

CONSTRUCTION NOTES

- ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12
1. ROOF CONSTRUCTION
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 11.1mm (7/16") RESIN SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (SEE PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER)
2. SIDING AS PER ELEVATION. APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING. RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 15mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
3. BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 800mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD. 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING. RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 15mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. BRICK VENEER CONSTRUCTION (2"x4")
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 800mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD. 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING. RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 15mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 15mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED. FOUNDATION WALL FOOTINGS: -SEE OBC 9.13.3, 9.15.4 200mm (8") POURED CONC. FDN. WALL 200mm (8") 2-15M REBAR TOP & BOTTOM. WITH BRITENOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (3'-11") BELOW FIN. GRADE. MAXIMUM FLOOR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KELED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 75kpa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LVL LOAD OF 2.4kpa(50psf) PER FLOOR. AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'-1"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.
6. 100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILE.
7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa. (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.
8. EXPOSED FLOOR TO EXTERIOR
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFTI.
9. ATIC INSULATION OBC. 12.3.2.1 & 12.3.3.7 RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER. 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUIV.
10. ALL STAIRS/EXTERIOR STAIRS -OBC. TABLE 9.8.4.1-1 UNIFORMITY & TOLERANCES FOR RISERS & TREADS -BETWEEN ADJACENT TREADS & LANDINGS = 5mm -BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
11. FINISHED RAILING ON PICKETS SPACED 100mm (4") BETWEEN PICKETS. CHAIRMANE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION. GUARDS -OBC. 9.8.5.3- = 900mm (2'-11") MIN. EXTERIOR GUARDS = 1070mm (3'-6") MIN. STAIR/LANDING GUARDS =1500mm (4'-11") MIN. (FROM ABOVE ADJ. GROUND)
12. 38x89 (2"x4") SILL PLATE WITH 15mm (1/2") ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)
13. R12 (3 3/4") CONTINUOUS BATT INSULATION, 2"x4" STUD WALL PLACED 3" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VG TO 8" ABOVE FLOOR LEVEL. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "58"-12 DETAILS" PAGE)
14. BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL. 15mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)
15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4) 75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSG-7.2M. AND WITH 150x150x9.5 (6"x3"x3/8") STL. PLATE TOP & BOTTOM. 910x10x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 KPa. MINIMUM AND AS PER SOILS REPORT. MID-HEIGHT IF WALL IS UNFINISHED.
16. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 353x118 (13.5") DIA. ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x3"x3/8") STL. TOP & BOTTOM PLATE ON 910x10x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 KPa. MIN. AND AS PER SOILS REPORT.
17. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 353x118 (13.5") DIA. ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x3"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG 50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3-1/2") DIA. x 76mm (168) (NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x3"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG 50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
18. GARAGE SLAB: 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SUFFICIENT TO FRONT AT 1% MIN.
19. 15mm (1/2") Gypsum BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.35 (R19) IN WALLS. RSI 4.4 (R25) IN CEILING. TAPE AND SEAL ALL JOINTS AIR TIGHT. FUME PROOF. PER OBC 9.10.9.16
20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
21. WOOD STEPS 6" MIN. RAMPAL & 7-12" MIN. RAMP 250mm (9-1/2") MAX. RISE 200mm (8") MIN. RISE 9.8.9.2, 9.8.9.3 & 9.8.10 (SEE OBC. 9.8.9.2) DIA. SMOOTH WALL VENT (PPE) OBC 6.2.3.8.(7)
22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (SEE OBC. 9.8.9.2) DIA. SMOOTH WALL VENT (PPE) OBC 6.2.3.8.(7)
23. ATIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF (31.7) R400 RIGID INSUL. BACKING OBC 9.19.2 RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2
24. FIREPLACE CHIMNEY -OBC. 9.21-2 TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 305mm (10'-0") FROM THE CHIMNEY.
25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR. TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
26. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
27. 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
28. U.L.C. RATED GLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 3/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.
29. 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BEARING SHOE ANCHORED TO CONC. WITH 1.27 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FTG. OBC 9.17.4
30. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8") (23-5/8") MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.
31. PORCH SLAB/STEPS: 150mm (6") MIN. CONC. 32 MPa. SLAB MIN. ENTRAINMENT MIN. 5% TO 8% AT 28 DAYS. 10 LBS M BARS @ 280 O/C EACH WAY. TOW DOWELS @ 400 (16") O.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
32. DIRECT VENT FURNACE TERMINAL. MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS. EXHAUST AND INTAKE VENTS. HAV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
33. DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
34. SUBFLOOR, JOIST STRAPPING AND BRIDGING -3/4" T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.1) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-SEE OBC 9.30.2) ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)
35. EXPOSED BUILDING FACE -OBC. 9.10.14.5- EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
36. COLD CELLAR PORCH SLAB (OBC 9.3.39) FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600mm (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING IN FDN. WALLS. PROVIDE (LV) LIMITERS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.

37. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 350mm (13-3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)

38. CONVENTIONAL ROOF FRAMING
FOR MAX. 11'-7" SPAN. 38x184 (2"x6") RATHER @ 400mm (16" O.C.). 38x184 (2"x6") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. BARBERS FLOOR BUILT-UP ROOF (SEE 38x89 (2"x4") POST TO THE TRUSS BELOW. LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.

39. TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED SHEATHING: 7/16" ASPENITE NAULING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS 1. SIDING-METAL OR VINYL- 2"x6" @6" O/C 2. STUCCO -2"x6" @6" O/C 3. BRICK TO 4'-0" -2"x6" @2" O/C 4. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

40. STRIP FOOTING SUPPORTING EXTERIOR WALLS. -SEE OBC 9.15.3. -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LVL LOAD OF 2.4kPa, (50psf), PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").

41. THE STRIP FOOTING SIZE IS AS FOLLOWS: 2 STOREY (STANDARD) 500x155 (20"x6") 2 STOREY (WALK-OUT BASEMENT) 545x175 (22"x7") (UNLESS OTHERWISE NOTED ON PLAN) SLUMP FITS (WHERE REQUIRED) SEE O.B.C. 9.14.5.2 -MUST BE SEALED AS PER 9.25.3.3.(16)

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" O.C. OR 38x89 (2"x4") STUDS @ 12" O.C.

43. FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))

44. MINIMUM BEDROOM WINDOW -OBC. 9.8.10
AT LEAST ONE BEDROOM WINDOW ON GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

45. WINDOW GUARDS -OBC. 9.8.8.1
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

46. ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6.

47. MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

48. ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS AS PER OBC 9.26.18.2 AND MUN. STANDARDS.

49. PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REIN. OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE OBC 9.5.2.3, 3.8.3.6.(1)(d) & 3.8.3.13.(1)(f).

50. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

51. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

52. LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

53. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.

54. L.V. BEAMS SHALL BE 2.0E W/ MICRO-LAM LVL (Fb=2800psi) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

55. TEL. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.

56. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

57. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 MIL. POLYETHYLENE FILM, NO. 50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

58. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-C40-21 GRADE 350W CLASS "H".

59. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18W GRADE 400R.

60. WOOD LINTELS AND BUILT-UP WOOD BEAMS

61. DOOR SCHEDULE (UNLESS NOTED ON PLAN)

62. EXTERIOR DOOR

63. EXTERIOR DOOR

64. EXTERIOR DOOR

65. EXTERIOR DOOR

66. EXTERIOR DOOR

67. EXTERIOR DOOR

68. EXTERIOR DOOR

69. EXTERIOR DOOR

70. EXTERIOR DOOR

71. EXTERIOR DOOR

72. EXTERIOR DOOR

73. EXTERIOR DOOR

74. EXTERIOR DOOR

75. EXTERIOR DOOR

76. EXTERIOR DOOR

77. EXTERIOR DOOR

78. EXTERIOR DOOR

79. EXTERIOR DOOR

80. EXTERIOR DOOR

81. EXTERIOR DOOR

82. EXTERIOR DOOR

83. EXTERIOR DOOR

84. EXTERIOR DOOR

85. EXTERIOR DOOR

86. EXTERIOR DOOR

87. EXTERIOR DOOR

88. EXTERIOR DOOR

89. EXTERIOR DOOR

90. EXTERIOR DOOR

91. EXTERIOR DOOR

92. EXTERIOR DOOR

93. EXTERIOR DOOR

94. EXTERIOR DOOR

95. EXTERIOR DOOR

96. EXTERIOR DOOR

97. EXTERIOR DOOR

98. EXTERIOR DOOR

99. EXTERIOR DOOR

100. EXTERIOR DOOR

101. EXTERIOR DOOR

102. EXTERIOR DOOR

103. EXTERIOR DOOR

104. EXTERIOR DOOR

105. EXTERIOR DOOR

106. EXTERIOR DOOR

107. EXTERIOR DOOR

108. EXTERIOR DOOR

109. EXTERIOR DOOR

110. EXTERIOR DOOR

111. EXTERIOR DOOR

112. EXTERIOR DOOR

113. EXTERIOR DOOR

114. EXTERIOR DOOR

115. EXTERIOR DOOR

116. EXTERIOR DOOR

117. EXTERIOR DOOR

118. EXTERIOR DOOR

119. EXTERIOR DOOR

120. EXTERIOR DOOR

121. EXTERIOR DOOR

122. EXTERIOR DOOR

123. EXTERIOR DOOR

124. EXTERIOR DOOR

125. EXTERIOR DOOR

126. EXTERIOR DOOR

127. EXTERIOR DOOR

128. EXTERIOR DOOR

129. EXTERIOR DOOR

130. EXTERIOR DOOR

131. EXTERIOR DOOR

132. EXTERIOR DOOR

133. EXTERIOR DOOR

134. EXTERIOR DOOR

135. EXTERIOR DOOR

136. EXTERIOR DOOR

137. EXTERIOR DOOR

138. EXTERIOR DOOR

139. EXTERIOR DOOR

140. EXTERIOR DOOR

141. EXTERIOR DOOR

142. EXTERIOR DOOR

143. EXTERIOR DOOR

144. EXTERIOR DOOR

145. EXTERIOR DOOR

146. EXTERIOR DOOR

147. EXTERIOR DOOR

148. EXTERIOR DOOR

149. EXTERIOR DOOR

150. EXTERIOR DOOR

151. EXTERIOR DOOR

152. EXTERIOR DOOR

153. EXTERIOR DOOR

154. EXTERIOR DOOR

155. EXTERIOR DOOR

156. EXTERIOR DOOR

157. EXTERIOR DOOR

158. EXTERIOR DOOR

159. EXTERIOR DOOR

160. EXTERIOR DOOR

161. EXTERIOR DOOR

162. EXTERIOR DOOR

163. EXTERIOR DOOR

164. EXTERIOR DOOR

165. EXTERIOR DOOR

166. EXTERIOR DOOR

167. EXTERIOR DOOR

168. EXTERIOR DOOR

169. EXTERIOR DOOR

170. EXTERIOR DOOR

171. EXTERIOR DOOR

172. EXTERIOR DOOR

173. EXTERIOR DOOR

174. EXTERIOR DOOR

175. EXTERIOR DOOR

176. EXTERIOR DOOR

177. EXTERIOR DOOR

178. EXTERIOR DOOR

179. EXTERIOR DOOR

180. EXTERIOR DOOR

181. EXTERIOR DOOR

182. EXTERIOR DOOR

183. EXTERIOR DOOR

184. EXTERIOR DOOR

185. EXTERIOR DOOR

186. EXTERIOR DOOR

187. EXTERIOR DOOR

188. EXTERIOR DOOR

189. EXTERIOR DOOR

190. EXTERIOR DOOR

191. EXTERIOR DOOR

192. EXTERIOR DOOR

193. EXTERIOR DOOR

194. EXTERIOR DOOR

195. EXTERIOR DOOR

196. EXTERIOR DOOR

197. EXTERIOR DOOR

198. EXTERIOR DOOR

199. EXTERIOR DOOR

200. EXTERIOR DOOR

201. EXTERIOR DOOR

202. EXTERIOR DOOR

203. EXTERIOR DOOR

204. EXTERIOR DOOR

205. EXTERIOR DOOR

206. EXTERIOR DOOR

207. EXTERIOR DOOR

208. EXTERIOR DOOR

209. EXTERIOR DOOR

210. EXTERIOR DOOR

211. EXTERIOR DOOR

212. EXTERIOR DOOR

213. EXTERIOR DOOR

214. EXTERIOR DOOR

215. EXTERIOR DOOR

216. EXTERIOR DOOR

217. EXTERIOR DOOR

218. EXTERIOR DOOR

219. EXTERIOR DOOR

220. EXTERIOR DOOR

221. EXTERIOR DOOR

222. EXTERIOR DOOR

223. EXTERIOR DOOR

224. EXTERIOR DOOR

225. EXTERIOR DOOR

226. EXTERIOR DOOR

227. EXTERIOR DOOR

228. EXTERIOR DOOR

229. EXTERIOR DOOR

230. EXTERIOR DOOR

231. EXTERIOR DOOR

232. EXTERIOR DOOR

233. EXTERIOR DOOR

234. EXTERIOR DOOR

235. EXTERIOR DOOR

236. EXTERIOR DOOR

237. EXTERIOR DOOR

238. EXTERIOR DOOR

239. EXTERIOR DOOR

240. EXTERIOR DOOR

241. EXTERIOR DOOR

242. EXTERIOR DOOR

243. EXTERIOR DOOR

244. EXTERIOR DOOR

245. EXTERIOR DOOR

246. EXTERIOR DOOR

247. EXTERIOR DOOR

248. EXTERIOR DOOR

249. EXTERIOR DOOR

250. EXTERIOR DOOR

251. EXTERIOR DOOR

252. EXTERIOR DOOR

253. EXTERIOR DOOR

254. EXTERIOR DOOR

255. EXTERIOR DOOR

256. EXTERIOR DOOR

257. EXTERIOR DOOR

258. EXTERIOR DOOR

259. EXTERIOR DOOR

260. EXTERIOR DOOR

261. EXTERIOR DOOR

262. EXTERIOR DOOR

263. EXTERIOR DOOR

264. EXTERIOR DOOR

265. EXTERIOR DOOR

266. EXTERIOR DOOR

267. EXTERIOR DOOR

268. EXTERIOR DOOR

269. EXTERIOR DOOR

270. EXTERIOR DOOR

271. EXTERIOR DOOR

272. EXTERIOR DOOR

273. EXTERIOR DOOR

274. EXTERIOR DOOR

275. EXTERIOR DOOR

276. EXTERIOR DOOR

277. EXTERIOR DOOR

278. EXTERIOR DOOR

279. EXTERIOR DOOR

280. EXTERIOR DOOR

281. EXTERIOR DOOR

282. EXTERIOR DOOR

283. EXTERIOR DOOR

284. EXTERIOR DOOR

285. EXTERIOR DOOR

286. EXTERIOR DOOR

287. EXTERIOR DOOR

288. EXTERIOR DOOR

289. EXTERIOR DOOR

290. EXTERIOR DOOR

291. EXTERIOR DOOR

292. EXTERIOR DOOR

293. EXTERIOR DOOR

294. EXTERIOR DOOR

295. EXTERIOR DOOR

296. EXTERIOR DOOR

297. EXTERIOR DOOR

298. EXTERIOR DOOR

299. EXTERIOR DOOR

300. EXTERIOR DOOR

301. EXTERIOR DOOR

302. EXTERIOR DOOR

303. EXTERIOR DOOR

304. EXTERIOR DOOR

305. EXTERIOR DOOR

306. EXTERIOR DOOR

307. EXTERIOR DOOR

308. EXTERIOR DOOR

309. EXTERIOR DOOR

310. EXTERIOR DOOR

311. EXTERIOR DOOR

312. EXTERIOR DOOR

313. EXTERIOR DOOR

314. EXTERIOR DOOR

315. EXTERIOR DOOR

316. EXTERIOR DOOR

317. EXTERIOR DOOR

318. EXTERIOR DOOR

319. EXTERIOR DOOR

320. EXTERIOR DOOR

321. EXTERIOR DOOR

322. EXTERIOR DOOR

323. EXTERIOR DOOR

324. EXTERIOR DOOR

325. EXTERIOR DOOR

326. EXTERIOR DOOR

327. EXTERIOR DOOR

328. EXTERIOR DOOR

329. EXTERIOR DOOR

330. EXTERIOR DOOR

331. EXTERIOR DOOR

332. EXTERIOR DOOR

333. EXTERIOR DOOR

334. EXTERIOR DOOR

335. EXTERIOR DOOR

336. EXTERIOR DOOR

337. EXTERIOR DOOR

338. EXTERIOR DOOR

339. EXTERIOR DOOR

340. EXTERIOR DOOR

341. EXTERIOR DOOR

342. EXTERIOR DOOR

343. EXTERIOR DOOR

344. EXTERIOR DOOR

345. EXTERIOR DOOR

346. EXTERIOR DOOR

347. EXTERIOR DOOR

348. EXTERIOR DOOR

349. EXTERIOR DOOR

350. EXTERIOR DOOR

351. EXTERIOR DOOR

352. EXTERIOR DOOR

353. EXTERIOR DOOR

354. EXTERIOR DOOR

355. EXTERIOR DOOR

356. EXTERIOR DOOR

357. EXTERIOR DOOR

358. EXTERIOR DOOR

359. EXTERIOR DOOR

360. EXTERIOR DOOR

361. EXTERIOR DOOR

362. EXTERIOR DOOR

363. EXTERIOR DOOR

364. EXTERIOR DOOR

365. EXTERIOR DOOR

366. EXTERIOR DOOR

367. EXTERIOR DOOR

368. EXTERIOR DOOR

369. EXTERIOR DOOR

370. EXTERIOR DOOR

371. EXTERIOR DOOR

372. EXTERIOR DOOR

373. EXTERIOR DOOR

374. EXTERIOR DOOR

375. EXTERIOR DOOR

376. EXTERIOR DOOR

377. EXTERIOR DOOR

378. EXTERIOR DOOR

379. EXTERIOR DOOR

380. EXTERIOR DOOR

381. EXTERIOR DOOR

382. EXTERIOR DOOR

383. EXTERIOR DOOR

384. EXTERIOR DOOR

385. EXTERIOR DOOR

386. EXTERIOR DOOR

387. EXTERIOR DOOR

388. EXTERIOR DOOR

389. EXTERIOR DOOR

390. EXTERIOR DOOR

391. EXTERIOR DOOR

392. EXTERIOR DOOR

393. EXTERIOR DOOR

394. EXTERIOR DOOR

395. EXTERIOR DOOR

396. EXTERIOR DOOR

397. EXTERIOR DOOR

398. EXTERIOR DOOR

399. EXTERIOR DOOR

400. EXTERIOR DOOR

401. EXTERIOR DOOR

402. EXTERIOR DOOR

403. EXTERIOR DOOR

404. EXTERIOR DOOR

405. EXTERIOR DOOR

406. EXTERIOR DOOR

407. EXTERIOR DOOR

408. EXTERIOR DOOR

409. EXTERIOR DOOR

410. EXTERIOR DOOR

411. EXTERIOR DOOR

412. EXTERIOR DOOR

413. EXTERIOR DOOR

414. EXTERIOR DOOR

415. EXTERIOR DOOR

416. EXTERIOR DOOR

417. EXTERIOR DOOR

418. EXTERIOR DOOR

419. EXTERIOR DOOR

420. EXTERIOR DOOR

421. EXTERIOR DOOR

422. EXTERIOR DOOR

423. EXTERIOR DOOR

424. EXTERIOR DOOR

425. EXTERIOR DOOR

426. EXTERIOR DOOR

427. EXTERIOR DOOR

428. EXTERIOR DOOR

429. EXTERIOR DOOR

430. EXTERIOR DOOR

431. EXTERIOR DOOR

432. EXTERIOR DOOR

433. EXTERIOR DOOR

434. EXTERIOR DOOR

435. EXTERIOR DOOR

436. EXTERIOR DOOR

437. EXTERIOR DOOR

438. EXTERIOR DOOR

439. EXTERIOR DOOR

440. EXTERIOR DOOR

441. EXTERIOR DOOR

442. EXTERIOR DOOR

443. EXTERIOR DOOR

444. EXTERIOR DOOR

445. EXTERIOR DOOR

446. EXTERIOR DOOR

447. EXTERIOR DOOR

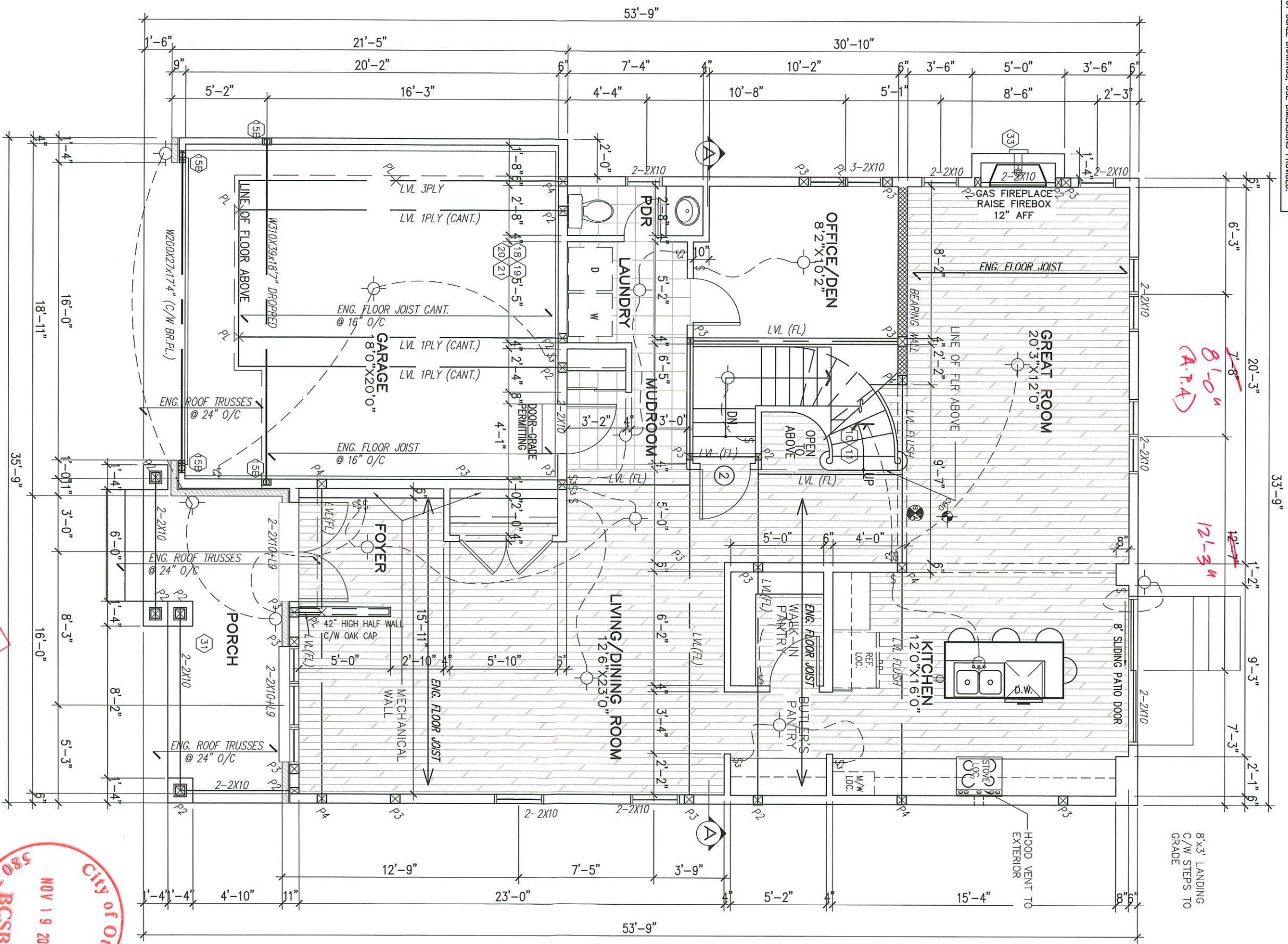
448. EXTERIOR DOOR

449. EXTERIOR DOOR

450. EXTERIOR DOOR

451. EXTERIOR DO

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCDR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCDR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH, UNLESS NOTED OTHERWISE AND TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER, SEE MANUF. LAYOUT.

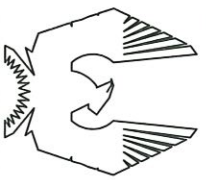
GROUND FLOOR PLAN EL. C

MADISON – 2020

SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

CIVIC ADDRESS:
69 WINGOVER PRIVATE



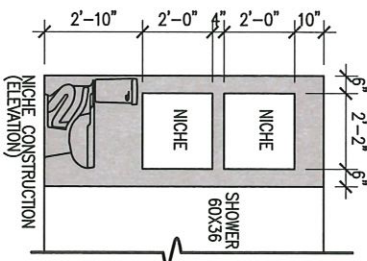
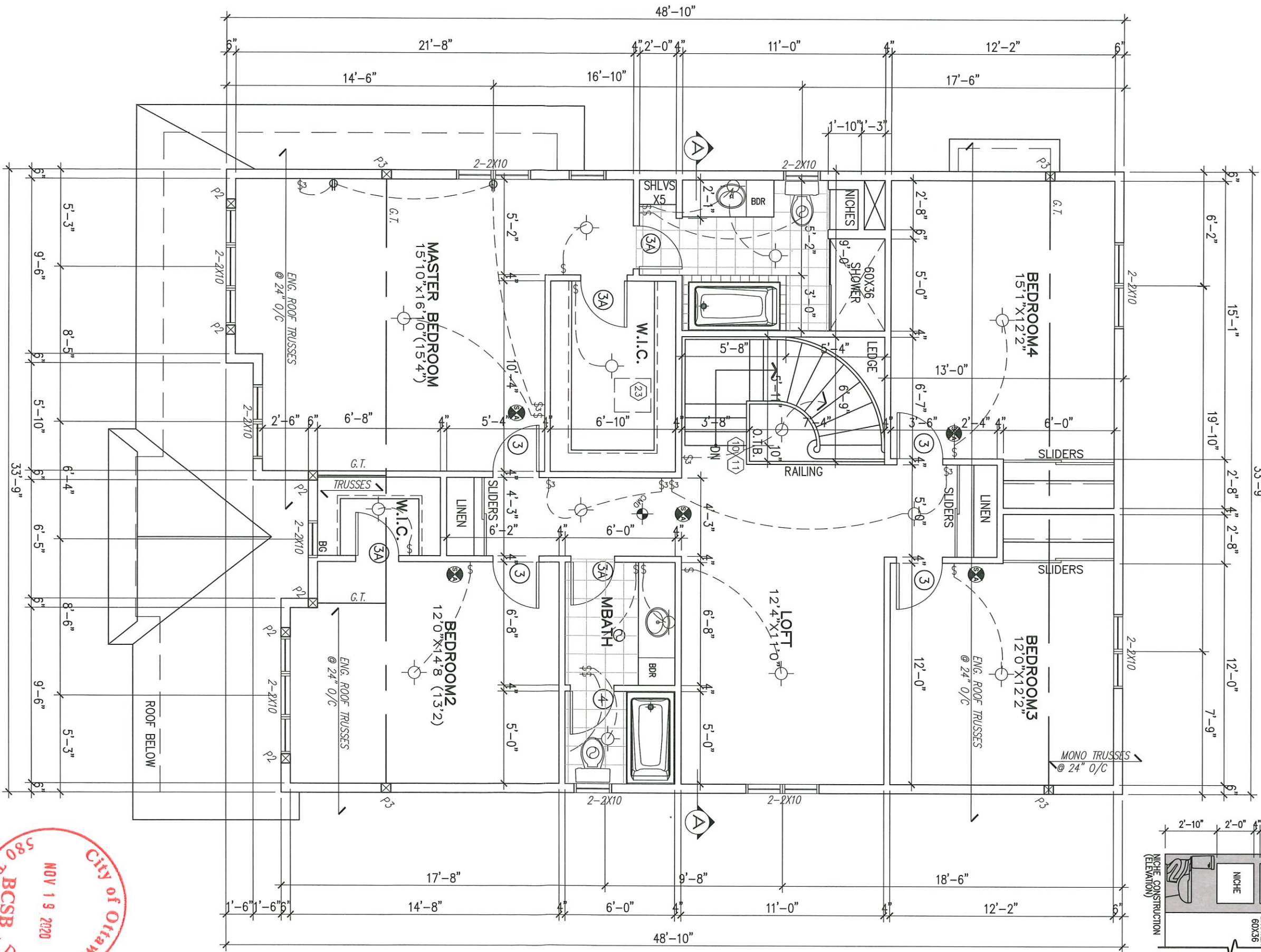
PHOENIX HOMES



footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16" = 1'-0"
sheet not	
D.C.L. - 182	

City of Ottawa
NOV 19 2020
580 T BCSB Dr.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. AFTER BUILDING PERMIT HAS BEEN ISSUED, DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED.



SECOND FLOOR PLAN EL. C

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH, UNLESS NOTED OTHERWISE AND TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER, SEE MANUF. LAYOUT.

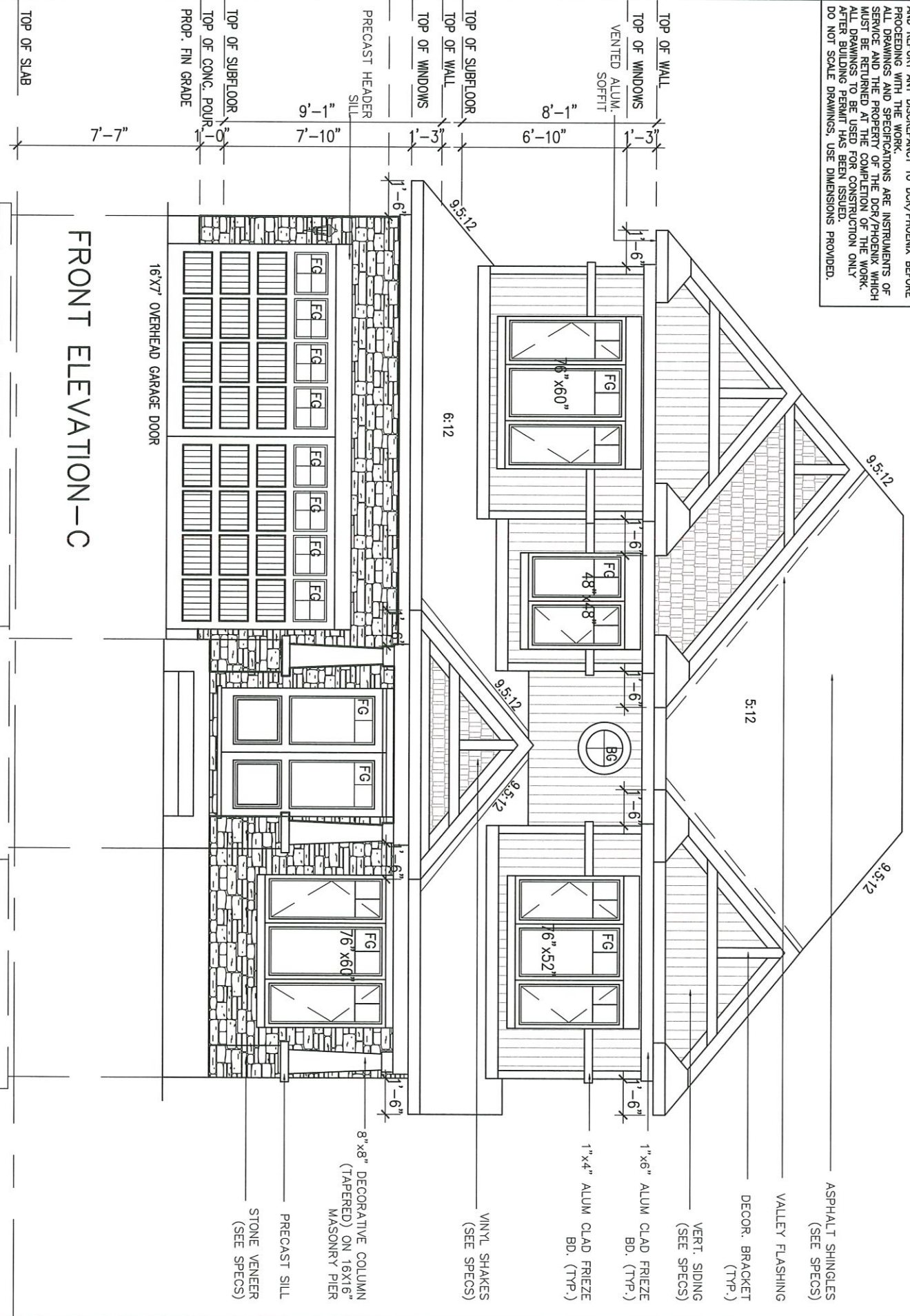


MADISON - 2020
SITE: DIAMONDVIEW ESTATES
LOT NUMBER: 25
CIVIC ADDRESS: 69 WINGOVER PRIVATE

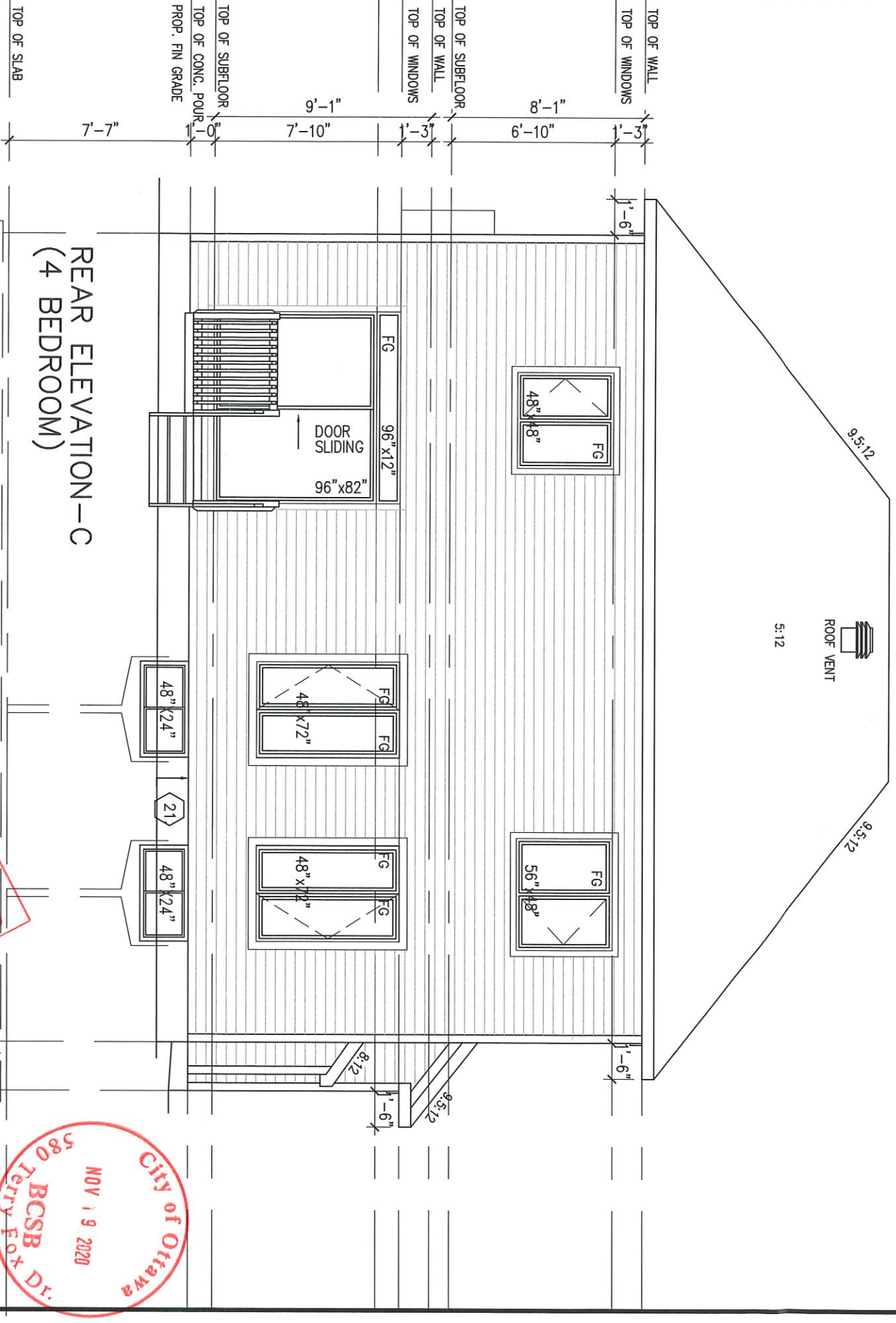
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
2	BEP BLACKLINES	2-NOV-20	CB
3	ENGINEERING REVIEW	9-NOV-20	CB

footprint: 43-10
drawn by: SP
date: NOV/19
scale: 3/16" = 1'-0"
sheet no.: 4
D.C.L. - 182

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



FRONT ELEVATION-C



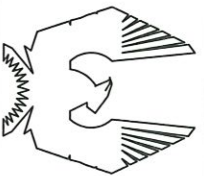
REAR ELEVATION-C
(4 BEDROOM)

MADISON – 2020

SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

CIVIC ADDRESS:
69 WINGOVER PRIVATE



PHOENIX HOMES

No.	Description	Date	By
3	ENGINEERING REVIEW	9-NOV-20	CB
2	BEP BLACKLINES	2-NOV-20	CB
1	ISSUED FOR PRICING ONLY	DEC-2019	SP

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no.:	
D.C.L. - 182	



PHOENIX HOMES

MADISON - 2020

SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

CIVIC ADDRESS: 69 WINGOVER PRIVATE

REVISIONS	
No.	Description
3	ENGINEERING REVIEW
2	BEP BLACKLINES
1	ISSUED FOR PRICING ONLY
By	Date
SP	DEC-2019
CB	2-NOV-20
CB	9-NOV-20

footprint: 43-10

drawn by: SP

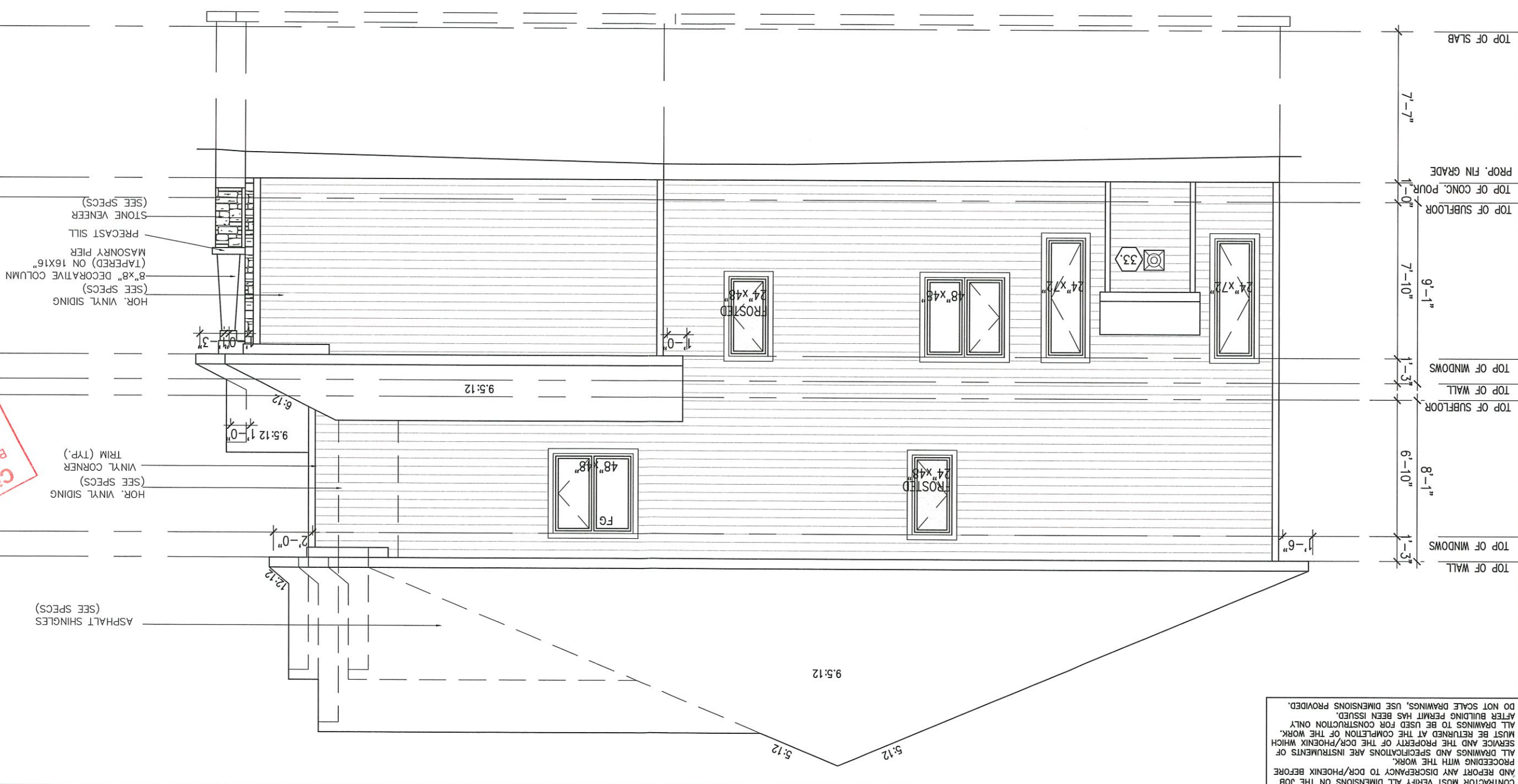
date: NOV/19

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

sheet no: D.C.L. - 182

86

LEFT SIDE ELEVATION-C
(4 BEDROOM)



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB
AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE
PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF
SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH
MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY.
AFTER BUILDING PERMIT HAS BEEN ISSUED,
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

City of Ottawa
Building Services Branch
DEC 11 2020
Building Code Reviewed
Signature

City of Ottawa
NOV 19 2020
BCSB
580 Terry Fox Dr.



LOT NUMBER:

(25)

MADISON - 2020

No.	Description	Date	By
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
2	BEP BLACKLINES	2-NOV-20	CB
3	ENGINEERING REVIEW	9-NOV-20	CB

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	D.C.L. - 182
	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB
AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE
PROCEEDING WITH THE WORK.
ALL DIMENSIONS AND SPECIFICATIONS ARE INSTRUMENTS OF
SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH
MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DIMENSIONS TO BE USED FOR CONSTRUCTION ONLY.
AFTER BUILDING PERMIT HAS BEEN ISSUED,
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



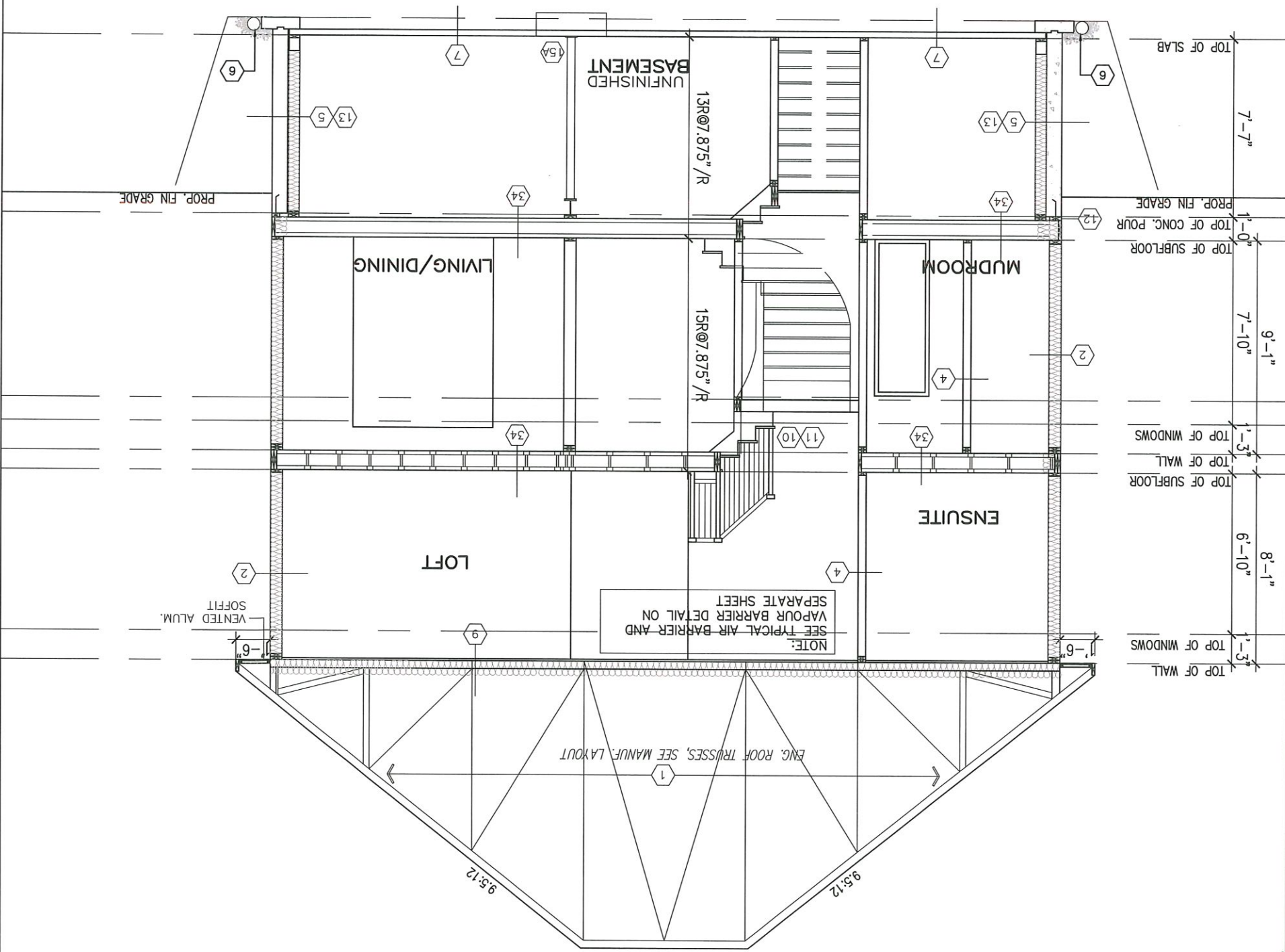
LOT NUMBER:

(25)

SECTION "AA" @ STAIR

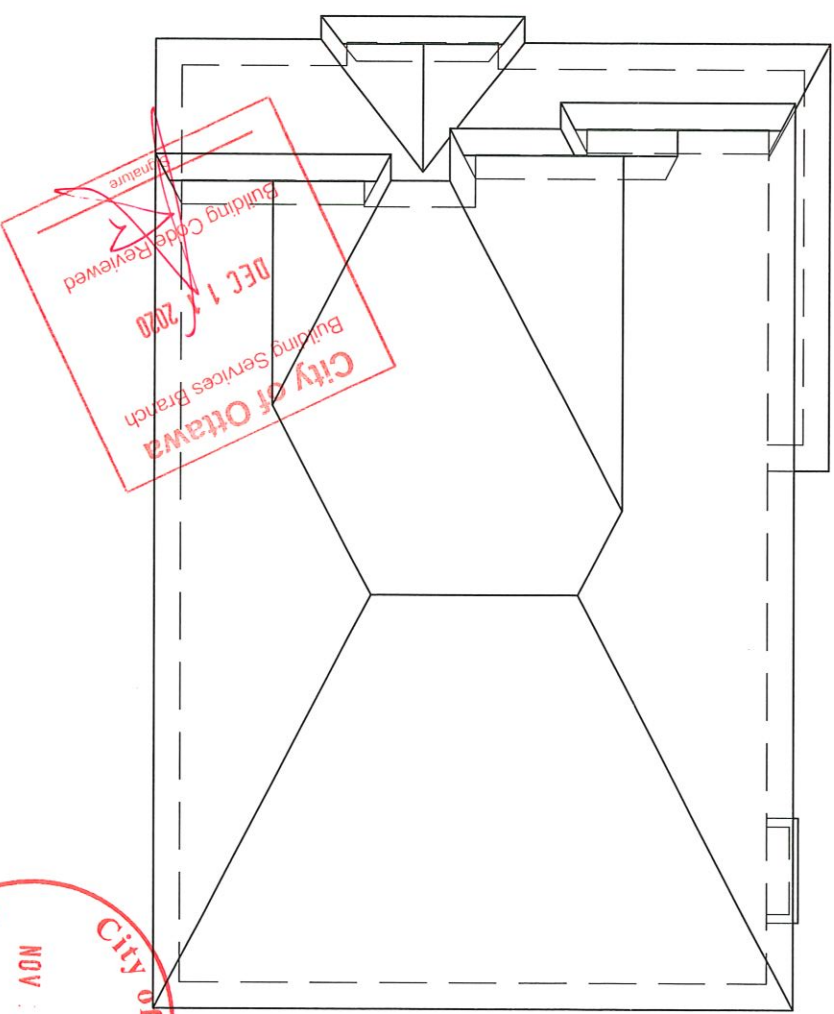
REVISIONS		
No.	Description	Date
1	ISSUED FOR PRICING ONLY	DEC-2019
2	BEP BLACKLINES	2-NOV-20
3	ENGINEERING REVIEW	9-NOV-20

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	D.C.L. - 182
	



SECTION "AA" @ STAIR

ROOF PLAN-C 4&5BD



2860 SF (265.70 m2)

AREA CALCULATIONS

1318
1577 SF

1318 SF
1594 SF

2385 SF (221.57 m²)

2401 SF
(223.06 m2)

AREA CALCULATIONS

1318 SF

1318 SF
1173 SF

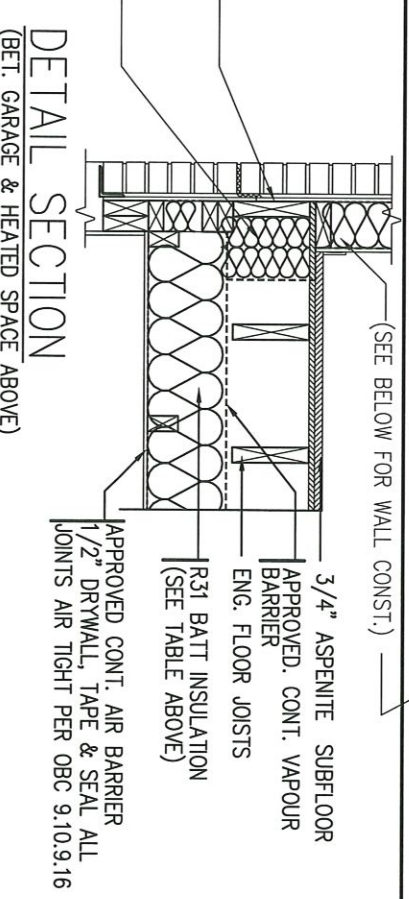
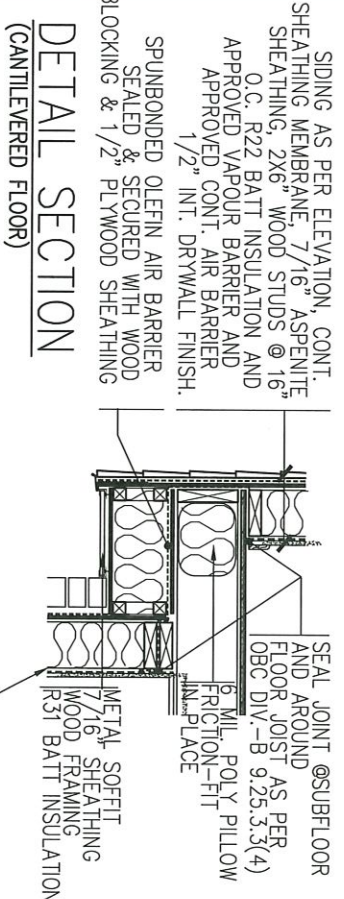
AREA CALCULATIONS

ELEV. 'A8

ELEV. B.

City of Ottawa
NOV 18 2007
580 Ferry Ave.

NOTES:
MECHANICAL
SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(1P)]
AIR BARRIERS AS PER OBC 9.25.3
ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"
ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS
ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS
ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER
NOTES FROM OBC SB-9 SECTION 3.3 (SEALING THE PERIMETER & PENETRATIONS)
(1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.
(2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.
(3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.



TYPICAL BRICK VENEER WALL, 4" FACE BRICK
1" AIR SPACE, GALV. METAL TIES @ 16" O.C.
HOR., 24" VERT. APPROVED SHEATHING PAPER
EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS
@ 16" O.C., R22 INSULATION AND APPROVED
VAPOR BARRIER WITH APPROVED CONT.
AIR BARRIER, 1/2" INT. DRYWALL FINISH.
PROVIDE WEEP HOLES @ 32" O.C. BOTTOM
COURSE & OVER OPENINGS. PROVIDE BASE
FLASHING UP 6 MIN. BEHIND BUILDING PAPER.

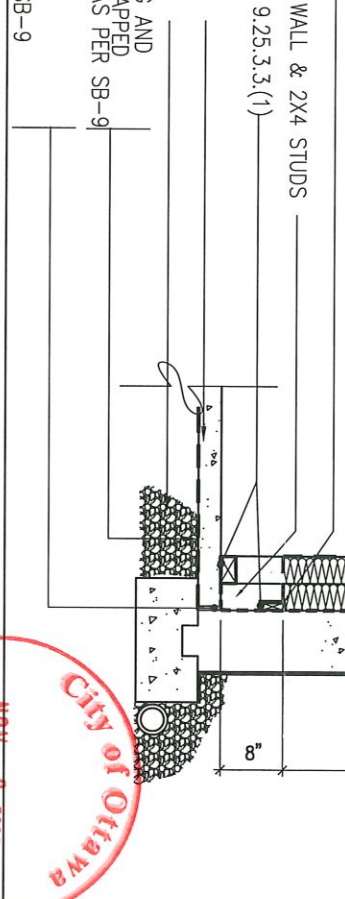
1/2" DRYWALL
6 MIL POLY VAPOUR BARRIER
2"x6" STUDS @ 16" O/C
R-22, FIBREGLASS BATT INSULATION
7/16" ASPENITE SHEATHING
HOUSE WRAP AIR BARRIER
VINYL SIDING

INSULATE JOIST CAVITY TO MIN. R22 AS PER SB-12 [3.1.1.1 (14)]
SEAL JOINT AT SUBFLOOR & AROUND FLOOR JOIST AS PER OBC DIV.-B 9.25.3.3(4)
3/4" ASPENITE SUBFLOOR
HEADER WRAP TO BE SEALED OR LAPPED TO THE WALL AIR BARRIER ABOVE AND BELOW AS PER OBC DIV.-B 9.25.3.3(8)
ENG. FLOOR JOISTS
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 8" ABOVE THE FINISHED FLOOR OF THE BASEMENT.

MINIMUM EFFECTIVE RSI VALUE FOR BASEMENT WALLS
ASSEMBLY CALCULATED AS FOLLOWS:

APPROVED DAMPROOFING=	0.0 RSI
8" CONCRETE WALL (*)=	0.08 RSI
FELT PAPER BARRIER=	0.0 RSI
3 1/2" OF CONTINUOUS R12 BATT INSULATION (*)=	2.11 RSI
2X4 WALL @ 24" o/c w/ R10 BATT (**)=	1.5 RSI
6mil POLY VAPOUR BARRIER=	0.0 RSI
AIR FILM (*)=	0.12 RSI
TOTAL CALCULATED RSI VALUE=	3.81 RSI

(*) VALUE FROM NRCAN TABLE CM-1
(**) VALUE FROM NRCAN TABLE WB-1



3 1/2" SPACE BETWEEN FOUNDATION WALL & 2X4 STUDS
SEAL JOINT PER OBC DIV.-B 9.25.3.3(1)
3" CONC. FLOOR @ 2500 PSI
4"min. GRANULAR FILL
6 MIL POLY. SLAB DAMPROOFING AND SOIL GAS BARRIER SHALL BE LAPPED NOT LESS THAN 300mm (12") AS PER SB-9
FLEXIBLE SEALANT AT INTERSECTION OF CONCRETE SLAB AND FDN. WALL AS PER SB-9

TYP. DETAIL SECTION
FOR SIDING APPLICATION

SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

No.	Description	Date	By
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
3	SB-12 - 2017 UPDATE	JAN - 2017	SP

footprint: _____
drawn by: SP
date: _____
scale: N/A
sheet no: _____
SB-12 DETAILS



Building Code Review
DEC 11 2020
City of Ottawa
Building Services Branch

City of Ottawa
NOV 19 2020
Dr. Terry Fox