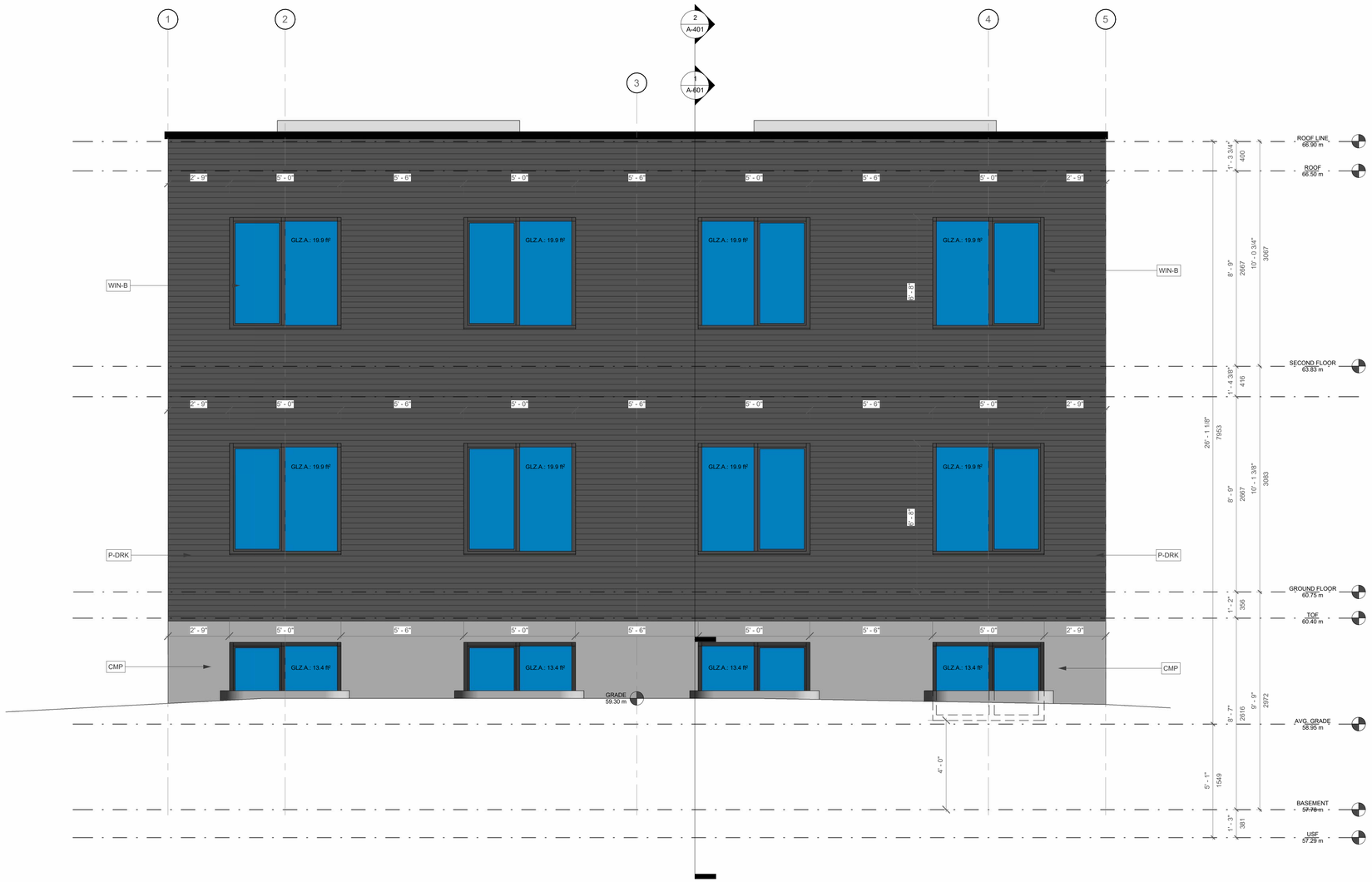
PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
EAST ELEVATION

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

SHEET:
A-302

LEGEND	
B-STD	BRICK VENEER- STANDARD (COLOUR: *TBD*)
P-LT	PANEL - (COLOUR: LIGHT *GREY*)
P-DRK	PANEL - (COLOUR: DARK *GREY*)
SL-ST	SILL- STONE
WIN-B	WINDOW W/ CLEAR VISION CLEAR GLASS
DR-B	DOOR W/ TEMPERED CLEAR **DR-B** VISION CLEAR GLASS
GD-B	GUARDRAIL MIN. 1070mm HIGH AND IN ACCORDING TO O.B.C. 9.8.8.
C-B	CANOPY (COLOUR: BLACK)
SCUP	PREFABRICATED METAL SCUPPER
CMP	CEMENT PARGING TO 4" BELOW GRADE



SOUTH ELEVATION
3/8" = 1'-0"

azul designs

AZUL DESIGN
BCINF 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF 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

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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

GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

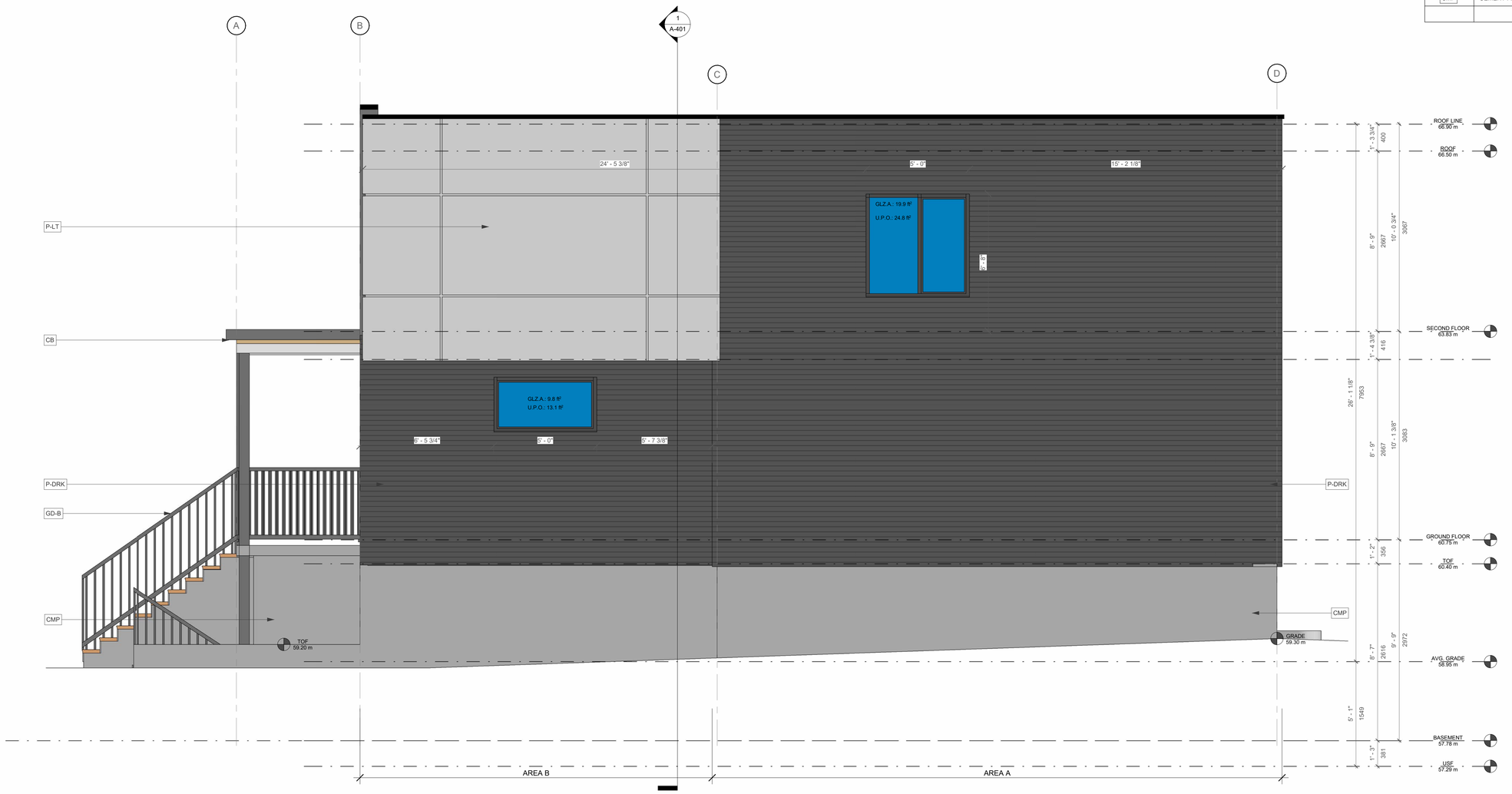
PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1R 2A1

SHEET NAME:
SOUTH ELEVATION

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

SHEET: A-303

LEGEND	
B-STD	BRICK VENEER- STANDARD (COLOUR: *TBD*)
P-LT	PANEL - (COLOUR: LIGHT *GREY*)
P-DRK	PANEL - (COLOUR: DARK *GREY*)
SL-ST	SILL- STONE
WIN-B	WINDOW W/ CLEAR VISION CLEAR GLASS
DR-B	DOOR W/ TEMPERED CLEAR **DR-B** VISION CLEAR GLASS
GD-B	GUARDRAIL MIN. 1070mm HIGH AND IN ACCORDING TO O.B.C. 9.8.8.
C-B	CANOPY (COLOUR: BLACK)
SCUP	PREFABRICATED METAL SCUPPER
CMP	CEMENT PARGING TO 4" BELOW GRADE



SPATIAL SEPARATION CALCULATION				
	AREA A		AREA B	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MAX. AREA OF EXPOSING BULDING FACE		932.15 ft²		252.32 ft²
LIMITING DISTANCE		4'-0" (1.22m)		9'-3" (2.82m)
% OF UNPROTECTED OPENING	7%	2.66%	21%	5.19%
AREA OF UNPROTECTED OPENING	65.25 ft²	24.79ft²	52.99 ft²	13.1 ft²
FRR HOUR	MIN. 1 HOUR	1 HOUR	MIN. 1 HOUR	1 HOUR
CLADDING	NONCOMBUSTIBLE	NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE
CONSTRUCTION	NONCOMBUSTIBLE	NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE

WEST ELEVATION
3/8" = 1'-0"

azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCIN#: 22431
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS

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GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

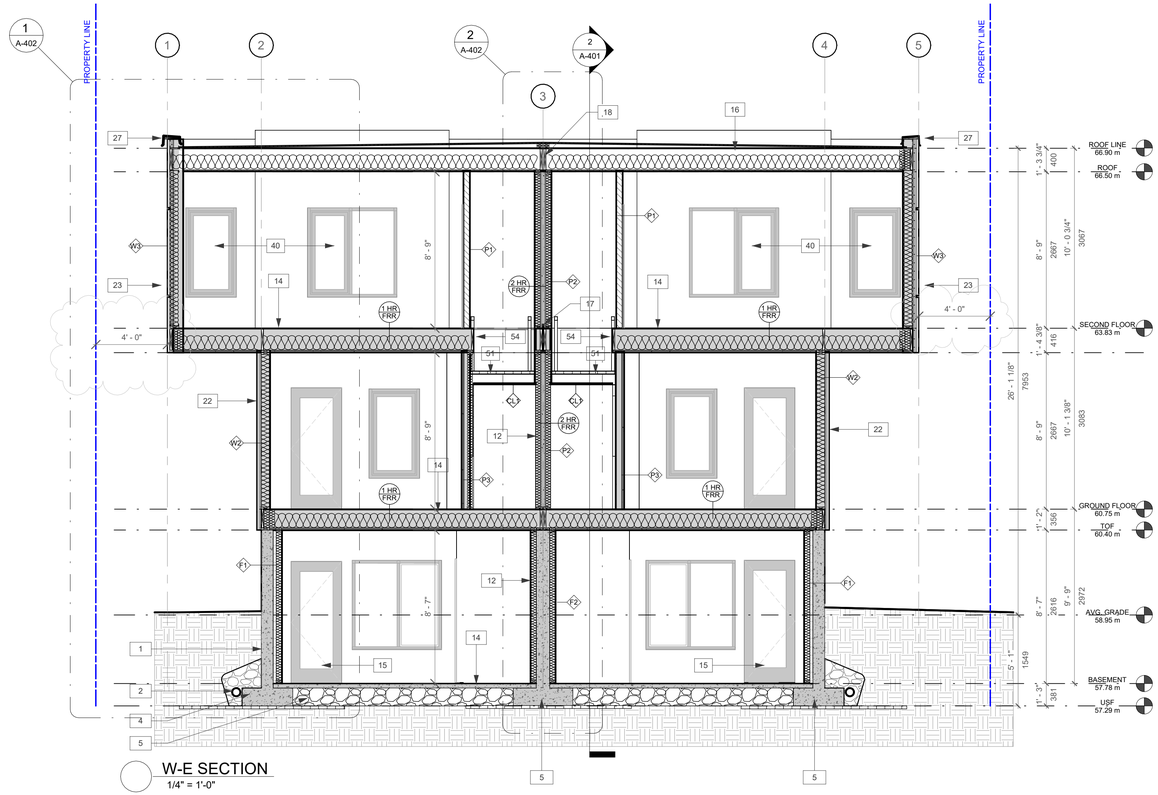
NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
WEST ELEVATION

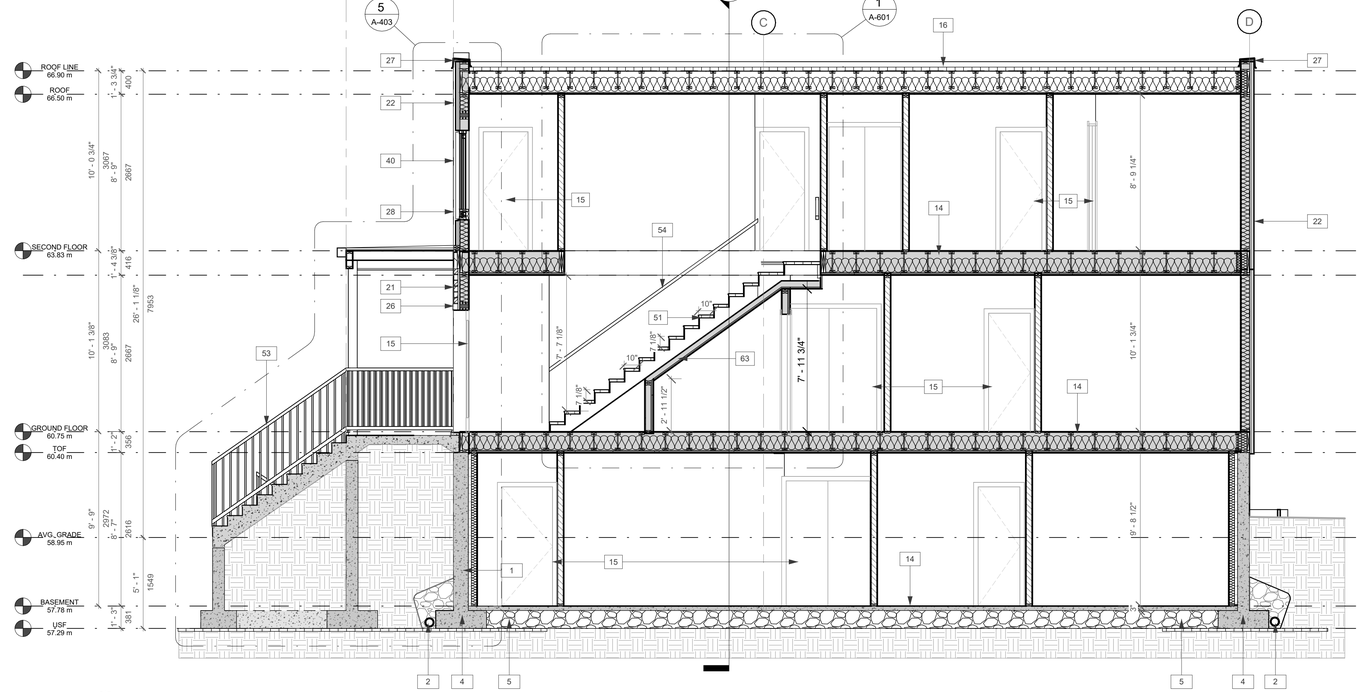
DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

SHEET:
A-304



KEYNOTES

1	DRAINAGE BOARD ON WATERPROOFING MEMBRANE, ON ALL CONCRETE WALLS BELOW GRADE. EXTEND DOWN ONTO TOP OF FOOTING. REFER TO SOIL REPORT FOR ANY SITE SPECIFIC WATERPROOFING RECOMNEDATIONS.
2	6" PERFORATED PVC DRAIN PIPE W/FABRIC SOCK AT BOTTOM OF FOUNDATION WALL. CONNECT TO SUMP. REFER TO PLUMBING DRAWINGS AND SOIL REPORT.
4	REINFORCED CONCRETE FOOTING (REFER TO STRUCTURAL DRAWINGS)
5	BELOW SLAB RIGID INSULATION. REFER TO INSULATION SCHEDULE (A-601)
12	DEMISING WALL REF. SCHEDULE A601
14	FLOOR FINISH ON TYPICAL FLOOR ASSEMBLY REFER TO SHEET A-501.
15	DOOR AS PER SCHEDULE SHEET A502.
16	ROOF ASSEMBLY REFER TO SHEET A-501.
17	EXTEND WALLS TO U.S. OF DECK, APPLY TWO LAYERS OF 5/8" DRYWALL BLOCKING BETWEEN JOISTS.
18	REFER TO FIRE BLOCKING DETAIL FOR STAIR/CORRIDOR WALLS ON A501.
21	4" BRICK VENEER WITH GALV. MASONRY TIES @ 32" O.C. VERT. AND HORZ.
22	SIDING WALL PANELS REFER TO SHEET A-501
23	NON-COMBUSTIBLE RAIN SCREEN WALL PANEL SYSTEM. SUBMIT INSTALLATION SHOP DRAWINGS AND PRODUCT SPECIFICATIONS FOR THE REVIEW OF THE ARCHITECT.
25	ROOF HATCH (REFER TO MANUFACTURER SPECIFICATIONS)
26	PRECAST DOOR / WINDOW HEADER. PROVIDE GALV. MASONRY TIES AT BOTH ENDS.
27	PREFINISHED METAL CAP FLASHING (COLOUR BY OWNER) ON P.T. PLYWOOD, SLOPPED, TYPICAL SEAL ALL FLASHING JOINTS
28	PREFINISHED ALUMINUM FLASHING, CAULK ALL JOINTS.
40	VINYL WINDOW (REFER TO WINDOW SCHEDULE. SPARY FOAM AND SEAL ALL JOINTS WITH STRUCTURE.
51	WOOD FRAMED STAIRS REFER TO STRUCTURAL DWG'S.
53	1070mm HIGH RAILING W/PICKETS. ACCORDING TO OBC B.9.8.8.3. PROVIDE SHOP DRAWINGS FOR REVIEW OF ARCHITECT SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO.
54	HANDRAIL 915mm ABOVE NOSING. PRIME AND PAINTED, MOUNT TO HANDRAIL TO WALL WITH BRACKETS ACCORDING TO O.B.C.
63	FIRE PROTECT UNDERSIDE OF STAIRS AND LANDING w/ 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AND 4" OF FIBREGLASS INSULATION WITHIN CAVITY



azul designs

AZUL DESIGN
BCINF: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF: 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

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GENERAL NOTES:

DIM' — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

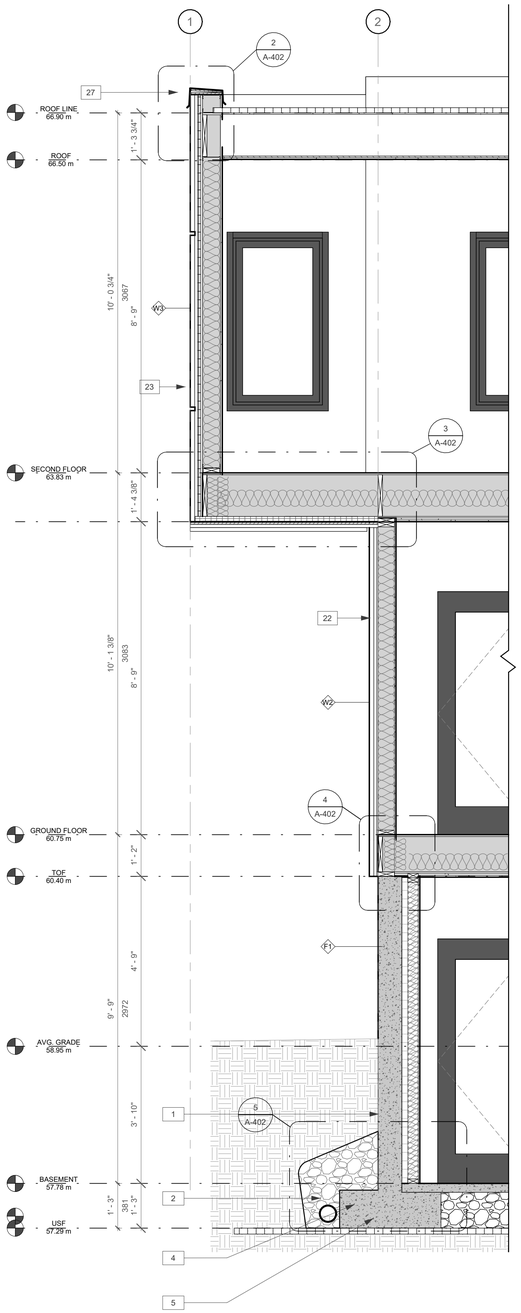
NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5	IFP REVISION	06/20/25
4	IFP	05/07/25
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

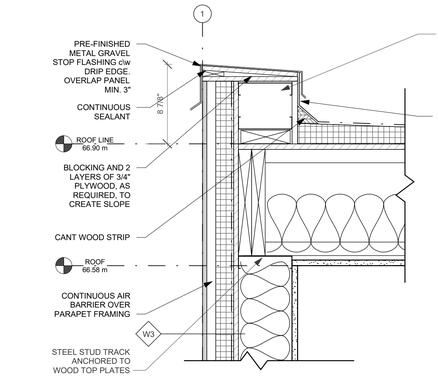
SHEET NAME:
BUILDING SECTIONS

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

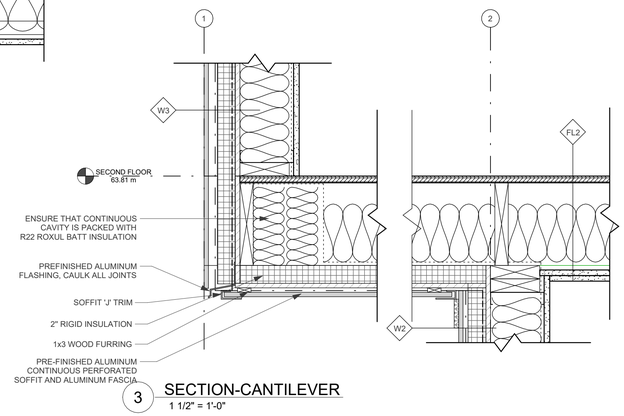
SHEET: A-401



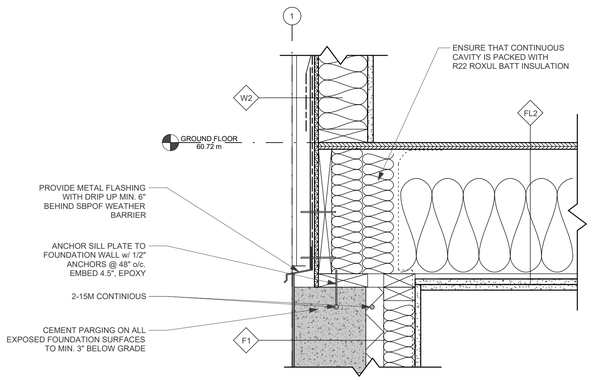
1 W-E SECTION - Callout 2
1/2" = 1'-0"



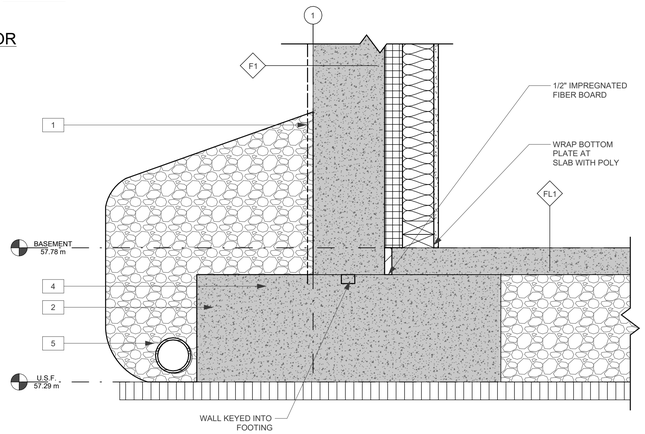
2 SECTION-RATED PARAPET
1 1/2" = 1'-0"



3 SECTION-CANTILEVER
1 1/2" = 1'-0"

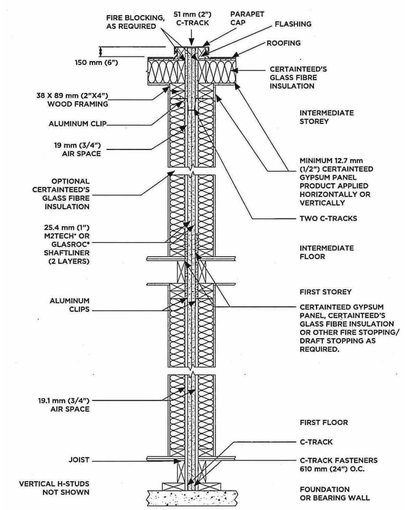


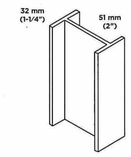
4 SECTION-FOUNDATION & STUD EXTERIOR
1 1/2" = 1'-0"



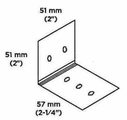
5 SECTION-FOOTING
1 1/2" = 1'-0"

TYPICAL INSTALLATION DETAILS

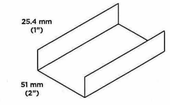




H-STUD

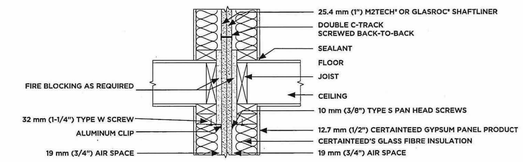


ALUMINUM CLIP

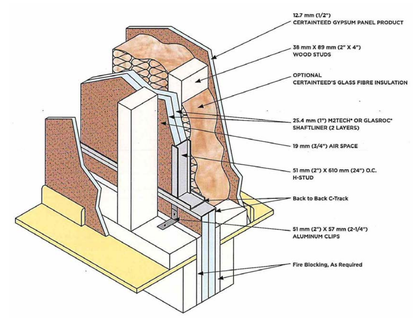


C-TRACK

INTERMEDIATE FLOOR INTERSECTION LOCATION OF CLIPS



6 2HR FIRE WALL DETAIL
12" = 1'-0"



azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

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:

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GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD.

48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

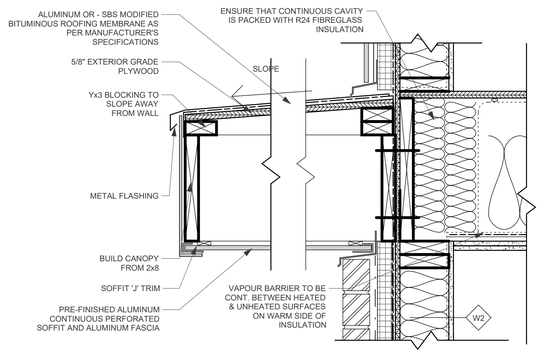
NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
WALL SECTIONS & DETAILS

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

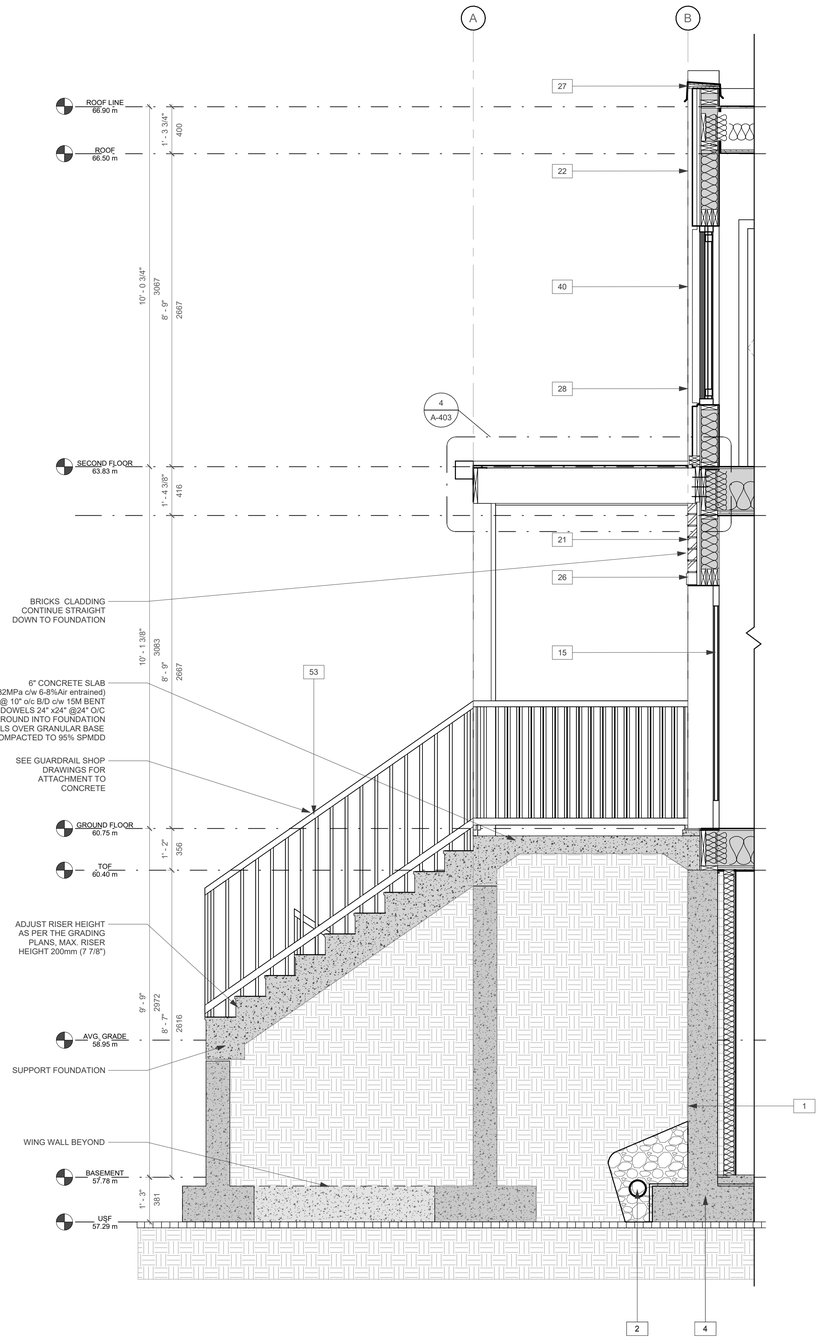
SHEET: A-402



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

KEYNOTES

1	DRAINAGE BOARD ON WATERPROOFING MEMBRANE, ON ALL CONCRETE WALLS BELOW GRADE. EXTEND DOWN ONTO TOP OF FOOTING. REFER TO SOIL REPORT FOR ANY SITE SPECIFIC WATERPROOFING RECOMNEDATIONS.
2	6" PERFORATED PVC DRAIN PIPE W/FABRIC SOCK AT BOTTOM OF FOUNDATION WALL. CONNECT TO SUMP. REFER TO PLUMBING DRAWINGS AND SOIL REPORT.
4	REINFORCED CONCRETE FOOTING (REFER TO STRUCTURAL DRAWINGS)
5	BELOW SLAB RIGID INSULATION. REFER TO INSULATION SCHEDULE (A-601)
12	DEMISING WALL REF. SCHEDULE A601
14	FLOOR FINISH ON TYPICAL FLOOR ASSEMBLY REFER TO SHEET A-501.
15	DOOR AS PER SCHEDULE SHEET A502.
16	ROOF ASSEMBLY REFER TO SHEET A-501.
17	EXTEND WALLS TO U.S. OF DECK, APPLY TWO LAYERS OF 5/8" DRYWALL BLOCKING BETWEEN JOISTS.
18	REFER TO FIRE BLOCKING DETAIL FOR STAIR/CORRIDOR WALLS ON A501.
21	4" BRICK VENEER WITH GALV. MASONRY TIES @ 32" O.C. VERT. AND HORZ.
22	SIDING WALL PANELS REFER TO SHEET A-501
23	NON-COMBUSTIBLE RAIN SCREEN WALL PANEL SYSTEM. SUBMIT INSTALLATION SHOP DRAWINGS AND PRODUCT SPECIFICATIONS FOR THE REVIEW OF THE ARCHITECT.
25	ROOF HATCH (REFER TO MANUFACTURER SPECIFICATIONS)
26	PRECAST DOOR / WINDOW HEADER. PROVIDE GALV. MASONRY TIES AT BOTH ENDS.
27	PREFINISHED METAL CAP FLASHING (COLOUR BY OWNER) ON P.T. PLYWOOD, SLOPPED, TYPICAL SEAL ALL FLASHING JOINTS
28	PREFINISHED ALUMINUM FLASHING, CAULK ALL JOINTS.
40	VINYL WINDOW (REFER TO WINDOW SCHEDULE. SPARY FOAM AND SEAL ALL JOINTS WITH STRUCTURE.
51	WOOD FRAMED STAIRS REFER TO STRUCTURAL DWG'S.
53	1070mm HIGH RAILING W/PICKETS. ACCORDING TO OBC B.9.8.8.3. PROVIDE SHOP DRAWINGS FOR REVIEW OF ARCHITECT SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO.
54	HANDRAIL 915mm ABOVE NOSING. PRIME AND PAINTED, MOUNT TO HANDRAIL TO WALL WITH BRACKETS ACCORDING TO O.B.C.
63	FIRE PROTECT UNDERSIDE OF STAIRS AND LANDING w/ 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AND 4" OF FIBREGLASS INSULATION WITHIN CAVITY



N-S SECTION - Callout 1
1/2" = 1'-0"

azul designs

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[X] — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
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4	IFP	05/07/25
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PROJECT:
48 QUEEN MARY
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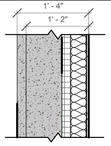
SHEET NAME:
WALL SECTIONS & DETAILS

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

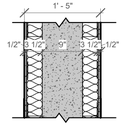
SHEET: A-403

CONCRETE FOUNDATION WALLS



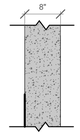
F1 **TYPICAL 8"/10" FOUNDATION WALL**

- AIR GAP MEMBRANE DRAINAGE LAYER (DELTA-MS CCMC 12788-R)
- CEMENT PARGING ABOVE GRADE TO MIN. 3" BELOW GRADE
- MIN. 2 COATS, BELOW GRADE BITUMINOUS DAMPROOFING
- 8-10" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS
- 2-15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM 2-15M L-BARS (24"x24") - TOP & BOTTOM OF ALL WALL CORNERS/ JUNCTIONS 2-15M REBARS BELOW WINDOW OPENINGS (EXTEND 12" PAST EITHER SIDE OF OPENING)
- 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2x4 STUD WALL AT BOTTOM)
- 2" RIGID BOARD INSULATION (R5)
- 2x4 STUD WALL @ 16" o/c c/w R12 BATT INSULATION FROM BELOW JOISTS TO 12" ABOVE SLAB
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM



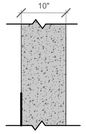
F2 **PARTY WALL @ BASEMENT**

- PAINT FINISH (BOTH SIDES)
- 1/2" GYPSUM BOARD - TAPED & SANDED (BOTH SIDES)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 2x4 STUD WALL @ 16" o/c c/w R12 FIBREGLASS BATT INSULATION FROM BELOW JOISTS TO 12" ABOVE SLAB
- 9" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS FULL HEIGHT - NO KNEE WALL
- 2-15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM 2-15M L-BARS (24"x24") - TOP & BOTTOM OF ALL WALL CORNERS/ JUNCTIONS 2-15M REBARS BELOW WINDOW OPENINGS (EXTEND 12" PAST EITHER SIDE OF OPENING)
- 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2x4 STUD WALL AT BOTTOM)
- 2x4 STUD WALL @ 16" o/c c/w R12 FIBREGLASS BATT INSULATION FROM BELOW JOISTS TO 12" ABOVE SLAB
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD - TAPED & SANDED (BOTH SIDES)
- PAINT FINISH (BOTH SIDES)



F3 **8" CONCRETE WALL**

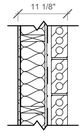
- 8" POURED CONCRETE WALL c/w 2-15M TOP & BOTTOM



F3' **10" CONCRETE WALL**

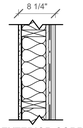
- 10" POURED CONCRETE WALL c/w 2-15M TOP & BOTTOM

EXTERIOR WALLS



W1 **TYPICAL EXTERIOR WALL @ STONE or BRICK VENEER**

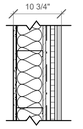
- 3 5/8"x2 1/4"x7 5/8" CLAY MODULAR BRICK VENEER, 7/8"x7"x0.03" GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT.. WEEP HOLES @ 2'-7" c/w BASE AND THROUGH WALL FLASHING AS REQUIRED
- 1" AIR SPACE
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
- 7/16" O.S.B. SHEATHING
- 2x6 STUD WALL @ 16" o/c c/w 5.5" FIBREGLASS INSULATION (RZ2)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD
- PAINT FINISH



W2 **TYPICAL EXTERIOR CORRUGATED/ PANELING SIDING @ 1HRR COMBUSTIBLE WALLS**

- CORRUGATED METAL SIDING or FIBRE CEMENT PANELING or SIDING
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 7/16" OSB SHEATHING
- 2x6 STUD WALL @ 16" o/c c/ w 5.5" FIBREGLASS INSULATION (R22)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 5/8" TYPE 'X' GYPSUM BOARD, TAPED & SANDED
- PAINT FINISH

1 HR FIRE RATING
SB-3: W1a

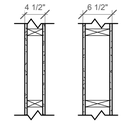


W3 **EXTERIOR SIDING @ 1HR NON COMB.**

- FIBRE CEMENT PANELING or SIDING or EIFS (ALL RATED NON COMBUSTIBLE) ***ACRYLIC EIFS TO BE DRAINSCREEN OR RAINSCREEN SYSTEMS ONLY - FINISH COAT AND BASE COAT (PLASTON PREMIUM I EIFS SYSTEM CCMC 13232-R, NON COMBUSTIBILITY AND FIRE PERFORMANCE REQUIREMENTS AS PER CAN/ULC-S102, CAN/ULC-S134, CAN/ULC-S101 and CAN/ULC-S114)***
- STEEL STRAPPING @ 16" o/c IF REQUIRED BY MANUFACTURER
- 1" SEMI-RIGID MINERAL WOOL INSULATION (R5) (RATED NONCOMBUSTIBLE)
- 1" METAL Z-BARS CHANNELS @ 16"
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
- 5/8" GLASS MAT GYPSUM BOARD
- 6" x 1 5/8" METAL STUDS 18 GAUGE AT 16" o/c MAX. c/w MID HEIGHT BRACING & DIAGONAL BRACING AS PER STRUCTURAL ENGINEER SPECS
- 5.5" FIBREGLASS INSULATION (R22)
- 6 MIL POLYETHYLENE VB CONFORM TO CGSB 51.34 TYP
- 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD - TAPED AND SANDED
- PAINT FINISH

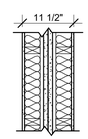
1 HR FIRE RATING
UL U425

INTERIOR WALLS



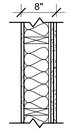
P1 **TYPICAL 2x4 OR 2x6 INTERIOR NON-LOAD BEARING WALL ASSEMBLY**

- PAINT FINISH
- 1/2" GYPSUM BOARD - TAPED & SANDEND
- 2x4 OR 2x6 STUD WALL @ 16" o/c
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH



P2 **2HR PATRY WALL**

- PAINT FINISH
- 1/2" GYPSUM BOARD - TAPED & SANDED
- 2x4 STUD WALL @ 12" o/c c/w 4" FIBREGLASS INSULATION
- 3/4" AIRSPACE
- 2 LAYERS OF 1" M2TECH OR GLASROC SHAFTLINER
- 3/4" AIRSPACE
- 2x4 STUD WALL @ 12" o/c c/w 4" FIBREGLASS INSULATION
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH



P3 **1 HR FRR INTERIOR NON-LOADBEARING WALL**

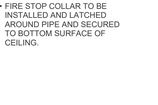
- PAINT FINISH
- 5/8" GYPSUM BOARD TYPE 'X' - TAPED & SANDED
- 2x4 STUD WALL @ 16" o/c c/w or [2x6 STUD WALL @ 16" o/c c/w (NOTED: E2*)]
- 4" or 6" FIBREGLASS INSULATION
- RESILIENT METAL CHANNELS @ 16" o/c
- 2 LAYERS OF 5/8" GYPSUM BOARD TYPE "X" ON CHANNELS
- PAINT FINISH

1 HR FIRE RATING
OBC SB-3: W4a
STC RATING: 51

FLOORS

FL1 **SLAB ON GRADE**

- 3" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 25 MPA (3600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT - SMOOTH FINISH
- 2.5" RIGID FOAM INSULATION, SEAMS TAPED on TOP OF FOOTING
- Polyethylene sheet complying to CAN/CGSB-51.34-M (PROVIDE SOIL GAS PROTECTION AS PER OBC SS SB-9)
*Joints in the soil gas barrier shall be lapped not less than 300mm (12")
*PERIMETER OF SLAB shall be sealed to the inner surface of adjacent walls using A FLEXIBLE SEALANT
*Slab penetrations shall be sealed against soil gas leakage
- 8" GRANULAR FILL AS PER 9.16.2.1 (1) COMPACTED TO 98% SPMDD
- UNDISTURBED SOIL

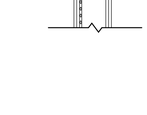


FL2 **1 HR FRR TYPICAL FLOOR**

- FINISH FLOOR (NOT SHOWN)
- 5/8" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 11 7/8" P.E. FLOOR JOISTS @ 16" o/c (SUPPLIER TO PROVIDE FLOOR JOIST LAYOUT AND SPECS)
- 6" FIBERGLASS INSULATION
- RESILIENT CHANNEL @16" o/c
- 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
- PAINT FINISH

1 HR FIRE RATING
OBC SB-3: F9c
STC RATING: 54

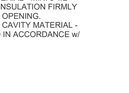
ROOF



RL1 **TYPICAL ROOF**

- HOT ROOF ASSEMBLY, NO VENTILATION -
- SUITABLE PROTECTIVE MEMBANE COVER
- SBS MODIFIED CAP SHEET ROOF MEMBRANE or OTHER SUITABLE FLAT ROOF MEMBRANE (CCMC 13473-R, FLEXSTONE)
- 5/8" EXTERIOR GRADE PLYWOOD WOOD DECK - EDGES SUPPORTED
- 2x4 PURLINS SHAPED TO CREATE A 2% SLOPE TOWARDS SCUPPERS
- P.E. ROOF JOISTS @ 16" o/c c/w CLOSED CELL FOAM INSULATION, 6" (R42) (ACTS AS A VAPOUR BARRIER)
- 1x3 STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD - TAPED AND SANDED
- PAINT FINISH

CANOPY



RL2 **FLAT CANOPY**

- SBS MODIFIED BITUMINOUS ROOFING MEMBRANE AS PER MANUFACTURER'S SPECIFICATIONS
- 5/8" EXTERIOR GRADE PLYWOOD
- 1x3 BLOCKING TO SLOPE AWAY FROM WALL
- PRE-ENGINEERED FLOOR JOISTS @ 16" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
- 1x3 STRAPPING @ 16" o/c
- PRE-FINISHED ALUMINUM CONTINUOUS PERFORATED SOFFIT AND ALUMINUM FASCIA

U.S. STAIRS

CL1 **U.S. STAIR CEILING ENCLOSURE**

- 1" SHAFTLINER GYPSUM BOARD
- 4" C-H STEEL STUDS w/ J-TRACK @ 16" O.C.
- 2 LAYER OF 5/8" TYPE "X" GYPSUM BOARD

1 HR FIRE RATING
FIRE TEST: UL I515

TYPICAL WALL TYPE NOTES

1. FIRE RATINGS ILLUSTRATED ON FLOOR PLANS DENOTE REQUIRED FIRE SEPARATIONS BETWEEN ROOMS ONLY AND ARE TO BE IMPLEMENTED IN CONJUNCTION WITH THE FIRE RESISTANCE RATINGS (FRR) REQUIREMENTS OF ALL SUPPORTING STRUCTURAL WALLS AND COLUMNS AS OUTLINED IN THE OBC MATRIX ON DWG. G-2 (TYP.).
2. OUTLETS FROM ADJACENT SUITES SHALL NOT SHARE THE SAME STUD SPACE.
3. ALL WALLS REQUIRED TO HAVE STC RATING SHALL HAVE CONT. ACOUSTIC SEALANT TOP AND BOTTOM.
4. ELEC. RECEPTACLES AT EXTERIOR WALL TYPES TO BE EQUIPPED WITH MOULDED PLASTIC BOOT SEALED TO VAPOUR RETARDER.
5. ALL GALV. BRICK MASONRY TIES SHALL BE SECURED DIRECTLY TO WALL STUDS (NOT TO SHEATHING.
6. ALL BASEMENT PAINT TO BE EXTERIOR GRADE PAINT OR BATHROOM PAINT.

INSULATION SCHEDULE (COMPLIANCE PACKAGE C3) 3.1.1.2.C (IP)

CEILING WITHOUT ATTIC SPACE:
• R 31 (BATT OR BLOWN-IN INSULATION - COMPLETELY FILL SPACE BETWEEN JOISTS)

WALLS ABOVE GRADE:
• R 10 ci (RIGID INSULATION)
• R 22 (FIBREGLASS BATT INSULATION)

BASEMENT WALLS:
• R 20 ci (FIBREGLASS BATT INSULATION)

EDGE OF BELOW GRADE SLAB:
• R 10 (RIGID INSULATION)

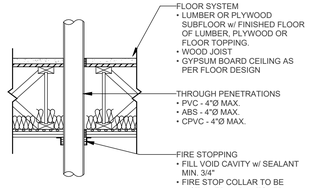
TYPICAL FIRE STOP NOTES

1. THE CONTRACTOR SHALL PROVIDE MANUFACTURER'S LITERATURE SHOWING THAT FIRESTOP ASSEMBLIES PROPOSED AT VARIOUS LOCATIONS ARE ULC OR WH TESTED ASSEMBLIES AND HAVE MINIMUM FIRE RATING EQUAL TO THE FIRE RESISTANT RATING OF FIRE SEPARATIONS WHERE FIRE STOPS ARE APPLIED.
2. WHERE PIPES, CONDUITS, DUCT, ETC. PASS THROUGH ON-RATED FIRE SEPARATIONS, PROVIDE SEALANT AROUND SUCH PENETRATIONS TO MAINTAIN SMOKETIGHTNESS.
3. ALL EXPANSION JOINTS AND FIRESTOP RATINGS SHALL MATCH ASSEMBLY RATING WHERE THEY OCCUR.
4. MECHANICAL, ELECTRICAL, AND GENERAL CONTRACTORS SHALL REVIEW ARCHITECTURAL DRAWINGS AND DRAWINGS RELATED TO THEIR TRADES AND PROVIDE A FIRE STOPPING AT THE PENETRATIONS OF THEIR WORK THROUGH FIRE RATED FLOOR, WALL AND CEILING ASSEMBLIES. PROVIDE MANUFACTURER'S LITERATURE INDICATING ULC OR WH DESIGN NUMBER.

FIRE STOPPING DETAILS

FIRE STOPPING OF PENETRATIONS INTO/THROUGH FIRE SEPARATIONS (WALL & FLOOR ASSEMBLIES)

(WALL & FLOOR ASSEMBLIES)

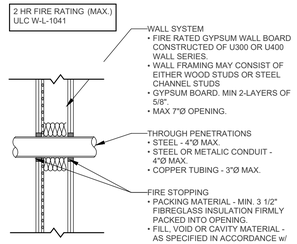


1 HR FIRE RATING (MAX.)
ULC: F-C-2011

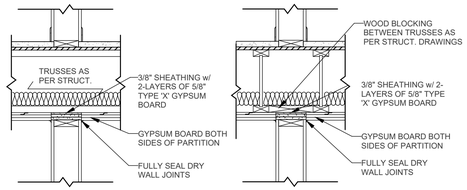
FIRE STOP SYSTEM - THROUGH WALL PENETRATION

FIRE STOP SYSTEM - THROUGH WALL PENETRATION

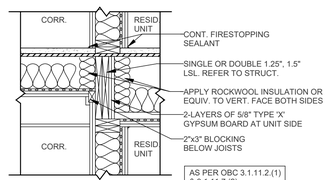
2 HR FIRE RATING (MAX.)
ULC W-L-1041



FIRE SEPARATION @ NON-BEARING



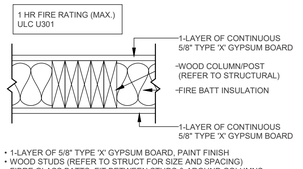
CORRIDOR WALL LOCATION (TYP)



AS PER OBC 3.1.11.2.(1) & 3.1.11.7.(2)

CORRIDOR WALL LOCATION (TYP)

WOOD COLUMN FIRE RATING



• 1-LAYER OF 5/8" TYPE 'X' GYPSUM BOARD, PAINT FINISH
• WOOD STUDS (REFER TO STRUCT FOR SIZE AND SPACING)
• FIBRE GLASS BATTS, FIT BETWEEN STUDS & AROUND COLUMNS
• FASTENER PENETRATIONS (PER TABLE 2.3.9)
• 1-LAYER OF 5/8" TYPE 'X' GYPSUM BOARD, PAINT FINISH

azul designs

AZUL DESIGN
BCINF: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF: 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 CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE 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

GENERAL NOTES:

DIM* PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4	IFP	05/07/25
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
WALL, FLOOR AND ROOF TYPES

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

SHEET: A-501

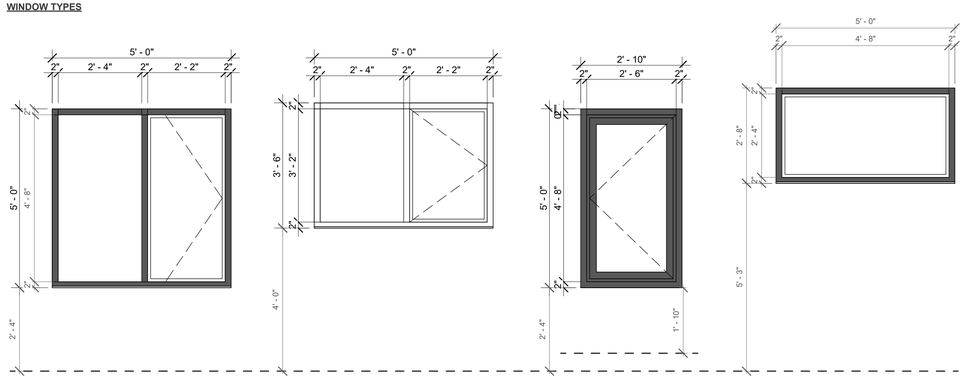
Window Schedule

Mark	Description	Window Type	Width	Height	Frame Material	Glazing
W001	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W002	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W003	CASEMENT & FIXED WINDOW	B	5' - 0"	3' - 6"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W004	CASEMENT & FIXED WINDOW	B	5' - 0"	3' - 6"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W005	CASEMENT & FIXED WINDOW	B	5' - 0"	3' - 6"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W006	CASEMENT & FIXED WINDOW	B	5' - 0"	3' - 6"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W101	CASEMENT & FIXED WINDOW	C	2' - 10"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W102	CASEMENT & FIXED WINDOW	C	2' - 10"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W103	FIXED WINDOW	D	5' - 0"	2' - 8"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W104	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W105	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W106	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W107	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W108	FIXED WINDOW	D	5' - 0"	2' - 8"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W201	CASEMENT & FIXED WINDOW	C	2' - 10"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W202	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W203	CASEMENT & FIXED WINDOW	C	2' - 10"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W204	CASEMENT & FIXED WINDOW	C	2' - 10"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W205	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W206	CASEMENT & FIXED WINDOW	C	2' - 10"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W207	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W208	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W209	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W210	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W211	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON
W212	CASEMENT & FIXED WINDOW	A	5' - 0"	5' - 0"	VINYL	DOUBLE PANE WITH LOW-E COATING AND ARGON

WINDOW GENERAL NOTES

1. VINYL WINDOWS TO CONFORM TO O.B.C. SECTION 3.7.2.
2. VINYL WINDOWS TO THERMALLY BROKEN SECTIONS WITH NOMINAL FRAME OF 2 " x 4 ½" DEPTH.
3. RESERVED.
4. ALL EXTERIOR WINDOW FINISH TO BE BLACK OUTSIDE AND WHITE INSIDE, SUBMIT COLOUR SAMPLE FOR SELECTION.
5. ALL INTERIOR WINDOW FINISH TO BE WHITE SUBMIT COLOUR SAMPLE FOR SELECTION.
6. LEFT/RIGHT WINDOW AND SLIDING PATIO DOOR OPENING TO SUIT.
7. ALL FIXED VISION AREAS TO BE 25 HERMETICALLY SEALED INSULATING GLASS UNITS CONSISTING OF 4MM CLEAR AND LOW-E COATED (PILKINGTON ENERGY ADVANTAGE) ON 4MM CLEAR GLASS AND GOVERNED BY THICKNESS REQUIRED FOR OBC COMPLIANCE TO CAN/CGSB 12.8-M76.
8. ALL SLIDING VISION AREAS ARE SIMILAR TO ITEM 7.
9. TYPICAL WINDOW GLAZING IS COMPRISED OF 25 MM OVERALL THICKNESS INSULATING GLASS UNITS.
10. COLOUR OF SPANDREL GLAZING TO BE SELECTED FROM SAMPLES SUBMITTED BY THE CONTRACTOR.
11. GLAZING TAPE TO BE TREMCO 'POLYSHIM II'.
12. GLASS STOP ARE EXTRUDED DUAL PVC-WHITE.
13. HEAVY DUTY FLYSCREENS FOR ALL OPERABLE WINDOWS.
14. THERMAL BREAK - RIGID EXTRUDED PVC.
15. SETTING BLOCKS - HARDNESS 80 SHORE A.
16. OPERATING HARDWARE FOR OPENERS TO BE WHITE.
17. EXTERIOR SLIDING PATIO DOORS TO BE THERMALLY BROKEN FRAMES.
18. FIELD VERIFY ALL OPENING DIMENSIONS AND CONDITIONS.
19. THERMAL PERFORMANCE SHALL BE CALCULATED IN ACCORDANCE W/CSA A 440.2 BY AN INDEPENDENT CSA ACCREDITED SIMULATOR.
20. WINDOW DIMENSIONS DENOTE MANUFACTURE WINDOW SIZES. REFER TO PLANS AND SECTIONS FOR ROUGH OPENING SIZES.
21. ALL OPERABLE WINDOWS SHALL HAVE A MECHANISM CAPABLE OF CONTROLLING THE OPEN PART OF THE WINDOW TO LIMIT ANY UNOBSTRUCTED OPENING TO NO MORE THAN 100mm.

WINDOW TYPES



GLAZING SCHEDULE (TYP. UNLESS OTHERWISE NOTED)
GL.: DOUBLE PANE GLAZING UNIT (REFER TO NOTE 7)
T.GL.: TEMPERED DOUBLE GLAZING.

FRAME
UNLESS OTHERWISE NOTED: FRAME TO BE STANDARD 4 1/2" VINYL.

THERMAL
THERMAL PERFORMANCE SHALL BE CALCULATED IN ACCORDANCE W/CSA A 440.2 BY AN INDEPENDENT CSA ACCREDITED SIMULATOR.
U-VALUE: 0.38 SHGC: 0.4 VT: 0.65

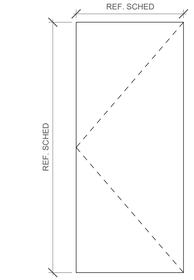
DOOR SCHEDULE

LEVEL	MARK	Description	WIDTH	HEIGHT	FIRE RATING	DOOR TYPE	PANEL MATERIAL	PANEL & FRAME FINISH	FRAME PROFILE	HARDWARE
BASEMENT	D1-01	UNIT ENTRANCE GLAZ DOOR	2' - 10"	6' - 10"	N/A	2	H.C.W.D.	PRIME & PAINT	F2	1
BASEMENT	D1-02	SERVICE ROOM DOOR	2' - 10"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
BASEMENT	D1-03	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
BASEMENT	D1-04	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
BASEMENT	D1-05	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
BASEMENT	D1-06	W.I.C. DOOR	2' - 0"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
BASEMENT	D1-07	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
BASEMENT	D1-08	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
BASEMENT	D1-09	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
BASEMENT	D2-01	UNIT ENTRANCE GLAZ DOOR	2' - 10"	6' - 10"	N/A	2	H.C.W.D.	PRIME & PAINT	F2	1
BASEMENT	D2-02	SERVICE ROOM DOOR	2' - 10"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
BASEMENT	D2-03	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
BASEMENT	D2-04	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
BASEMENT	D2-05	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
BASEMENT	D2-06	W.I.C. DOOR	2' - 0"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
BASEMENT	D2-07	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
BASEMENT	D2-08	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
BASEMENT	D2-09	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
GROUND FLOOR	D03-01	UNIT ENTRANCE GLAZ DOOR	2' - 10"	6' - 10"	N/A	2	H.C.W.D.	PRIME & PAINT	F2	1
GROUND FLOOR	D03-02	SERVICE ROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
GROUND FLOOR	D03-03	SLIDING DOOR	5' - 4"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
GROUND FLOOR	D03-04	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
GROUND FLOOR	D03-05	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
GROUND FLOOR	D03-06	W.I.C. DOOR	2' - 0"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
GROUND FLOOR	D03-07	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
GROUND FLOOR	D03-08	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
GROUND FLOOR	D03-09	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
GROUND FLOOR	D04-01	UNIT ENTRANCE GLAZ DOOR	2' - 10"	6' - 10"	N/A	2	H.C.W.D.	PRIME & PAINT	F2	1
GROUND FLOOR	D04-02	SERVICE ROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
GROUND FLOOR	D04-03	SLIDING DOOR	5' - 4"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
GROUND FLOOR	D04-04	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
GROUND FLOOR	D04-05	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
GROUND FLOOR	D04-06	W.I.C. DOOR	2' - 0"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
GROUND FLOOR	D04-07	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
GROUND FLOOR	D04-08	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
GROUND FLOOR	D04-09	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
GROUND FLOOR	D05-01	UNIT ENTRANCE GLAZ DOOR	2' - 10"	6' - 10"	N/A	2	H.C.W.D.	PRIME & PAINT	F2	1
SECOND FLOOR	D05-02	SERVICE ROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
SECOND FLOOR	D05-03	SERVICE ROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
SECOND FLOOR	D05-04	SLIDING DOOR	4' - 0"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
SECOND FLOOR	D05-05	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
SECOND FLOOR	D05-06	SLIDING DOOR	4' - 0"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
SECOND FLOOR	D05-07	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
SECOND FLOOR	D05-08	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
SECOND FLOOR	D05-09	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
SECOND FLOOR	D05-10	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
SECOND FLOOR	D05-11	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
SECOND FLOOR	D05-12	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
GROUND FLOOR	D06-01	UNIT ENTRANCE GLAZ DOOR	2' - 10"	6' - 10"	N/A	2	H.C.W.D.	PRIME & PAINT	F2	1
SECOND FLOOR	D06-02	SERVICE ROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
SECOND FLOOR	D06-03	SERVICE ROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	3
SECOND FLOOR	D06-04	SLIDING DOOR	4' - 0"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
SECOND FLOOR	D06-05	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
SECOND FLOOR	D06-06	SLIDING DOOR	4' - 0"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
SECOND FLOOR	D06-07	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
SECOND FLOOR	D06-08	BATHROOM DOOR	2' - 4"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	4
SECOND FLOOR	D06-09	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
SECOND FLOOR	D06-10	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5
SECOND FLOOR	D06-11	BEDROOM DOOR	2' - 6"	6' - 8"	N/A	1	H.C.W.D.	PRIME & PAINT	F2	2
SECOND FLOOR	D06-12	SLIDING DOOR	4' - 8"	7' - 0"	N/A	3	H.C.W.D.	PRIME & PAINT	F3	5

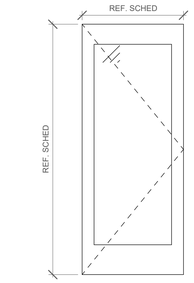
DOOR HARDWARE SETS

PACKAGE NUMBER	DESCRIPTION	PASSAGE SET (LEVER)	ENTRANCE SET	PRIVACY SET	SLIDING DOOR SET	DEADBOLT	EXIT DEVICE	PUSH PLATE	PULL PLATE	CLOSER	KICK PLATE	DOOR STOP	THRESHOLD	WEATHER STRIP	DOOR OPERATOR	INSULATED	COMPLY W/OBC 3.8.3.3	KNOB	FLUSH BOLT	PEEP SIGHT
1	RESIDENTIAL UNIT DOOR		●	●		●				●	●	●	●	●		●				
2	BEDROOM DOOR	●		●		●						●								
3	SERVICE ROOM DOOR	●										●								
4	WASHROOM	●		●								●								
5	CLOSET				●													●		

DOOR TYPES



TYPE 1



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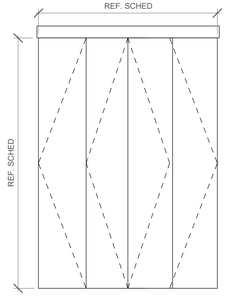
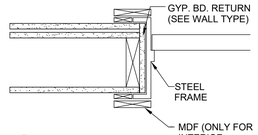
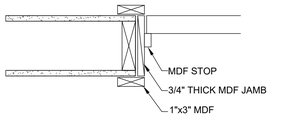


TYPE 3

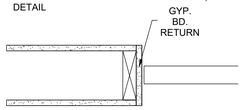
DOOR FRAME TYPES



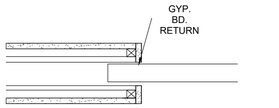
F1
STEEL DOOR FRAME DETAIL



F2
SWING DOOR FRAME DETAIL



F3
CLOSET SLIDING DOOR FRAME DETAIL



F4
PORCKET DOOR FRAME DETAIL

azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

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 CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

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GENERAL NOTES:

DIM' PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD.

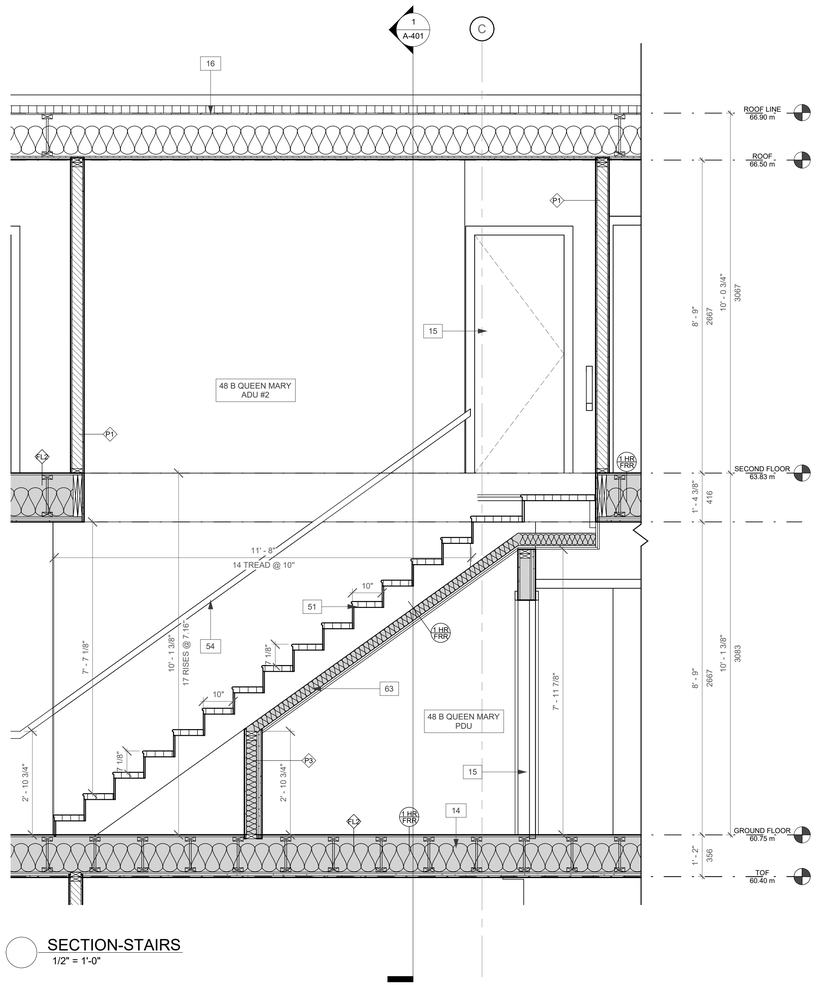
48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

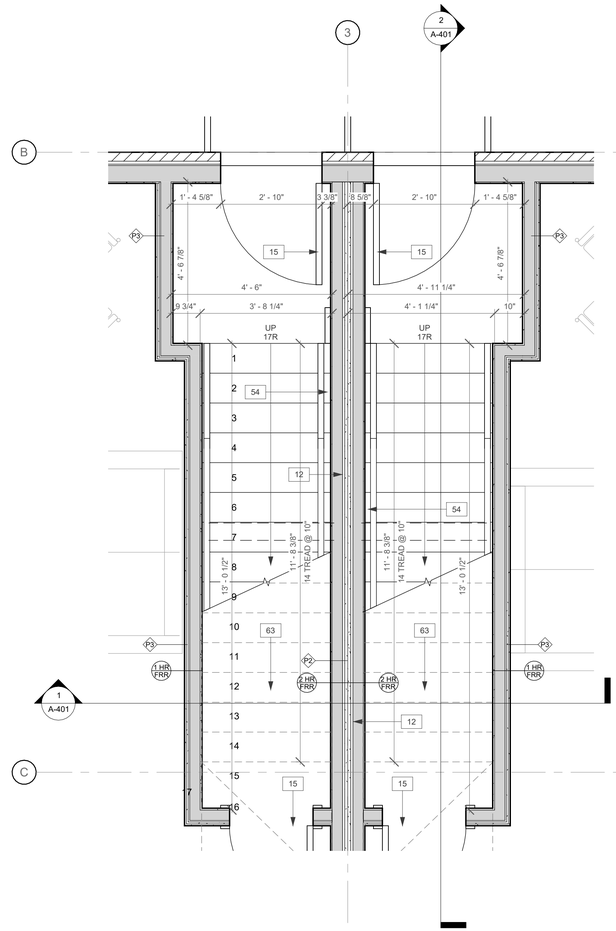
PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
DOOR & WINDOW SCHEDULES

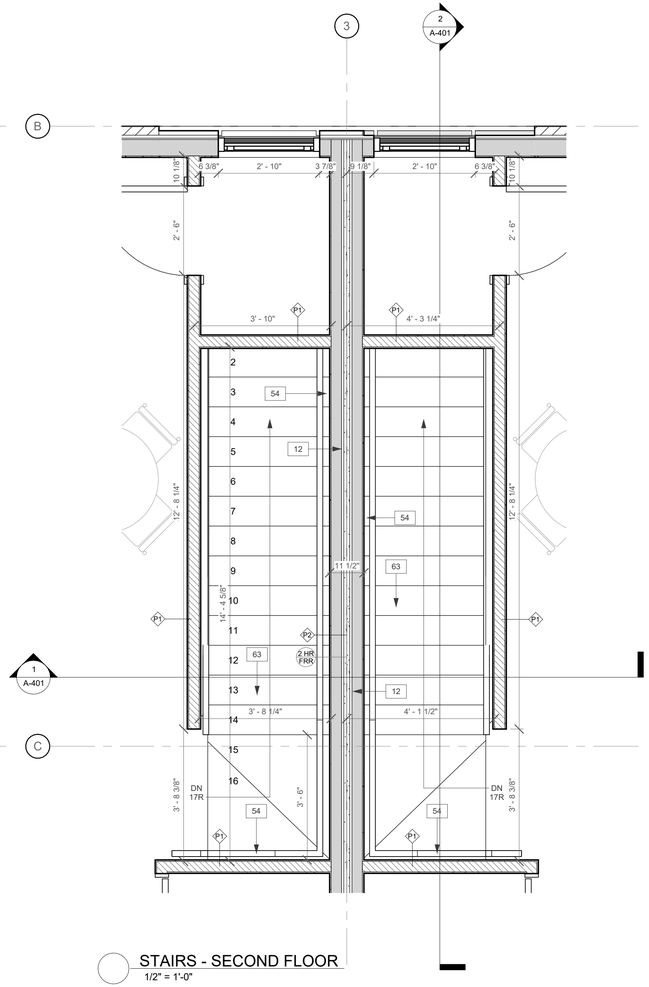
DRAWN BY: C.K.
SHEET: A-502
DATE: FEB 13, 2025
SCALE: AS NOTED



SECTION-STAIRS
1/2" = 1'-0"



STAIRS - GROUND FLOOR
1/2" = 1'-0"



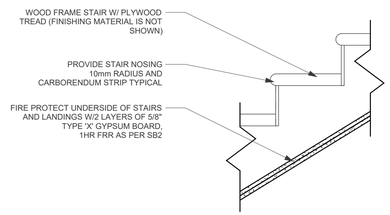
STAIRS - SECOND FLOOR
1/2" = 1'-0"

GENERAL NOTES:

- STEPS FOR STAIRS SHALL HAVE A RUN OF NOT LESS THAN 254mm (10") AND NOT MORE THAN 355mm (1'-2") BETWEEN SUCCESSIVE STEPS. O.B.C. 9.8.4.1.
- STEPS FOR STAIRS REFERRED TO IN SENTENCE (1) SHALL HAVE A RISE BETWEEN SUCCESSIVE TREADS NOT LESS THAN 125mm (4 7/8") AND NOT MORE THAN 200mm (7 3/4"). O.B.C. 9.8.4.1.
- THE WIDTH OF AN EXIT SHALL BE NOT LESS THAN 900mm (2'-11") FOR STAIRS, NOT SERVING PATIENT'S OR RESIDENT'S SLEEPING ROOMS, THAT SERVE MORE THAN TWO STOREYS ABOVE THE LOWEST EXIT LEVEL OR MORE THAN ONE STOREY BELOW THE LOWEST EXIT LEVEL. O.B.C. 9.8.2.1.
- ALL LANDINGS ARE REQUIRED TO BE NOT LESS THEN WIDTH OF STAIR. O.B.C. 9.8.6.3.
- 1 ½" Ø STEEL HANDRAIL AT 36" ABOVE STAIR NOSING, PRIME AND PAINT. MOUNT HANDRAIL TO WALL WITH STEEL BRACKETS ACCORDING TO O.B.C. 9.8.7.1.
- HANDRAILS AND CONSTRUCTION BELOW HANDRAILS ARE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH OF MEANS OF EGRESS BUT THE PROJECTIONS SHALL BE NOT MORE THAN 100mm (3 7/8") ON EACH SIDE OF THE REQUIRED WIDTH.

KEYNOTES

12	DEMISING WALL REF. SCHEDULE A601
14	FLOOR FINISH ON TYPICAL FLOOR ASSEMBLY REFER TO SHEET A-601.
15	DOOR AS PER SCHEDULE SHEET A602.
16	ROOF ASSEMBLY REFER TO SHEET A-601.
31	LANDING SUPPORT, REFER TO STRUCTURAL DWG'S.
51	WOOD FRAMED STAIRS REFER TO STRUCTURAL DWG'S.
53	1070mm HIGH RAILING W/PICKETS. ACCORDING TO OBC B.9.8.8.3. PROVIDE SHOP DRAWINGS FOR REVIEW OF ARCHITECT SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO.
54	HANDRAIL 915mm ABOVE NOSING. PRIME AND PAINTED, MOUNT TO HANDRAIL TO WALL WITH BRACKETS ACCORDING TO O.B.C.
63	FIRE PROTECT UNDERSIDE OF STAIRS AND LANDING w/ 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AND 4" OF FIBREGLASS INSULATION WITHIN CAVITY



4 STAIRS DETAIL
1" = 1'-0"

azul designs

AZUL DESIGN
BCINF 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF 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.

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ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3	90% REVIEW	04/26/25
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
STAIRS PLAN

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

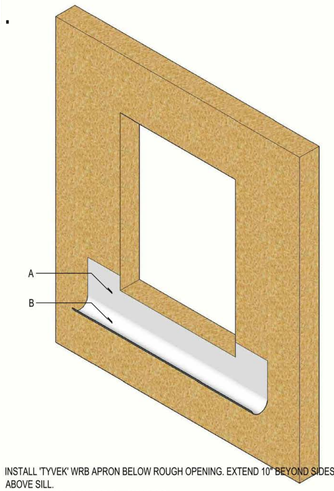
SHEET: A-601

WINDOW FLASHING AND INSTALLATION DETAILS IN SIDING PER DETAIL 2/A5.3

NOTE:
FLASHING AND INSTALLATION DETAILS FOR NON-FLANGED (NO NAILING FIN) WINDOWS INSTALLED BEFORE THE 'TYVEK' WATER-RESISTIVE BARRIER.

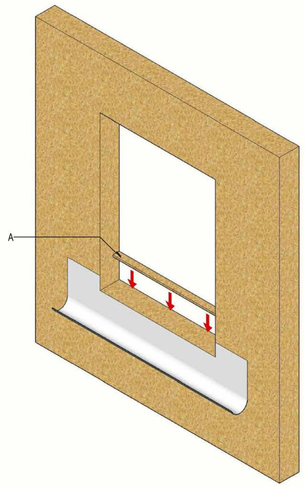
INSTALL WINDOWS PER OBC 9.7.7 AND CSA A440 ALONG WITH WINDOW MANUFACTURER'S SPECIFICATIONS

1.



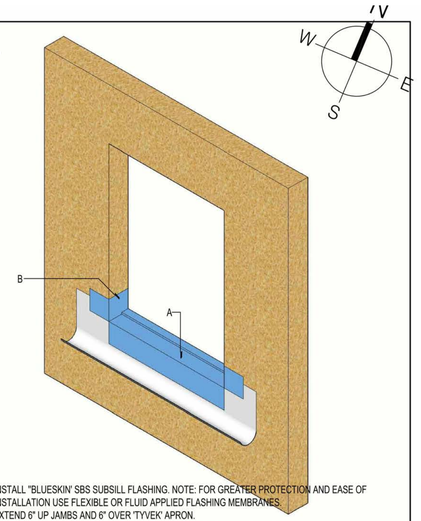
A. INSTALL 'TYVEK' WRB APRON BELOW ROUGH OPENING. EXTEND 10" BEYOND SIDES, 12" BELOW AND 4" ABOVE SILL.
B. FASTEN AT TOP LEAVING BOTTOM LOOSE

2.



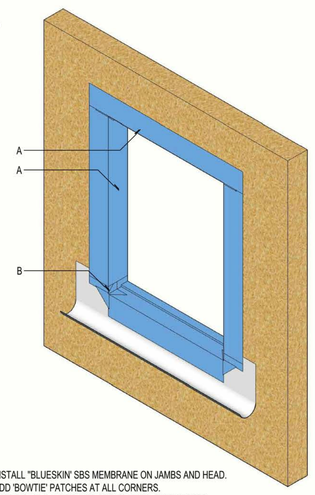
A. INSTALL ⅜" x 1½" PLYWOOD BACK DAM

3.



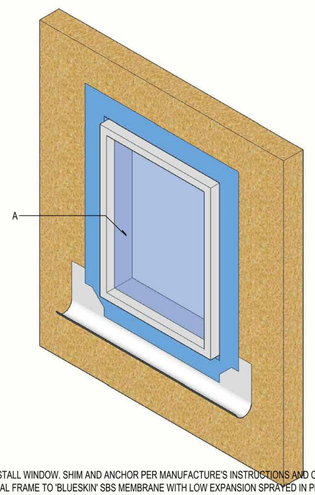
A. INSTALL "BLUESKIN' SBS SUBSILL FLASHING. NOTE: FOR GREATER PROTECTION AND EASE OF INSTALLATION USE FLEXIBLE OR FLUID APPLIED FLASHING MEMBRANES.
B. EXTEND 6" UP JAMBS AND 6" OVER 'TYVEK' APRON.
C. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PRIMING AND ROLLING.

4.



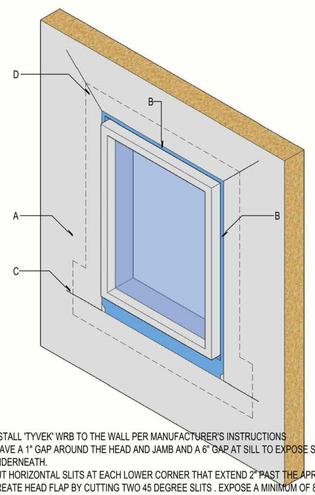
A. INSTALL "BLUESKIN' SBS MEMBRANE ON JAMBS AND HEAD.
B. ADD 'BOWTIE' PATCHES AT ALL CORNERS.
C. ENSURE ALL LAYERS ARE SHINGLED TO SHED WATER.

5.



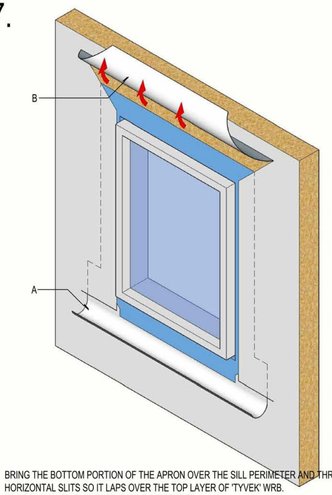
A. INSTALL WINDOW. SHIM AND ANCHOR PER MANUFACTURE'S INSTRUCTIONS AND CSA A440.
B. SEAL FRAME TO 'BLUESKIN' SBS MEMBRANE WITH LOW EXPANSION SPRAYED IN PLACE POLYURETHANE FOAM INSULATION

6.



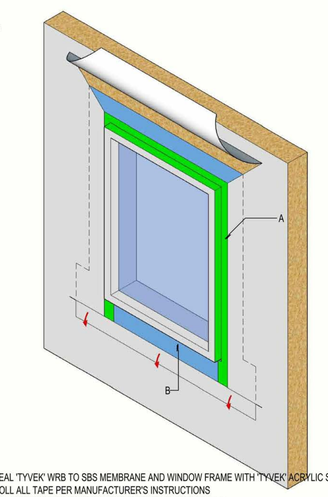
A. INSTALL 'TYVEK' WRB TO THE WALL PER MANUFACTURER'S INSTRUCTIONS
B. LEAVE A 1" GAP AROUND THE HEAD AND JAMB AND A 6" GAP AT SILL TO EXPOSE SBS MEMBRANE UNDERNEATH.
C. CUT HORIZONTAL SLITS AT EACH LOWER CORNER THAT EXTEND 2" PAST THE APRON.
D. CREATE HEAD FLAP BY CUTTING TWO 45 DEGREE SLITS . EXPOSE A MINIMUM OF 8" OF WALL SHEATHING

7.



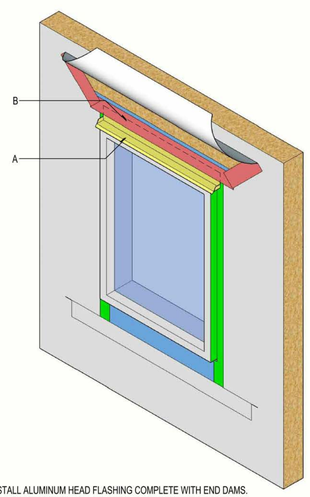
A. BRING THE BOTTOM PORTION OF THE APRON OVER THE SILL PERIMETER AND THROUGH THE HORIZONTAL SLITS SO IT LAPS OVER THE TOP LAYER OF 'TYVEK' WRB.
B. FLIP HEAD FLAP UP AND TEMPORARILY SECURE.

8.



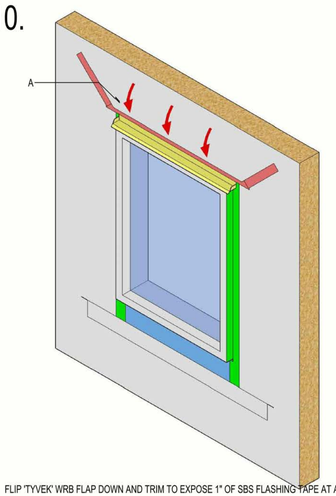
A. SEAL 'TYVEK' WRB TO SBS MEMBRANE AND WINDOW FRAME WITH 'TYVEK' ACRYLIC SHEATHING TAPE . ROLL ALL TAPE PER MANUFACTURER'S INSTRUCTIONS
B. DO NOT TAPE THE BOTTOM. LEAVE CLEAR FOR DRAINAGE

9.



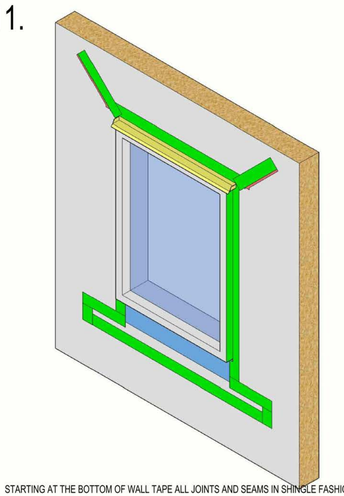
A. INSTALL ALUMINUM HEAD FLASHING COMPLETE WITH END DAMS.
B. SEAL FLASHING TO WALL WITH SBS FLASHING TAPE

10.



A. FLIP 'TYVEK' WRB FLAP DOWN AND TRIM TO EXPOSE 1" OF SBS FLASHING TAPE AT ALUMINUM HEAD FLASHING.

11.



A. STARTING AT THE BOTTOM OF WALL TAPE ALL JOINTS AND SEAMS IN SHINGLE FASHION WITH 'TYVEK' ACRYLIC SHEATHING TAPE. ROLL ALL TAPE PER MANUFACTURER'S INSTRUCTIONS

azul designs

AZUL DESIGN
BCIN#: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCIN#: 22431
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS

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ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD.

48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
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6		
5		
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3		
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

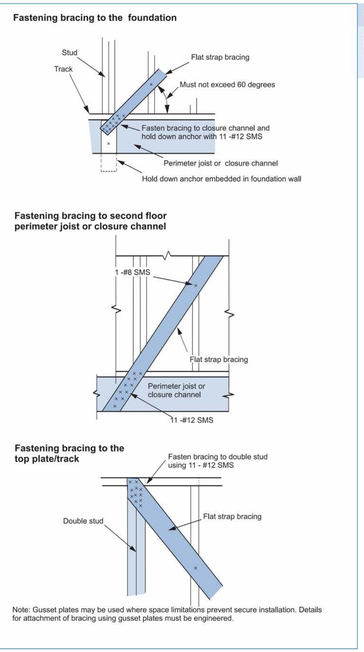
PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
FLASHING DETAILS

DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED

SHEET: A-602

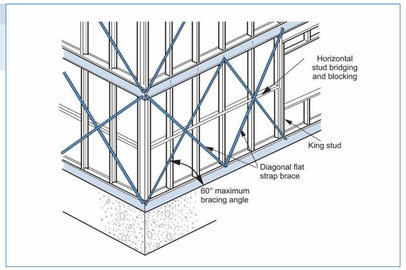
Figure 4.13
Anchoring of Diagonal Bracing



1 BRACING DETAIL
12" = 1'-0"

The "X" pattern of bracing is required because horizontal wind and earthquake loads can be exerted on a wall from either direction parallel to the wall. It is important that the strapping attached to the floor above and below the wall being braced.

Figure 4.14
X-Pattern Diagonal Bracing



Structural Sheathing

Structural sheathing (e.g., OSB or plywood) can serve as a substitute for horizontal and diagonal bracing. Sheathing should be installed with the longer axis (length) parallel to the stud framing. The sheathing may be attached to the wall either while on the assembly surface or after the wall is tilted up into place. In either case, it should be fastened tightly to the steel frame with #8 screws or pneumatic pins.

During fastening, the sheathing should be held tightly against the steel frame using a clamp or a coworker's help. The use of a screw gun with an adjustable-depth nosepiece will help prevent drilling too deep through the sheathing layers. If the sheathing layers are over-drilled, the connection will be less effective.

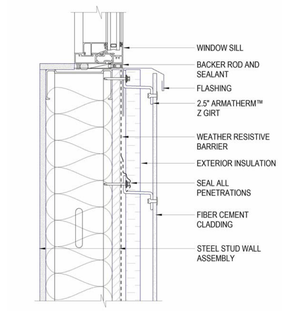
If structural sheathing is intended to carry the lateral loads due to wind or earthquake, a design professional will need to be involved.

Second Floor Loadbearing Walls

After the first floor walls and second floor has been framed and the subfloor installed it is time to install the second floor walls. Second floor loadbearing walls are installed in the same manner as the first floor. Second floor walls must be erected after all of the second floor subfloor is in place and fastened. The subfloor provides necessary bracing for the floor joists. The loadbearing walls must be placed over supporting elements such as loadbearing walls or double joists. The bottom track of the wall must be fastened through the subfloor to the closure channel below with one #8 screw at 305 mm (12 in) o.c. In cases where first and second floor members and openings are not aligned a lintel

2 BRACING DETAIL
12" = 1'-0"

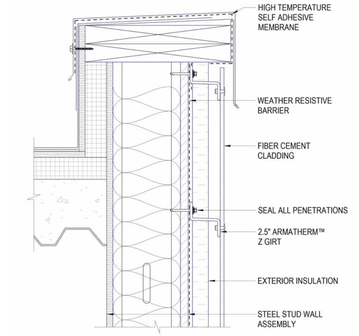
NOTE: WHEN USING EXTERIOR RIGID INSULATION, DESIGN FOR AN ARMATHERM Z-GIRT AT LEAST 1/2" GREATER THAN THE DEPTH OF INSULATION.



ARMATHERM THERMAL
FIBER CEMENT - WINDOW SILL - STUD WALL

3 ARMATHERM THERMAL DETAIL
12" = 1'-0"

NOTE: WHEN USING EXTERIOR RIGID INSULATION, DESIGN FOR AN ARMATHERM Z-GIRT AT LEAST 1/2" GREATER THAN THE DEPTH OF INSULATION.



ARMATHERM THERMAL
FIBER CEMENT - TOP OF WALL - STUD WALL

4 ARMATHERM THERMAL DETAIL
12" = 1'-0"

NOTE: WHEN USING EXTERIOR RIGID INSULATION, DESIGN FOR AN ARMATHERM Z-GIRT AT LEAST 1/2" GREATER THAN THE DEPTH OF INSULATION.

ARMATHERM THERMAL
FIBER CEMENT - SWING DOOR HEAD - STUD WALL

5 ARMATHERM THERMAL DETAIL
12" = 1'-0"

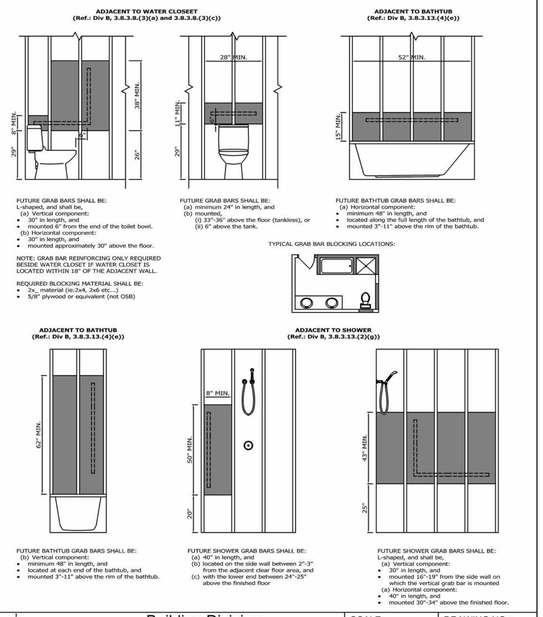
NOTE: WHEN USING EXTERIOR RIGID INSULATION, DESIGN FOR AN ARMATHERM Z-GIRT AT LEAST 1/2" GREATER THAN THE DEPTH OF INSULATION.

ARMATHERM THERMAL
FIBER CEMENT - WALL SECTION - STUD WALL

6 ARMATHERM THERMAL DETAIL
12" = 1'-0"

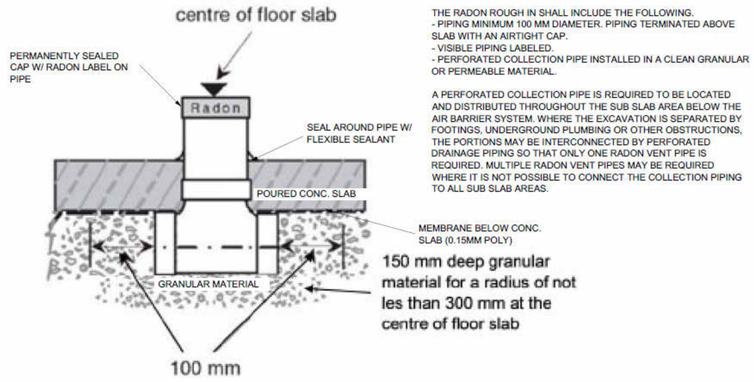
STUD WALL REINFORCEMENT

TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS
(Ref.: Div B, 9.5.2.3.)



KITCHENER (THIS IS INTENDED FOR ILLUSTRATION ONLY. PLEASE SEE SPECIFIC REQUIREMENTS IN BC DIV. B SECTION 3.8.)	Building Division STUD WALL REINFORCEMENT	SCALE: N.T.S. DATE: NOV. 2019
		DRAWING NO.: BF-5

7 STUD WALL REINFORCEMENT
12" = 1'-0"



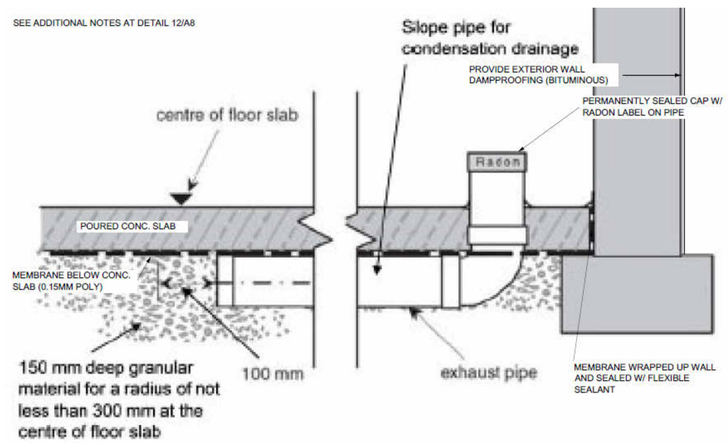
THE RADON ROUGH-IN CONSISTS OF A SUB SLAB GAS-PERMEABLE LAYER AND A PERFORATED PIPE BELOW THE AIR BARRIER SYSTEM CONNECTED TO A RADON VENT PIPE.

THE RADON ROUGH IN SHALL INCLUDE THE FOLLOWING.
- PIPING MINIMUM 100 MM DIAMETER. PIPING TERMINATED ABOVE SLAB WITH AN AIRTIGHT CAP.
- VISIBLE PIPING LABELED.
- PERFORATED COLLECTION PIPE INSTALLED IN A CLEAN GRANULAR OR PERMEABLE MATERIAL.

A PERFORATED COLLECTION PIPE IS REQUIRED TO BE LOCATED AND DISTRIBUTED THROUGHOUT THE SUB SLAB AREA BELOW THE AIR BARRIER SYSTEM. WHERE THE EXCAVATION IS SEPARATED BY FOOTINGS, UNDERGROUND PLUMBING OR OTHER OBSTRUCTIONS, THE PORTIONS MAY BE INTERCONNECTED BY PERFORATED DRAINAGE PIPING SO THAT ONLY ONE RADON VENT PIPE IS REQUIRED. MULTIPLE RADON VENT PIPES MAY BE REQUIRED WHERE IT IS NOT POSSIBLE TO CONNECT THE COLLECTION PIPING TO ALL SUB SLAB AREAS.

8 SUBFLOOR DEPRESSURIZATION ROUGH IN NEAR CENTRE OF SLAB
12" = 1'-0"

SEE ADDITIONAL NOTES AT DETAIL 12/A8



9 SUBFLOOR DEPRESSURIZATION ROUGH IN ADJACENT AN EXT. WALL
12" = 1'-0"

azul designs

AZUL DESIGN
BCINF: 112782
2277 PROSPECT AVE.
OTTAWA, ON. K1H 7G2

FERNANDO MATOS
BCINF: 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 CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE 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

GENERAL NOTES:

DIM* — PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

X — PLAN NOTES, SEE PLAN CONST. LEGEND /A1

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

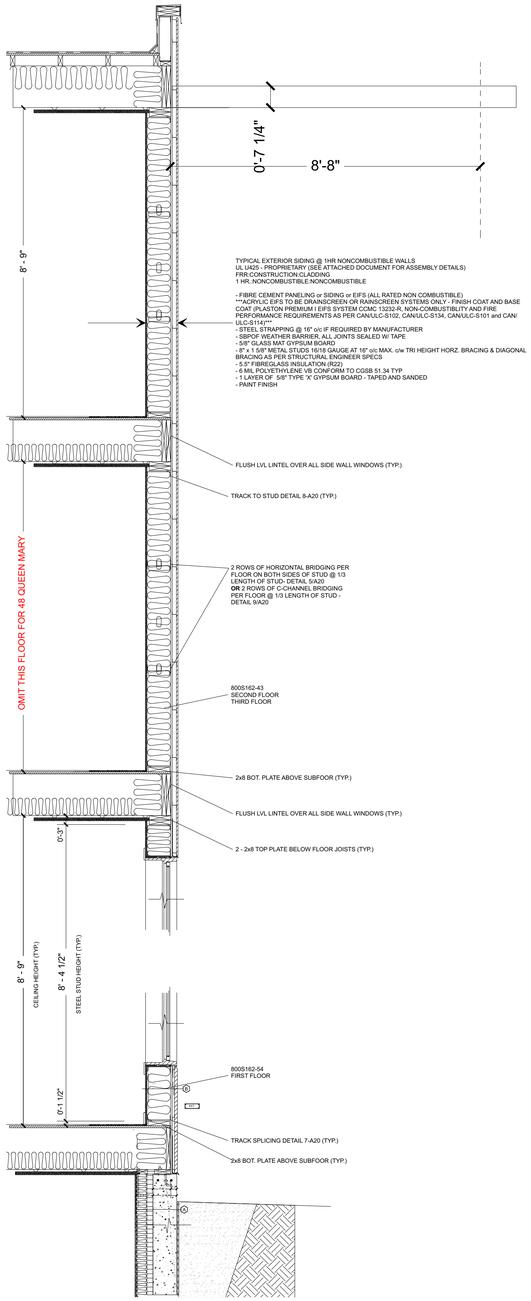
48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2	75% PROGRESS	04/05/25
1	PRELIMINARY	03/05/25

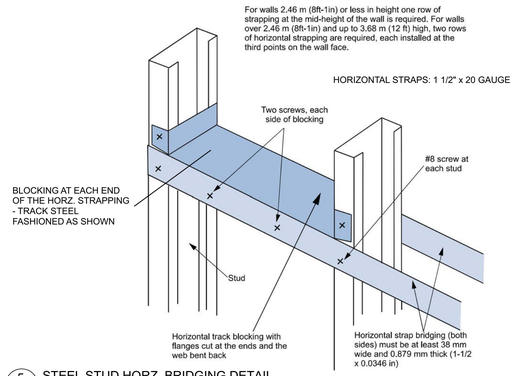
PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

SHEET NAME:
DETAILS

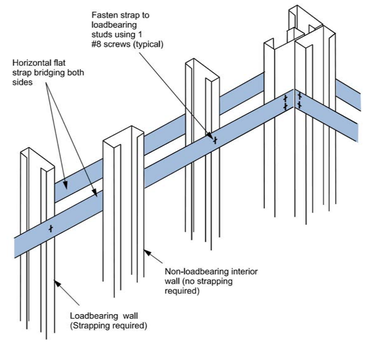
DRAWN BY: C.K.
DATE: FEB 13, 2025
SCALE: AS NOTED
SHEET: A-603



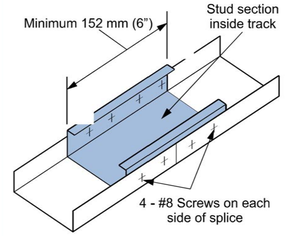
1 A20 NON-COMBUSTIBLE WALL SECTION
SCALE 1/2" = 1'-0"



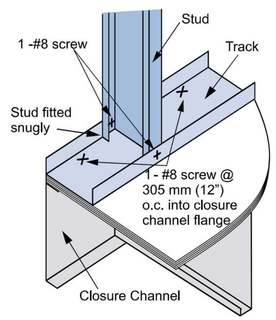
5 A20 STEEL STUD HORZ. BRIDGING DETAIL
SCALE -



6 A20 STEEL STUD HORZ. BRIDGING ANCHORAGE
SCALE -

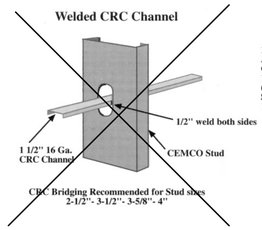


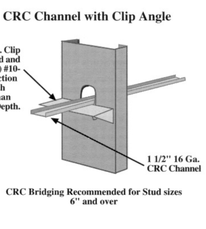
7 A20 TRACK SPLICE DETAIL
SCALE -



8 A20 STUD TO TRACK DETAIL
SCALE -

OR





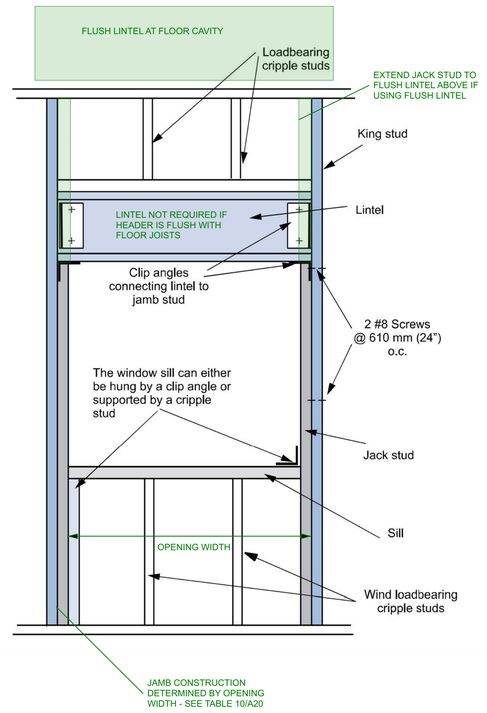
OPTIONAL HORIZONTAL C-CHANNEL BRIDGING VS HOR. FLAT STRAPPING (5/A20 & 6/A20). EITHER OPTION MUST BE USED

9 A20 C-CHANNEL BRIDGING DETAIL
SCALE -

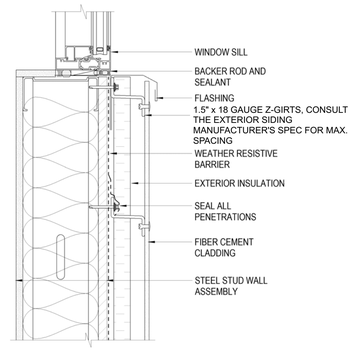
MAXIMUM ALLOWABLE ROUGH OPENING WIDTHS BASED ON BUILT-UP JAMB CONFIGURATION
(metres)

Jamb Configuration			Typical Stud Spacinging (mm)			
Designation Number	King	Jack	305	406	488	610
1			0.75	1.05	1.30	1.66
2			0.97	1.38	1.70	2.19
3			0.87	1.22	1.49	1.91
4			0.99	1.38	1.69	2.15
5			1.52	2.11	2.58	3.29
6			1.64	2.27	2.78	3.53
7			1.86	2.60	3.18	3.71
8			2.29	3.16	3.71	3.71
9			2.51	3.49	3.71	3.71

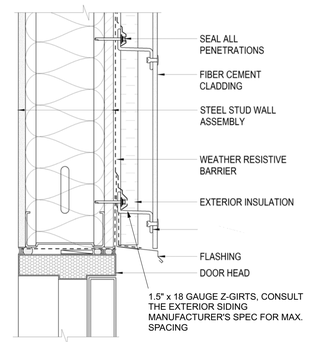
10 A20 JAMB CONSTRUCTION AT OPENINGS
SCALE -



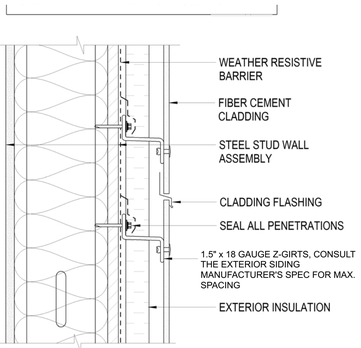
11 A20 OPENING DETAIL w/ FLUSH FLOOR LINTEL
SCALE -



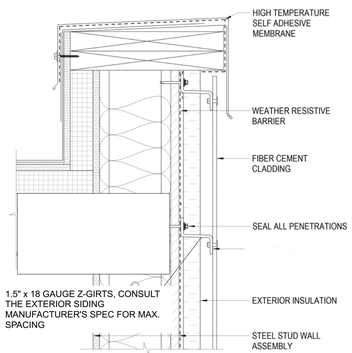
13 A20 Z-GIRT DETAIL @ WINDOW SILL
SCALE -



14 A20 Z-GIRT DETAIL @ DOOR HEADER
SCALE -



15 A20 Z-GIRT DETAIL @ WALL SECTION
SCALE -



16 A20 Z-GIRT DETAIL @ PARAPET
SCALE -

azul designs

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVE.
OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
613-864-4425

QUALIFICATION INFO
SMALL BUILDINGS

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RESPONSIBILITIES:

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GENERAL NOTES:

48 QUEEN MARY STREET

SCOPE OF WORK: NEW 2-STOREY LONG-SEMI DETACHED DWELLINGS c/w 4 ADUs

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

MGY

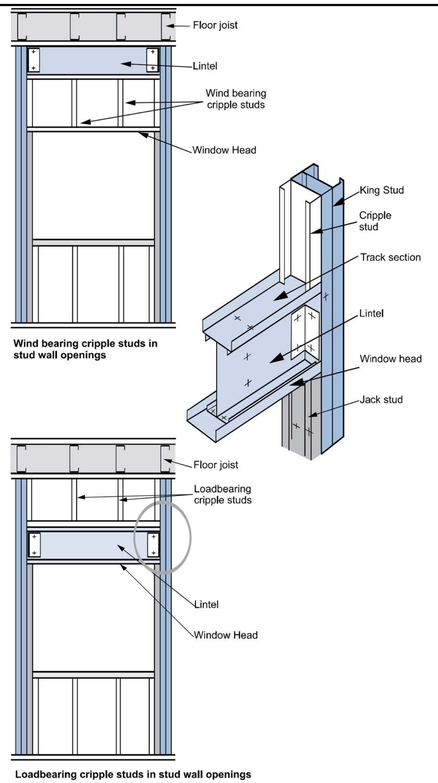
NO.	REVISION/ISSUE	DATE
5	ISSUED FOR CONSTRUCTION #1	00/00/00
4	REVISION #11	10/23/25
3	PERMIT SUBMISSION	06/14/25
2	M.V. SUBMISSION	03/11/25
1	PRELIMINARIES	12/05/24

PROJECT: **48 QUEEN MARY ST.**
48 QUEEN MARY ST.
OTTAWA, ON -
613-000-0000

DRAWING NAME:
STEEL WALL DETAILS

DRAWN BY: F.M.
DATE: DEC. 4, 2024
SCALE: AS NOTED
SHEET: A20

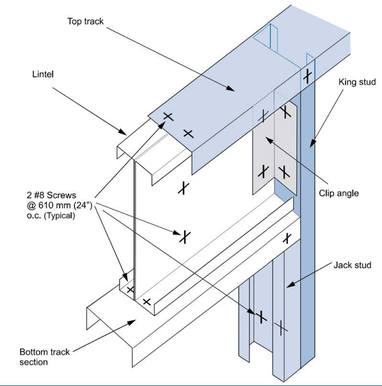
FILE NUMBER: D00-00-0000

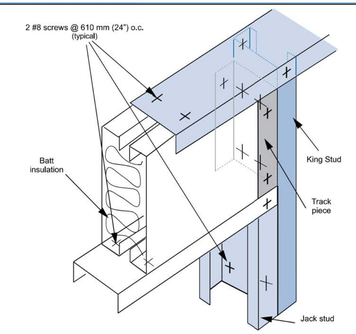


Wind bearing cripple studs in stud wall openings

Loadbearing cripple studs in stud wall openings

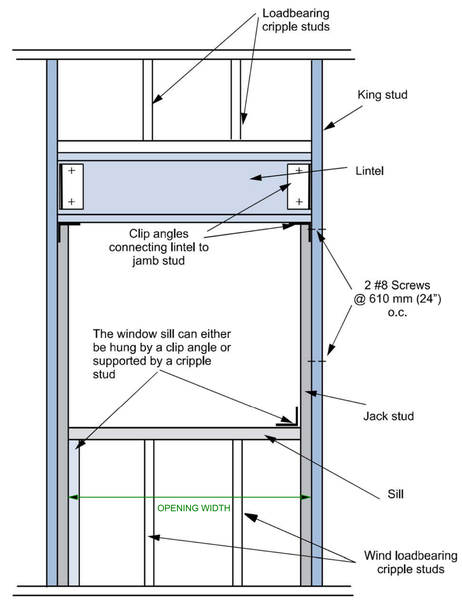
10 A21 JAMB CONSTRUCTION AT OPENINGS
SCALE -





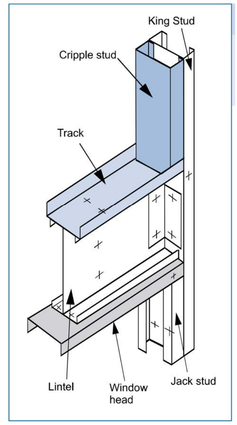
Looking Ahead
It is important that insulation be added during framing to all areas that will be inaccessible after framing.

14 A21 LINTEL DETAILS
SCALE -



11 A21 OPENING DETAIL w/ DROPPED LINTEL
SCALE -

Lintel to King Stud Connection Requirements		
	Back-to-Back Lintel	Box Lintel
Lintel Span	Number of screws in each Clip Angle Leg	Number of screws connecting track to king stud
Less than 2.4 m (8 ft)	2 - #8	4 - #8
2.4 to less than 3.7 m (8 to 12 ft)	3 - #8	6 - #8
3.7 to less Than 4.9 m (12 to 16 ft)	4 - #8	8 - #8



16 A21 KING STUD SCREW PATTERN
SCALE -

azul designs

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVE.
OTTAWA, ON. K1H-7G2

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

QUALIFICATION INFO
SMALL BUILDINGS

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RESPONSIBILITIES:

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GENERAL NOTES:

48 QUEEN MARY STREET

SCOPE OF WORK: NEW 2-STOREY LONG-SEMI DETACHED DWELLINGS c/w 4 ADUs

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

M-GY

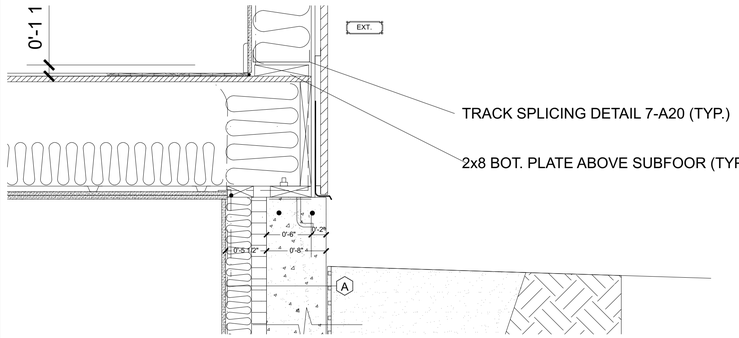
NO.	REVISION/ISSUE	DATE
5	ISSUED FOR CONSTRUCTION #1	00/00/00
4	REVISION #11	10/20/25
3	PERMIT SUBMISSION	06/14/25
2	M.V. SUBMISSION	03/11/25
1	PRELIMINARIES	12/05/24

PROJECT: **48 QUEEN MARY ST.**
48 QUEEN MARY ST.
OTTAWA, ON -
613-000-0000

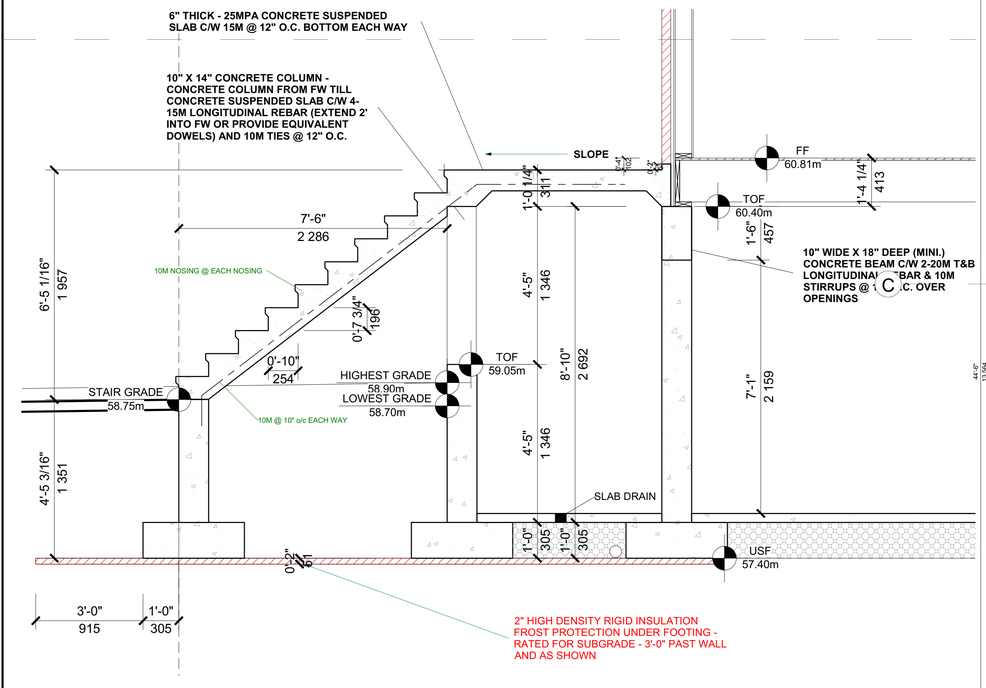
DRAWING NAME:
STEEL WALL DETAILS

DRAWN BY: F.M.
DATE: DEC. 4, 2024
SCALE: AS NOTED
SHEET: A21

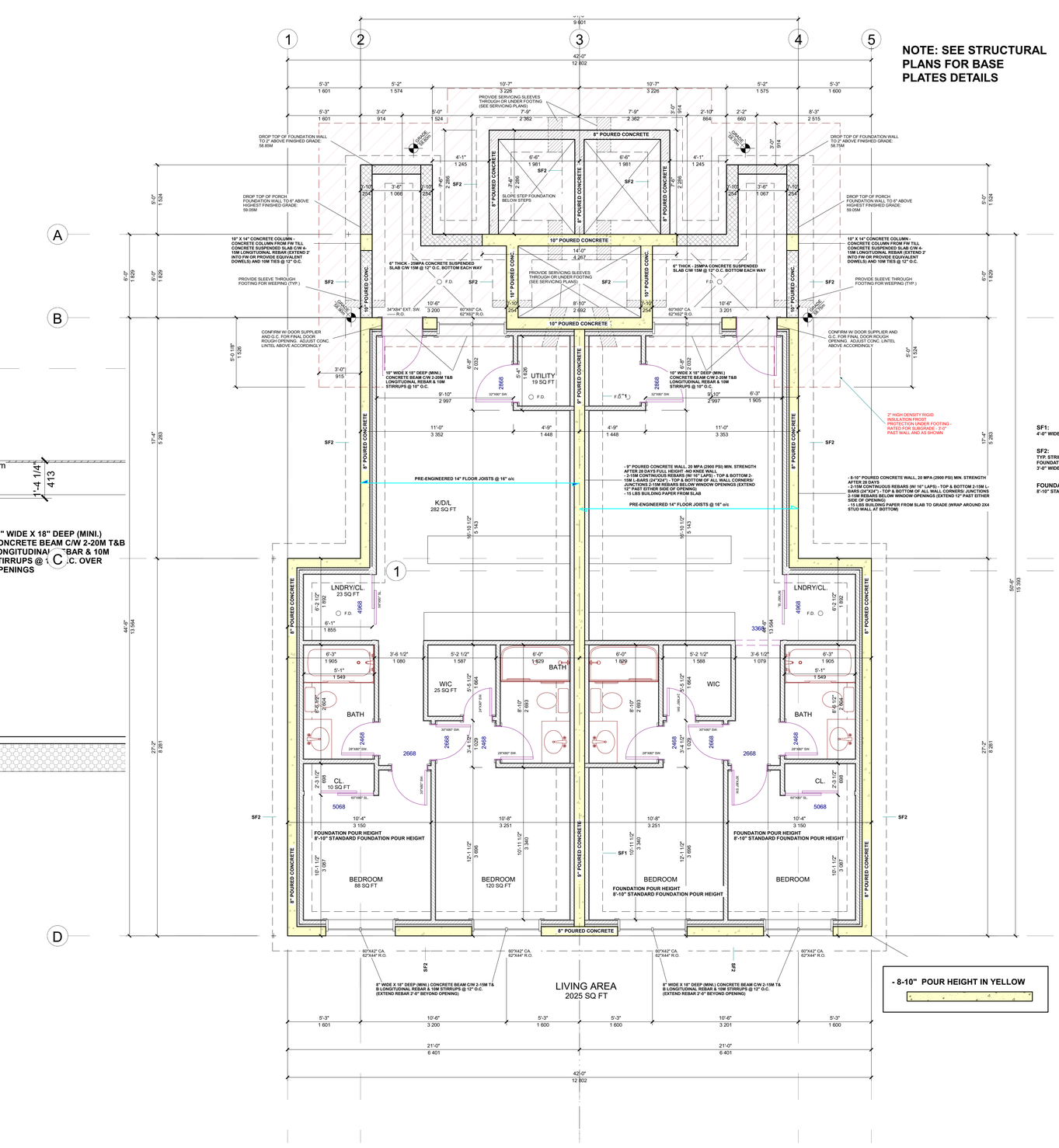
FILE NUMBER: D00-00-0000



1 A22 SILL PLATE FRAMING PLACEMENT @ NON-COMBUSTIBLE WALL
SCALE 1 1/4" = 1'-0"



2 A22 FOUNDATION POUR HEIGHTS
SCALE 1/2" = 1'-0"



3 A22 FOUNDATION AND FRAMING PLAN
SCALE 1/4" = 1'-0"

azul designs

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVE.
OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
613-864-4425

QUALIFICATION INFO
SMALL BUILDINGS

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RESPONSIBILITIES:

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GENERAL NOTES:

48 QUEEN MARY STREET

SCOPE OF WORK: NEW 2-STOREY LONG-SEMI DETACHED DWELLINGS c/w 4 ADUs

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE
		M/D/Y
5	ISSUED FOR CONSTRUCTION #1	00/00/00
4	REVISION #11	10/20/25
3	PERMIT SUBMISSION	09/14/25
2	M.V. SUBMISSION	03/11/25
1	PRELIMINARIES	12/05/24

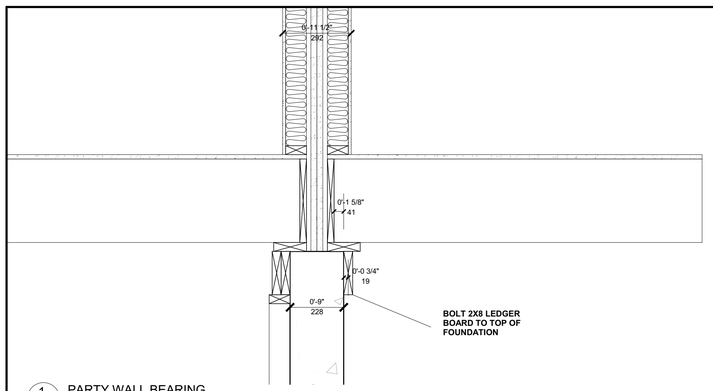
PROJECT: **48 QUEEN MARY ST.**

48 QUEEN MARY ST.
OTTAWA, ON -
613-000-0000

DRAWING NAME:
FOUNDATION/
FRAMING DETAILS

DRAWN BY: F.M.
DATE: DEC. 4, 2024
SCALE: AS NOTED
SHEET: A22

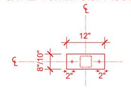
FILE NUMBER: D00-00-0000



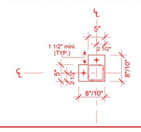
1 A23 PARTY WALL BEARING
SCALE 1" = 1'-0"

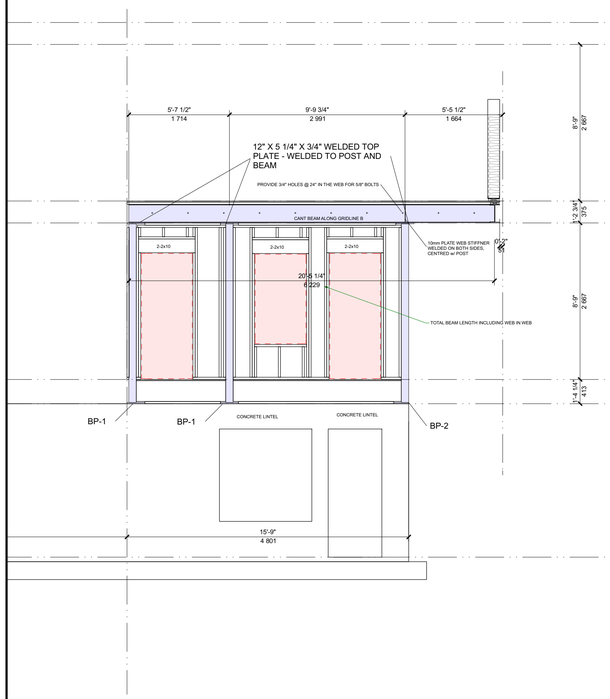
Base Plate schedule

BP-1 : 12" x 8"/10"x 3/4" (LxWxTHK.-CSA G40.21 - GRADE 300W) c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.



BP-2 : 8"/10"x 8"/10"x5"x3/4" (LxLxWxTHK.-CSA G40.21 - GRADE 300W) c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.





2 A23 STEEL BEAM CANT FRAMING
SCALE 1/4" = 1'-0"

NOTES:

1) THE FOOTINGS ARE DESIGNED FOR SBC OF 100 KPA. BEARING SURFACE TO BE REVIEWED BY GEOTHECHNICAL ENGINEER BEFORE PLACING CONCRETE.

2) CENTER STRIP FOOTINGS ON WALL ABOVE.

3) JOISTS TO BE POCKETED INTO BRICK WALL AT CANOPY.

4) STEEL POSTS SUPPORTING LUMBER BEAMS REQUIRE SADDLE/SIDE PLATE CONNECTION.

5) REFER TO MANUFACTURER DRAWING FOR FLOOR & ROOF JOIST DETAILS.

6) ALL ANCHORS TO BE CAST IN.

7) GRADE OF ANCHORSS TO BE ASTM F1554 GRADE 36.

8) PROVIDE MIN. +/- 1" THICK GROUT BED BELOW BASE PLATE.

9) STEEL POST TO BE CENTERED ON CONCRETE COLUMN.

POSTS:

P1 : 2 - 2X6
P2 : 3 – 2X6
P3 : 3 - 2X4
P4 : ASTM A500 - GRADE C - HSS 127X127X6.4

CONCRETE COLUMN:

P5 : 350X200
P6 : 350X300

STEEL BEAM:

B2 : W310X45 - CSA G40.21 - GRADE 350W OR ASTM A992, A572 GRADE 50

LGS - P1: 2- 800S162-43 (33 KSI)
LGS - B1: 2- 800S162-43 (33 KSI) + 600T125-33 (33 KSI)

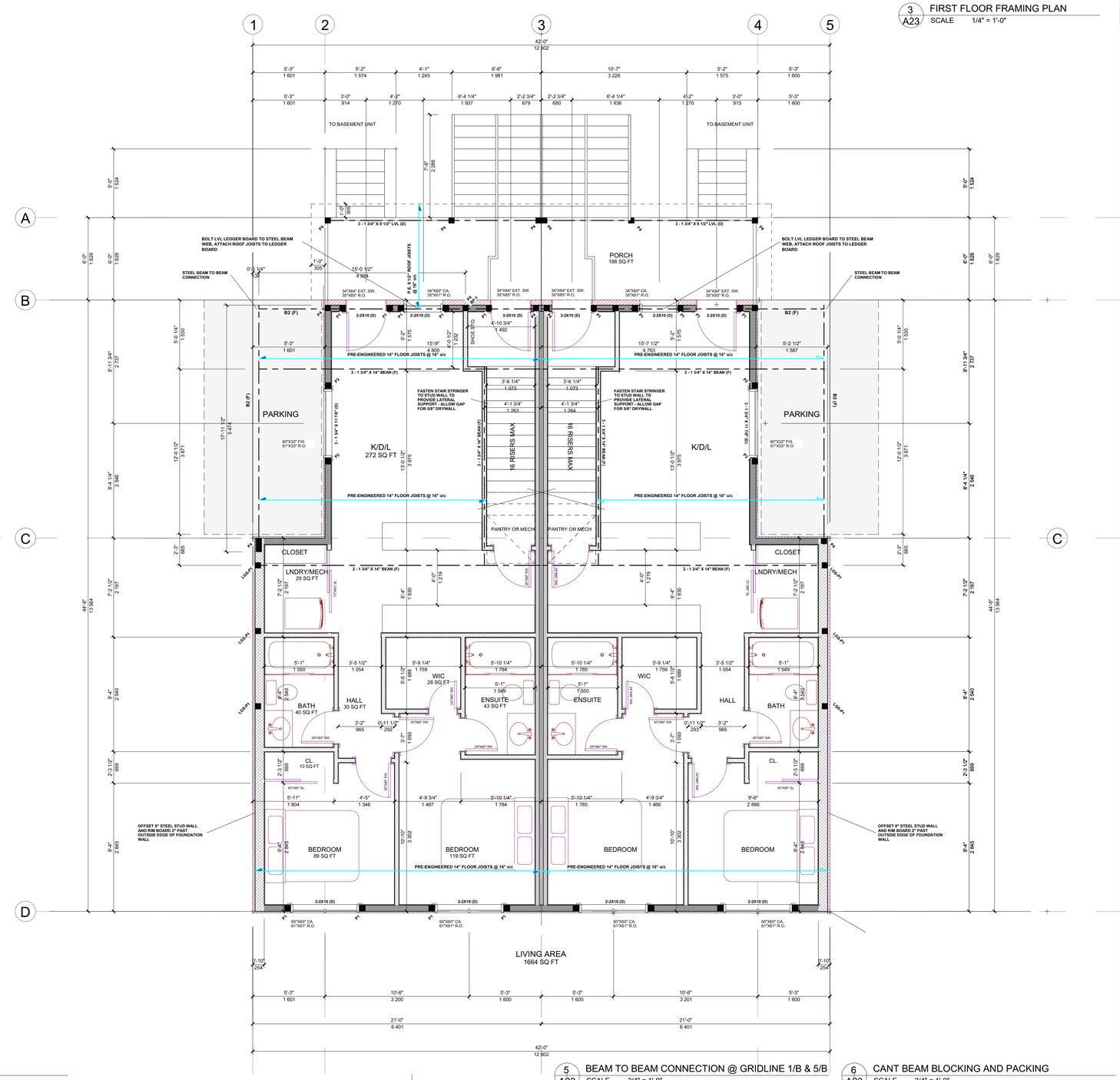
LOAD BEARING WALLS:

W1,W2 : LOAD BEARING 2X6 STUD WALLS @ 16" O.C.
P2 : LOAD BEARING 2X4 STUD WALLS @ 12" O.C. EACH
W3 : LOAD BEARING STEEL STUD WALL 800S162-43 (33 KSI) @ 16" O.C.

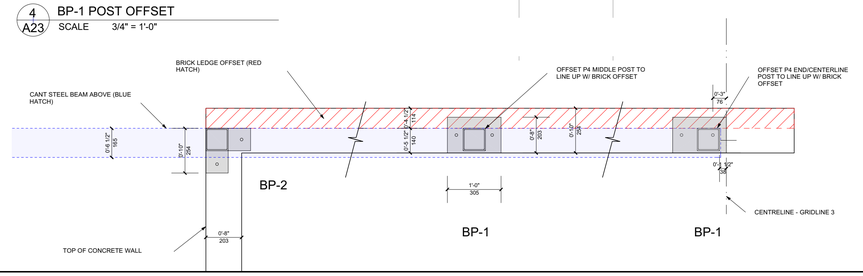
BASE PLATE SCHEDULE:

SEE STRUCTURAL PLANS FOR BASE PLATE DETAILS

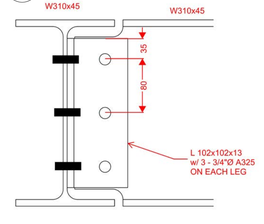
3 A23 FIRST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



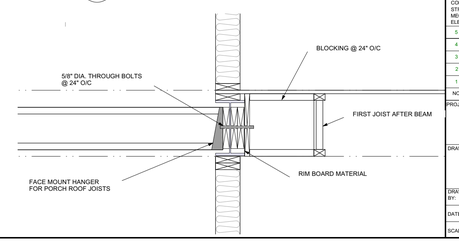
4 A23 BP-1 POST OFFSET
SCALE 3/4" = 1'-0"



5 A23 BEAM TO BEAM CONNECTION @ GRIDLINE 1/B & 5/B
SCALE 3/4" = 1'-0"



6 A23 CANT BEAM BLOCKING AND PACKING
SCALE 3/4" = 1'-0"



azul designs

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OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
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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 CODE 2006

ALL CONTRACTORS MUST WORK IN ACCORDANCE 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

GENERAL NOTES:

48 QUEEN MARY STREET

SCOPE OF WORK: NEW 2-STOREY LONG-SEMI DETACHED DWELLINGS c/w 4 ADUs

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

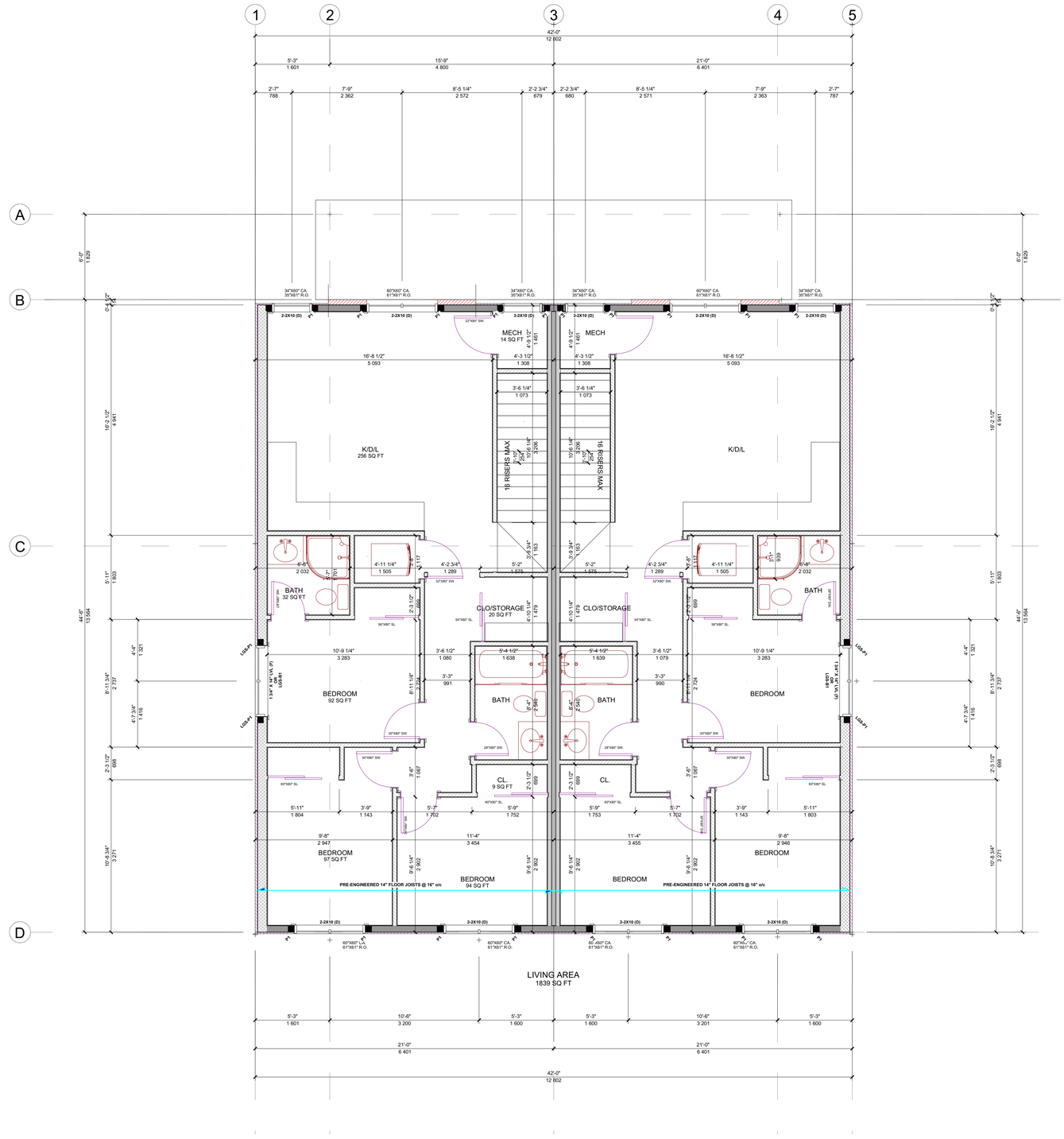
NO.	REVISION/ISSUE	DATE	M/G/Y
5	ISSUED FOR CONSTRUCTION #1	00/00/00	
4	REVISION #11	10/20/25	
3	PERMIT SUBMISSION	09/14/25	
2	M.V. SUBMISSION	03/11/25	
1	PRELIMINARIES	12/05/24	

PROJECT: **48 QUEEN MARY ST.**
48 QUEEN MARY ST.
OTTAWA, ON -
613-000-0000

DRAWING NAME:
FIRST FLOOR FRAMING PLAN

DRAWN BY: F.M.
DATE: DEC. 4, 2024
SCALE: AS NOTED
SHEET: A23

FILE NUMBER: D00-00-0000



NOTES:

1) THE FOOTINGS ARE DESIGNED FOR SBC OF 100 KPA. BEARING SURFACE TO BE REVEWED BY GEOTHECNICAL ENGINEER BEFORE PLACING CONCRETE.

2) CENTER STRIP FOOTINGS ON WALL ABOVE.

3) JOISTS TO BE POCKETED INTO BRICK WALL AT CANOPY.

4) STEEL POSTS SUPPORTING LUMBER BEAMS REQUIRE SADDLE/SIDE PLATE CONNECTION.

5) REFER TO MANUFACTURER DRAWING FOR FLOOR & ROOF JOIST DETAILS.

6) ALL ANCHORS TO BE CAST IN.

7) GRADE OF ANCHORSS TO BE ASTM F1554 GRADE 36.

8) PROVIDE MIN. +/- 1" THICK GROUT BED BELOW BASE PLATE.

9) STEEL POST TO BE CENTERED ON CONCRETE COLUMN.

POSTS:

P1 : 2 - 2X6
P2 : 3 - 2X6
P3 : 3 - 2X4
P4 : ASTM A500 - GRADE C - HSS 127X127X6.4

CONCRETE COLUMN:

P5 : 350X200
P6 : 350X300

STEEL BEAM:

B2 : W310X45 - CSA G40.21 - GRADE 350W OR ASTM A992, A572 GRADE 50

LGS - P1: 2- 800S162-43 (33 KSI)
LGS - B1: 2- 800S162-43 (33 KSI) + 600T125-33 (33 KSI)

LOAD BEARING WALLS:

W1,W2 : LOAD BEARING 2X6 STUD WALLS @ 16" O.C.
P2 : LOAD BEARING 2X4 STUD WALLS @ 12" O.C. EACH
W3 : LOAD BEARING STEEL STUD WALL 800S162-43 (33 KSI) @ 16" O.C.

BASE PLATE SCHEDULE:

SEE STRUCTURAL PLANS FOR BASE PLATE DETAILS

1 / A24 SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

azul designs

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVE.
OTTAWA, ON. K1H-7G2

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

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GENERAL NOTES:

48 QUEEN MARY STREET

SCOPE OF WORK: NEW 2-STOREY LONG-SEMI DETACHED DWELLINGS c/w 4 ADUs

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE
		M/D/Y
5	ISSUED FOR CONSTRUCTION #1	00/00/00
4	REVISION #11	10/20/25
3	PERMIT SUBMISSION	08/14/25
2	M.V. SUBMISSION	03/11/25
1	PRELIMINARIES	12/05/24

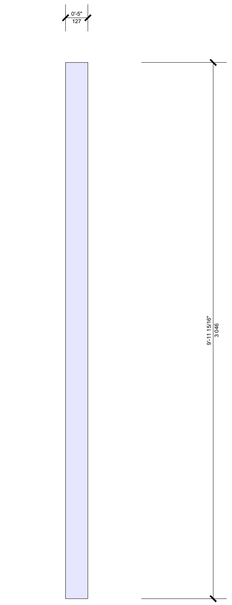
PROJECT: **48 QUEEN MARY ST.**

48 QUEEN MARY ST.
OTTAWA, ON -
613-000-0000

DRAWING NAME:
FIRST FLOOR
FRAMING PLAN

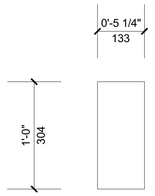
DRAWN BY: F.M.
SHEET: A24
DATE: DEC. 4, 2024
SCALE: AS NOTED

FILE NUMBER: D00-00-0000



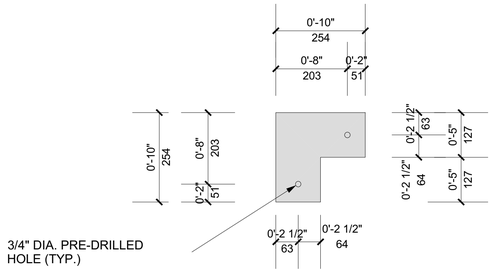
HSS POST X 8

ASTM A500 - GRADE C - HSS 127X127X6.4



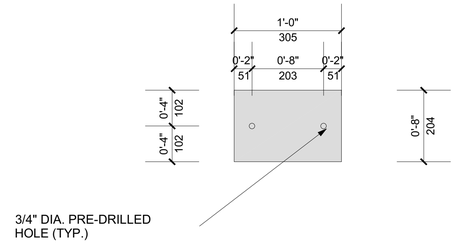
TOP PLATE X 8

12" X 5 1/4" X 3/4" WELDED TOP PLATE



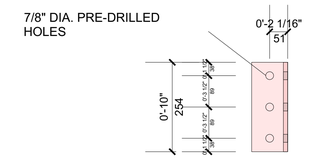
BP-2 X 4

8"/10"X 8"/10"X5"X3/4" (LXLXWXTHK.-CSA G40.21 - GRADE 300W)
C/W 2-16MM DIA. A307 BOLT GR.36 - 12" EMBEDMENT LENGTH.



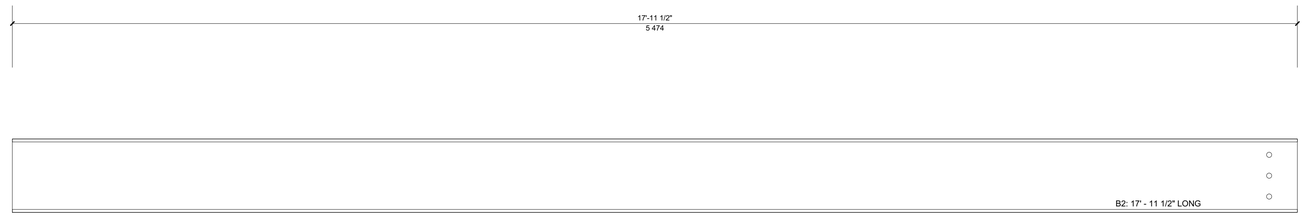
BP-1 X 4

12" X 8"/10"X 3/4" (LXWXTHK.-CSA G40.21 - GRADE 300W) C/W
2-16MM DIA. A307 BOLT GR.36 - 12" EMBEDMENT LENGTH.



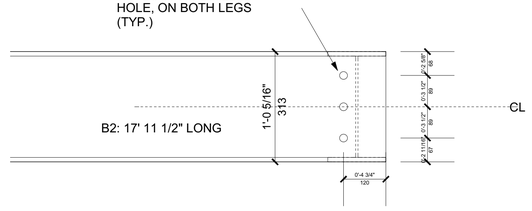
MODIFIED STEEL ANGLE X 2 (RIGHT SIDE)

L203 X L102 X 13 W/ 3 - 3/4" DIA. A325 ON EACH LEG



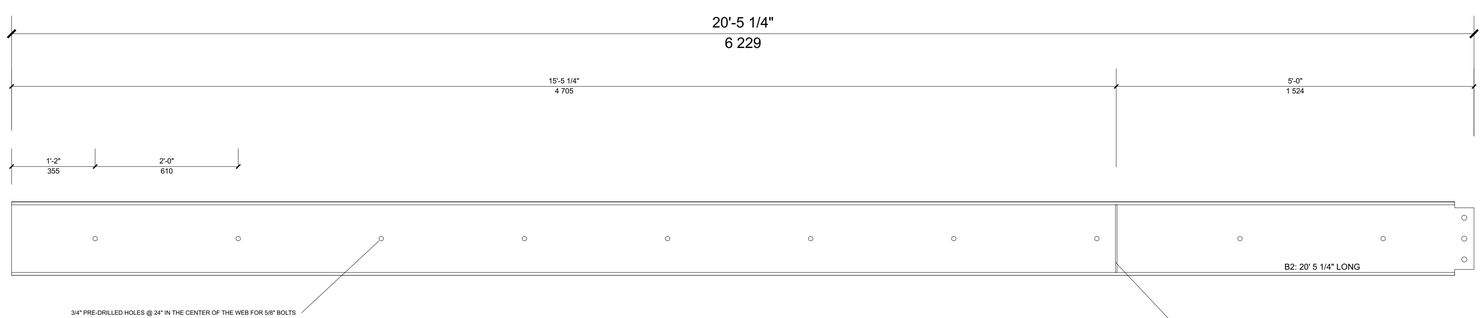
B2 BEAM X 2

W310X45 - CSA G40.21 - GRADE 350W OR
ASTM A992, A572 GRADE 50



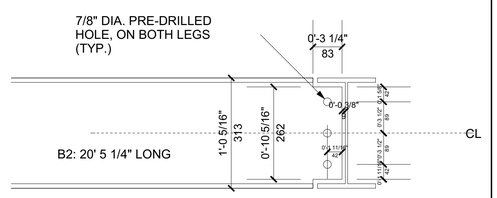
END BEAM X 2

W310X45 - CSA G40.21 - GRADE 350W OR
ASTM A992, A572 GRADE 50



B2 BEAM X 2

W310X45 - CSA G40.21 - GRADE 350W OR
ASTM A992, A572 GRADE 50



END CUT X 2
ONE SIDE ONLY EACH OF THE CANT B2 BEAMS

W310X45 - CSA G40.21 - GRADE 350W OR
ASTM A992, A572 GRADE 50

1 / A25 SECOND FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

azul designs

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVE.
OTTAWA, ON. K1H-7G2

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

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GENERAL NOTES:

48 QUEEN MARY STREET

SCOPE OF WORK: NEW 2-STOREY LONG-SEMI DETACHED DWELLINGS c/w 4 ADUs

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

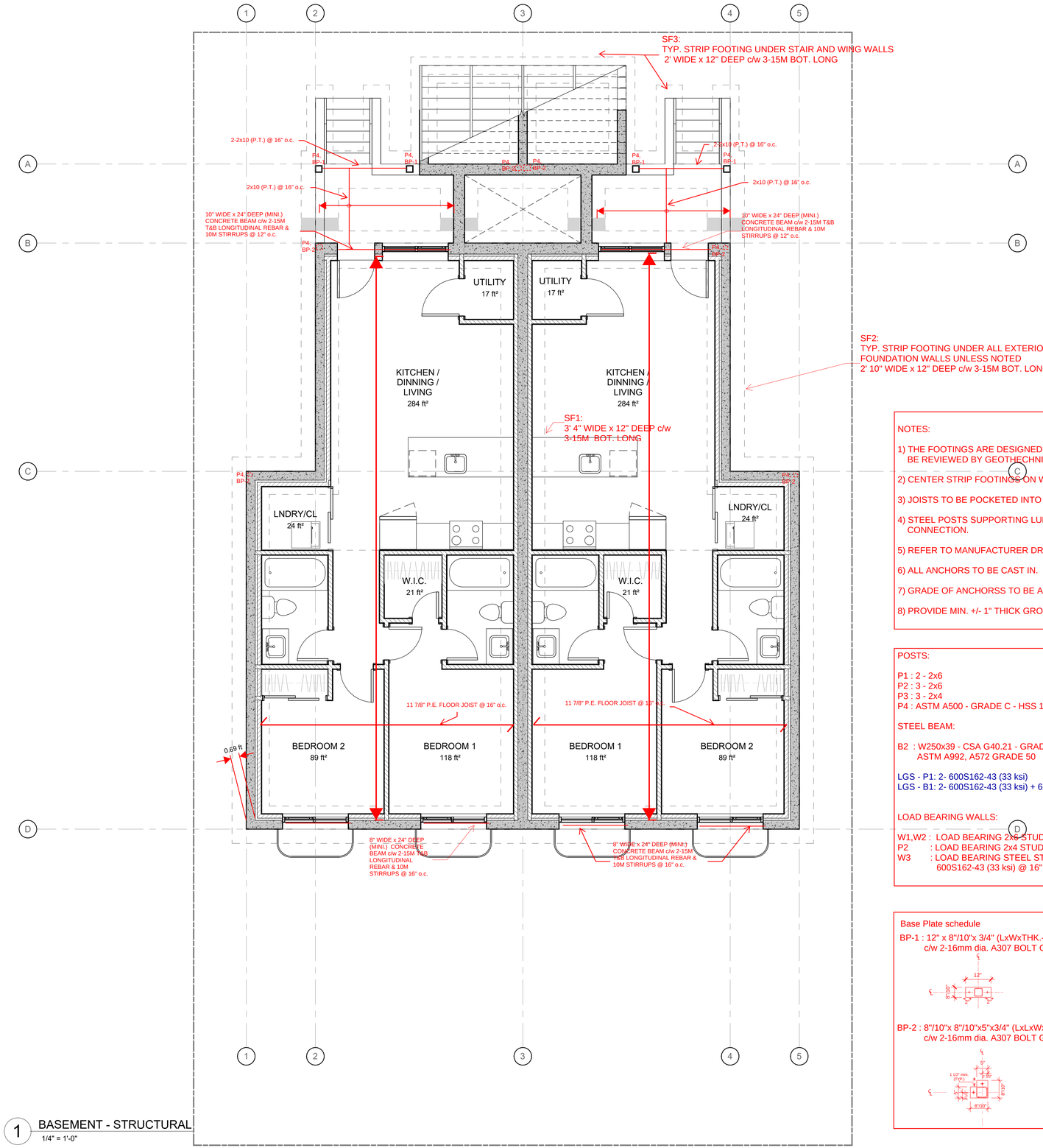
NO.	REVISION/ISSUE	DATE
		M/D/Y
5	ISSUED FOR CONSTRUCTION #1	00/00/00
4	REVISION #11	10/20/25
3	PERMIT SUBMISSION	08/14/25
2	M.V. SUBMISSION	03/11/25
1	PRELIMINARIES	12/05/24

PROJECT: **48 QUEEN MARY ST.**
48 QUEEN MARY ST.
OTTAWA, ON -
613-000-0000

DRAWING NAME:
STEEL SHOP DRAWINGS

DRAWN BY: F.M.
DATE: DEC. 4, 2024
SCALE: AS NOTED
SHEET: A25

FILE NUMBER: D00-00-0000



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

NOTES:

1) THE FOOTINGS ARE DESIGNED FOR SBC OF 100 KPa. BEARING SURFACE TO BE REVIEWED BY GEOTHECHNICAL ENGINEER BEFORE PLACING CONCRETE.

2) CENTER STRIP FOOTINGS ON WALL ABOVE.

3) JOISTS TO BE POCKETED INTO BRICK WALL AT CANOPY.

4) STEEL POSTS SUPPORTING LUMBER BEAMS REQUIRE SADDLE/SIDE PLATE CONNECTION.

5) REFER TO MANUFACTURER DRAWING FOR FLOOR & ROOF JOIST DETAILS.

6) ALL ANCHORS TO BE CAST IN.

7) GRADE OF ANCHORSS TO BE ASTM F1554 GRADE 36.

8) PROVIDE MIN. +/- 1" THICK GROUT BED BELOW BASE PLATE.

POSTS:

P1 : 2 - 2x6
P2 : 3 - 2x6
P3 : 3 - 2x4
P4 : ASTM A500 - GRADE C - HSS 127x127x6.4

STEEL BEAM:

B2 : W250x39 - CSA G40.21 - GRADE 350W OR ASTM A992, A572 GRADE 50

LGS - P1: 2- 600S162-43 (33 ksi)
LGS - B1: 2- 600S162-43 (33 ksi) + 600T125-33 (33 ksi)

LOAD BEARING WALLS:

W1,W2 : LOAD BEARING 2x6 STUD WALLS @ 16" O.C.
P2 : LOAD BEARING 2x4 STUD WALLS @ 12" O.C. EACH
W3 : LOAD BEARING STEEL STUD WALL 600S162-43 (33 ksi) @ 16" O.C.

Base Plate schedule

BP-1 : 12" x 8"/10"x 3/4" (LxWxTHK.-CSA G40.21 - GRADE 300W) c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.

BP-2 : 8"/10"x 8"/10"x5"x3/4" (LxLxWxTHK.-CSA G40.21 - GRADE 300W) c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.

D+M STRUCTURAL ENGINEERING
D+M STRUCTURAL ENGINEERING
110-333 PRESTON STREET
OTTAWA, ON K1S 5N4

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:

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48 QUEEN MARY STREET
NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST.
OTTAWA, ON K1K 2A1

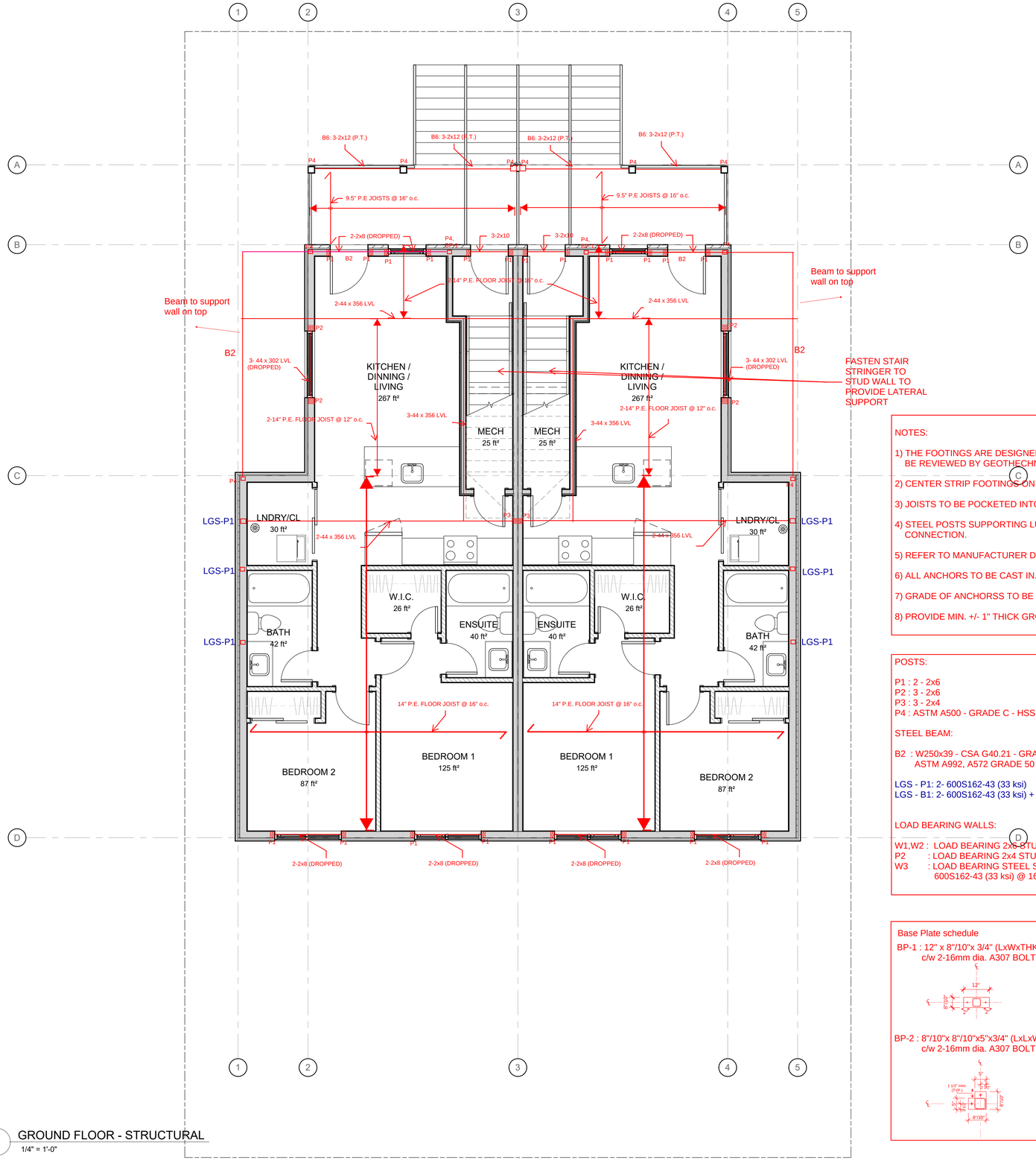
SHEET NAME:
STRUCTURAL BASEMENT PLAN

DRAWN BY:

DATE:

SCALE: AS NOTED

SHEET:
S-101



1 GROUND FLOOR - STRUCTURAL
1/4" = 1'-0"

NOTES:

1) THE FOOTINGS ARE DESIGNED FOR SBC OF 100 KPa. BEARING SURFACE TO BE REVIEWED BY GEOTHECHNICAL ENGINEER BEFORE PLACING CONCRETE.

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3) JOISTS TO BE POCKETED INTO BRICK WALL AT CANOPY.

4) STEEL POSTS SUPPORTING LUMBER BEAMS REQUIRE SADDLE/SIDE PLATE CONNECTION.

5) REFER TO MANUFACTURER DRAWING FOR FLOOR & ROOF JOIST DETAILS.

6) ALL ANCHORS TO BE CAST IN.

7) GRADE OF ANCHORSS TO BE ASTM F1554 GRADE 36.

8) PROVIDE MIN. +/- 1" THICK GROUT BED BELOW BASE PLATE.

POSTS:

P1 : 2 - 2x6
P2 : 3 - 2x6
P3 : 3 - 2x4
P4 : ASTM A500 - GRADE C - HSS 127x127x6.4

STEEL BEAM:

B2 : W250x39 - CSA G40.21 - GRADE 350W OR
ASTM A992, A572 GRADE 50

LGS - P1: 2- 600S162-43 (33 ksi)
LGS - B1: 2- 600S162-43 (33 ksi) + 600T125-33 (33 ksi)

LOAD BEARING WALLS:

W1,W2 : LOAD BEARING 2x6 STUD WALLS @ 16" O.C.
P2 : LOAD BEARING 2x4 STUD WALLS @ 12" O.C. EACH
W3 : LOAD BEARING STEEL STUD WALL
600S162-43 (33 ksi) @ 16" O.C.

Base Plate schedule

BP-1 : 12" x 8"/10"x 3/4" (LxWxTHK.-CSA G40.21 - GRADE 300W)
c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.

BP-2 : 8"/10"x 8"/10"x5"x3/4" (LxLxWxTHK.-CSA G40.21 - GRADE 300W)
c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.

D+M STRUCTURAL ENGINEERING

D+M STRUCTURAL ENGINEERING
110-333 PRESTON STREET
OTTAWA, ON K1S 5N4

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48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST
OTTAWA, ON K1K 2A1

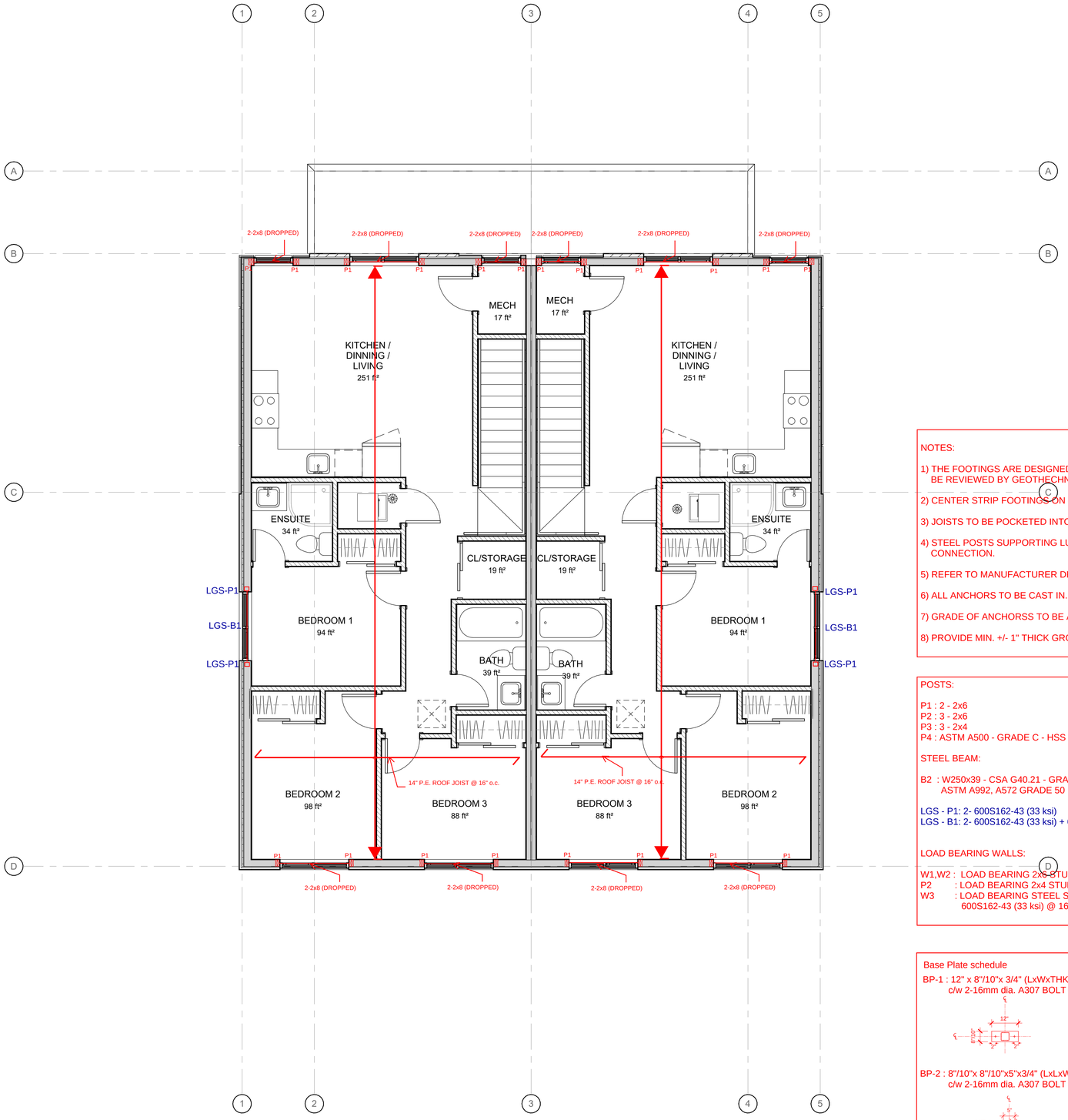
SHEET NAME:
STRUCTURAL
GROUND FLOOR PLAN

DRAWN BY:

DATE:

SCALE: AS NOTED

SHEET:
S-102



1 SECOND FLOOR - STRUCTURAL
1/4" = 1'-0"

NOTES:

1) THE FOOTINGS ARE DESIGNED FOR SBC OF 100 KPa. BEARING SURFACE TO BE REVIEWED BY GEOTHECHNICAL ENGINEER BEFORE PLACING CONCRETE.

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6) ALL ANCHORS TO BE CAST IN.

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8) PROVIDE MIN. +/- 1" THICK GROUT BED BELOW BASE PLATE.

POSTS:

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P2 : 3 - 2x6
P3 : 3 - 2x4
P4 : ASTM A500 - GRADE C - HSS 127x127x6.4

STEEL BEAM:

B2 : W250x39 - CSA G40.21 - GRADE 350W OR
ASTM A992, A572 GRADE 50

LGS - P1: 2- 600S162-43 (33 ksi)
LGS - B1: 2- 600S162-43 (33 ksi) + 600T125-33 (33 ksi)

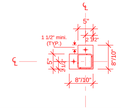
LOAD BEARING WALLS:

W1,W2 : LOAD BEARING 2x6 STUD WALLS @ 16" O.C.
P2 : LOAD BEARING 2x4 STUD WALLS @ 12" O.C. EACH
W3 : LOAD BEARING STEEL STUD WALL
600S162-43 (33 ksi) @ 16" O.C.

Base Plate schedule

BP-1 : 12" x 8"/10"x 3/4" (LxWxTHK.-CSA G40.21 - GRADE 300W)
c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.

BP-2 : 8"/10"x 8"/10"x5"x3/4" (LxLxWxTHK.-CSA G40.21 - GRADE 300W)
c/w 2-16mm dia. A307 BOLT GR.36 - 12" Embedment length.



D+M STRUCTURAL ENGINEERING

D+M STRUCTURAL ENGINEERING
110-333 PRESTON STREET
OTTAWA, ON K1S 5N4

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48 QUEEN MARY STREET

NEW 2-STOREY SEMI-DETACHED w/ 2 ADUs

NO.	REVISION/ISSUE	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

PROJECT:
48 QUEEN MARY
48 QUEEN MARY ST
OTTAWA, ON K1K 2A1

SHEET NAME:
STRUCTURAL SECOND FLOOR PLAN

DRAWN BY:

DATE:

SCALE: AS NOTED

SHEET:
S-103