

CONSTRUCTION NOTES

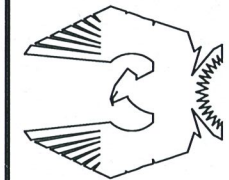
- ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12
1. ROOF CONSTRUCTION
N2.010 (10.25kg/m²) ASPHALT SHINGLES.
11.1mm (7/16") ASPENITE 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. (EAVES PROTECTION NOT REQ'D. FOR ROOF OR GREATER)
2. FRAMING CONSTRUCTION (2"x4")
38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
3. SIDING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
4. FRAME WALL CONSTRUCTION (2"x4")
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, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
5. BRICK VENEER CONSTRUCTION (2"x6")
BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE. METAL TIES @ 400mm (16") O.C. HORIZONTAL 24" O.C. VERTICAL. APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (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.
6. 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. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED. FOUNDATION WALL FOOTINGS: SEE OBC 9.15.3.9.15.4. 200mm (8") POURED CONC. FDN. WALL 200Pa (c/w 2-15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPROOFING AND OPT. DRAINAGE LAYER.
7. INSULATION
MAXIMUM POUR HEIGHT 2380 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEED 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 100KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOAD OF 2.4kpc(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'-1").
8. REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.
100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
9. 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.
10. EXPOSED FLOOR TO EXTERIOR
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
11. ATTIC INSULATION OBC. 12.3.3.1 & 12.3.3.7
RSB-6-61 (600) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUIV.
12. ALL STAIRS/EXTERIOR STAIRS - OBC. TABLE 9.8.4.1 - UNIFORMITY & TOLERANCES FOR RISERS & TREADS - BETWEEN ADJACENT TREADS & LANDINGS - FROM - BETWEEN TALLEST & SHORTEST RISER IN FLIGHT - 10mm
13. MAX. RISE = 200 (7-7/8") MIN. RUN = 210 (8-1/4") MIN. TREAD = 235 (9-1/4") MAX. NOSING = 25 (1") MAX. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 1070 (3'-6") RAIL @ STAIR = 865 (2'-11") MIN. STAIR WIDTH = 860 (2'-10") FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION. GUARDS - OBC. 9.8.8.3.1 - 900mm (2'-11") MIN. INTERIOR GUARDS: =1070mm (3'-6") MIN. EXTERIOR GUARDS: =1500mm (4'-11") MIN. (10M ABOVE ADJ. GROUND)
14. 38x89 (2"x4") SILL PLATE WITH 13mm (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. R12 (3") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. IMPROVED 1/2" ABOVE FLOOR. PROVIDE 38x140 (2"x6") STUDS/PLATES BETWEEN FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAILS" PAGE)

14. BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADC. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. STEEL BASEMENT COLUMN (SEE OBC. 9.17.3.1. 9.17.3.4)
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSB-7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (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.
16. STEEL BASEMENT COLUMN (SEE OBC. 9.17.3.1. 9.17.3.4)
3"x3"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
17. STEEL COLUMN (SEE OBC. 9.17.3.1. 9.17.3.4)
90mm (3-1/2") DIA. x 478mm (18") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
18. BEAM POKER OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3'-1/2") 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.
19. 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 SLOPE TO FRONT AT 1% MIN.
20. 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
21. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
22. WOOD STEP, C/W HANDRAIL & LANDING FLOOR, THAN 3 RISERS, MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10 (CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)
23. ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2
24. EREPLACE CHIMNEYS - OBC. 9.21- 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 3050mm (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. SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC. 9.17.4.2 (2).
28. U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.
29. 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FTG. OBC 9.17.4
30. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23'-5/8") MAX. VERT. STEP = 600mm (23'-5/8") FOR FIRM SOILS.
31. PORCH SLAB/STEP: MIN. CONC. 32 MPa 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS. 10 M BARS @ 250 O/C 2-15M REBAR TOP & BOTTOM. 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. HRY 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 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.6.1 *)
35. 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)
36. 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.
37. COLD CELLAR PORCH SLAB (OBC 9.39)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, (SHORTEST DIMENSION)
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. PROVIDE (L7) LINTELS 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 WALL 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
38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'-7" SPAN.
38x184 (2"x8") 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. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (2'-0") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.
39. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. SB 38x89 (2"x4") STUDS @ 12 o.c.
40. FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))
WINDOWS: 1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10. HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). 2) 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") 3) ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. 4) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS. 5) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY. 6) 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, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).
41. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
42. ALL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi,MIN.) OR EQUIVALENT. NAIL EACH END OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4, 9 1/2, 11 7/8") DEPTHS AND STAGGERED IN 2 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. 6) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
43. 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.
44. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
45. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

DOOR SCHEDULE (UNLESS NOTED ON PLAN)	
1. EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1A. EXTERIOR DOOR	865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1B. EXTERIOR DOOR	915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2. INTERIOR DOOR	815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8")
2A. EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
3. INTERIOR DOOR	760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8")
3A. INTERIOR DOOR	710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8")
4. INTERIOR DOOR	610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8")
4A. INTERIOR DOOR	660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8")
5. INTERIOR DOOR	460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")

LEGEND	
M.C.	MEDICINE CABINET
///	CONC. BLOCK WALL
XXXXXX	DOUBLE VOLUME WALL
SEE NOTE (39)	SEE NOTE (39)
---	SOLID WOOD BEARING
SB2 - 2 MEMBER BUILT-UP STUD	SB2 - 2 MEMBER BUILT-UP STUD
SB3 - 3 MEMBER BUILT-UP STUD	SB3 - 3 MEMBER BUILT-UP STUD
SB4 - 4 MEMBER BUILT-UP STUD	SB4 - 4 MEMBER BUILT-UP STUD
NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2ZONE CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.	
SMOKE ALARM (REFER TO OBC 9.10.13)	SMOKE ALARM (REFER TO OBC 9.10.13)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL, ONE PER SLEEPING ROOMS, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. LOCATED AS PER MANUF. RECOMMENDATION	PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL, ONE PER SLEEPING ROOMS, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. LOCATED AS PER MANUF. RECOMMENDATION
CARBON MONOXIDE ALARM (OBC 9.33.4)	CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION AND ALLOTMENT OF CARBON MONOXIDE ALARM(S) SHALL BE EQUIPPED WITH AN ALARM THAT IS audible WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.	
SOIL GAS CONTROL (OBC 9.13.1.1 & 9.13.4.4 & SB9)	
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. (SEE ALSO O.B.C. 9.11.7.(1))	
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.	



PHOENIX HOMES

MADISON - 2020

SITE: DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS: 1970 CESSNA PRIVATE

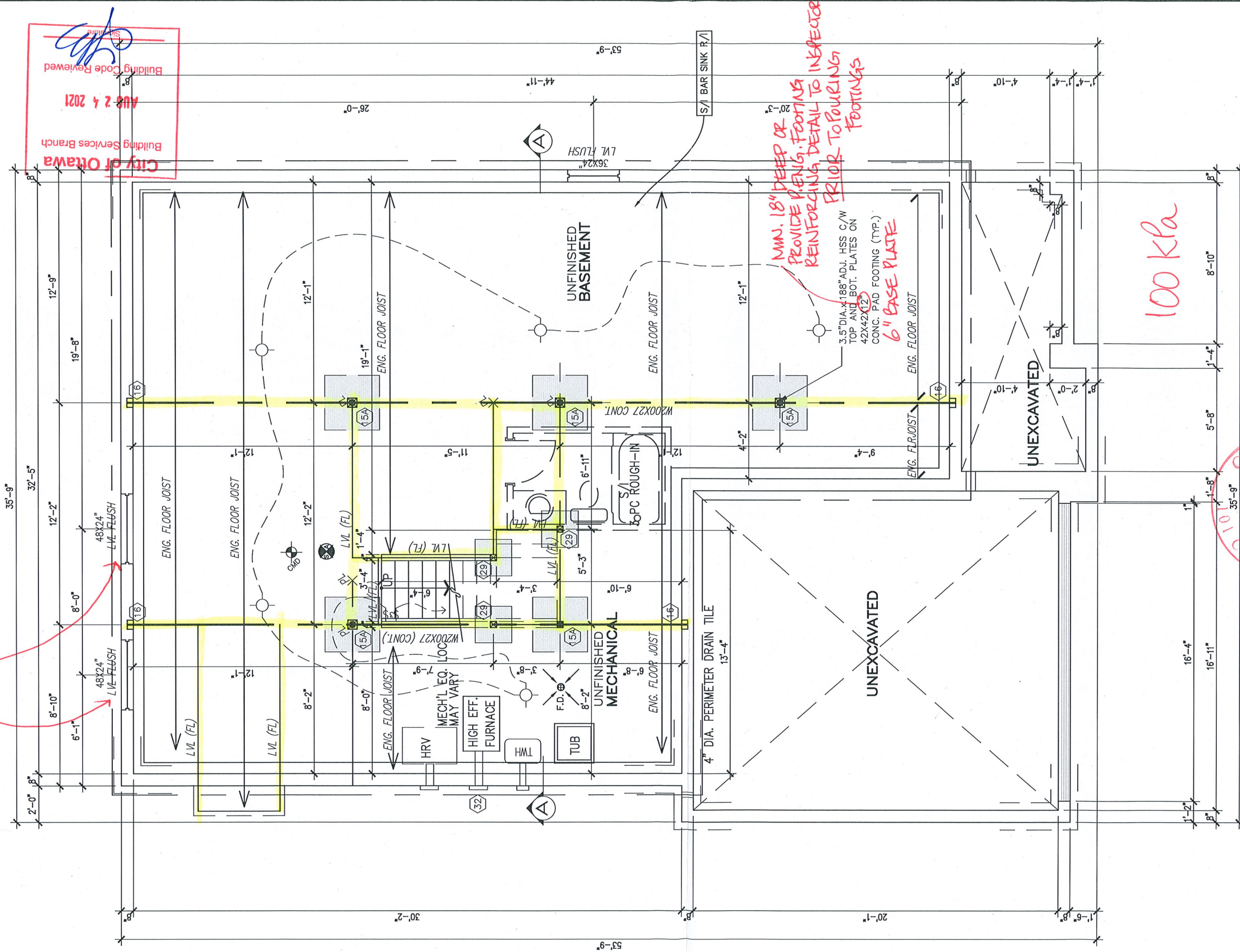
37

REVISIONS	
No.	Description
3	ISSUED FOR ENGINEERING
2	BEP BACKLINES
1	ISSUED FOR PRICING ONLY
Date	By

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	1
D.C.L. - 195	8

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.

PROVIDE FND. REINFORCING DETAIL STAMPED BY P.ENG. FOR 48" OPENINGS TO INSPECTOR PRIOR TO BURLING FNDs.

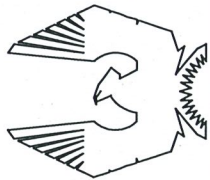


City of Ottawa
Building Services Branch
AUG 24 2021
Building Code Reviewed

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

City of Ottawa
JUL 26 2021
BCSB
101 Centrepointe Dr.

BASEMENT PLAN-ELEV. C



PHOENIX HOMES

MADISON - 2020

SITE: DIAMONDVIEW

LOT NUMBER:

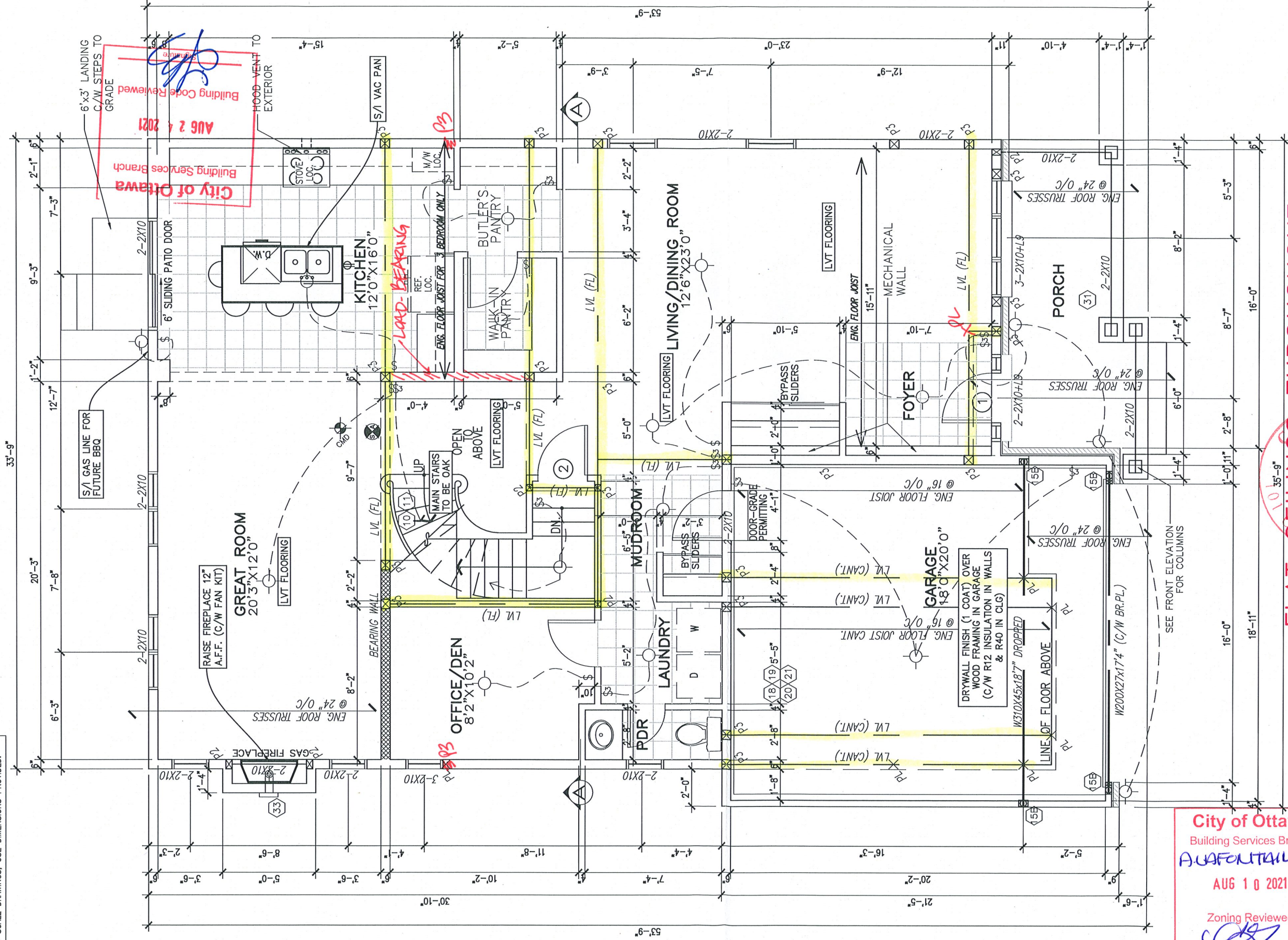
CIVIC ADDRESS:
1970 CESSNA PRIVATE

37

No.	Description	Date	By
3	ISSUED FOR ENGINEERING	JUL 19 /21	CB
2	BEP BACKLINES	JUN 29 /21	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
REVISIONS			

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	2
D.C.L. -	195
8	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
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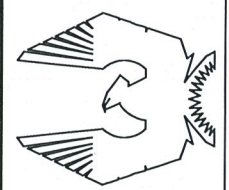


NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH,
UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.

FLAT CEILINGS THROUGHOUT
NO STIPPLE

GROUND FLOOR PLAN EL. C
1318 SF

City of Ottawa
Building Services Branch
A. AUFONTAINE
AUG 10 2021
Zoning Reviewed



PHOENIX HOMES

MADISON - 2020

SITE: DIAMONDVIEW

37

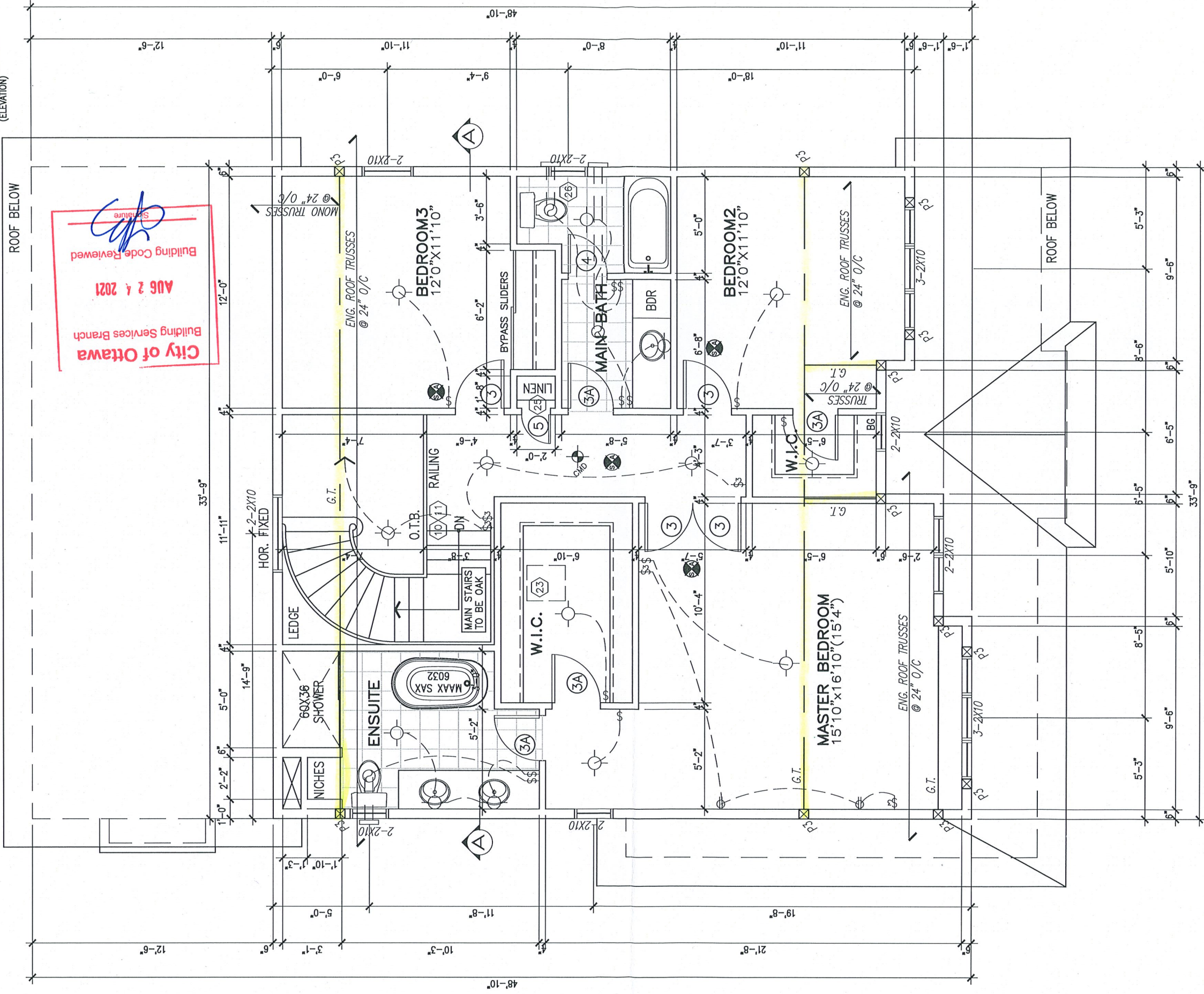
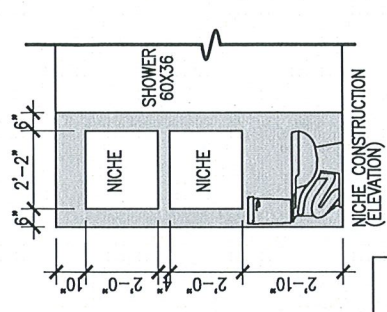
LOT NUMBER:

CIVIC ADDRESS:
1970 CESSNA PRIVATE

No.	Description	Date	By
3	ISSUED FOR ENGINEERING	JUL 19 /21	CB
2	BEP BLACKLINES	JUN 29 /21	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
REVISIONS			

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	D.C.L. - 195
3/8	

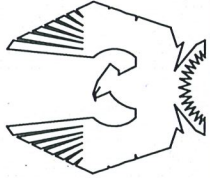
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SECOND FLOOR PLAN EL. C FLAT CEILINGS THROUGHOUT
(3 BEDROOM) NO STIPPLE

NO STIPPLE

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



PHOENIX HOMES

MADISON 2020
6/20/20
SB
poi

SITE: ~~DIAMONDVIEW~~

LOT NUMBER:

CIVIC ADDRESS:
1970 CESSNA PRIVATE

3	ISSUED FOR ENGINEERING	JUL 19 /21	C.B.		
2	BEP BLACKLINES	JUN 29 /21	S.P.		
1	ISSUED FOR PRICING ONLY	DEC-2019	S.P.		
No.	Description	Date .	By		
REVISIONS					

drawn by: SP

date: NOV/19

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

sheet no:

D.C.L. - 195

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ASPHALT SHINGLES
(SEE SPECS)

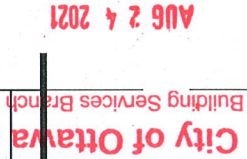
VALLEY FLASHING

DECOR. BRACKET
(TYP.)

VERT. SIDING
(SEE SPECS)

ALUM CLAD FREEZE
BD. (TYP.)

ALUM CLAD FREEZE
BD. (TYP.)



Architectural drawing of a building elevation showing a side view. The drawing includes the following details:

- Roof:** Gabled roof with a pitch of 9.5:12. The roofline is labeled with "9.5:12" on both sides.
- Windows:**
 - Two large windows on the left side, each labeled "48" x 24" FG".
 - Two smaller windows on the right side, each labeled "48" x 12" FG".
 - A door labeled "72" x 82" SLIDING DOOR" is located on the right side.
- Roof Vents:** Two roof vents are shown, each labeled "ROOF VENT 7:12".
- Dimensions:**
 - Overall width: 7'-10"
 - Overall height: 9'-10"
 - Roof pitch: 9.5:12
 - Window height: 48"
 - Door height: 72"
 - Door width: 82"
 - Roof vent height: 7"
 - Roof vent width: 1'-6"
 - Roof vent depth: 1'-0"
 - Roof vent pitch: 4:12
- Section Line:** A section line labeled "A-A" is shown on the right side.
- Legend:** A legend indicates "ROOF VENT 7:12" with a corresponding symbol.

PHOENIX HOMES

MADISON - 2020
6-20-2020

DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS:
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3	ISSUED FOR ENGINEERING	JUL 19 /21	CB	
2	BEP BLACKLINES	JUN 29 /21	SP	
1	ISSUED FOR PRICING ONLY	DEC-2019	SP	
No.	Description	Date	By	
REVISIONS				

footprint: 43-10

drawn by: SP

date: NOV/19

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

sheet no:

D.C.L. - 195

PHOENIX HOMES



CIVIC ADDRESS:
1970 CESSNA PRIVATE

LOT NUMBER:

37

SITE: DIAMONDBVIEW

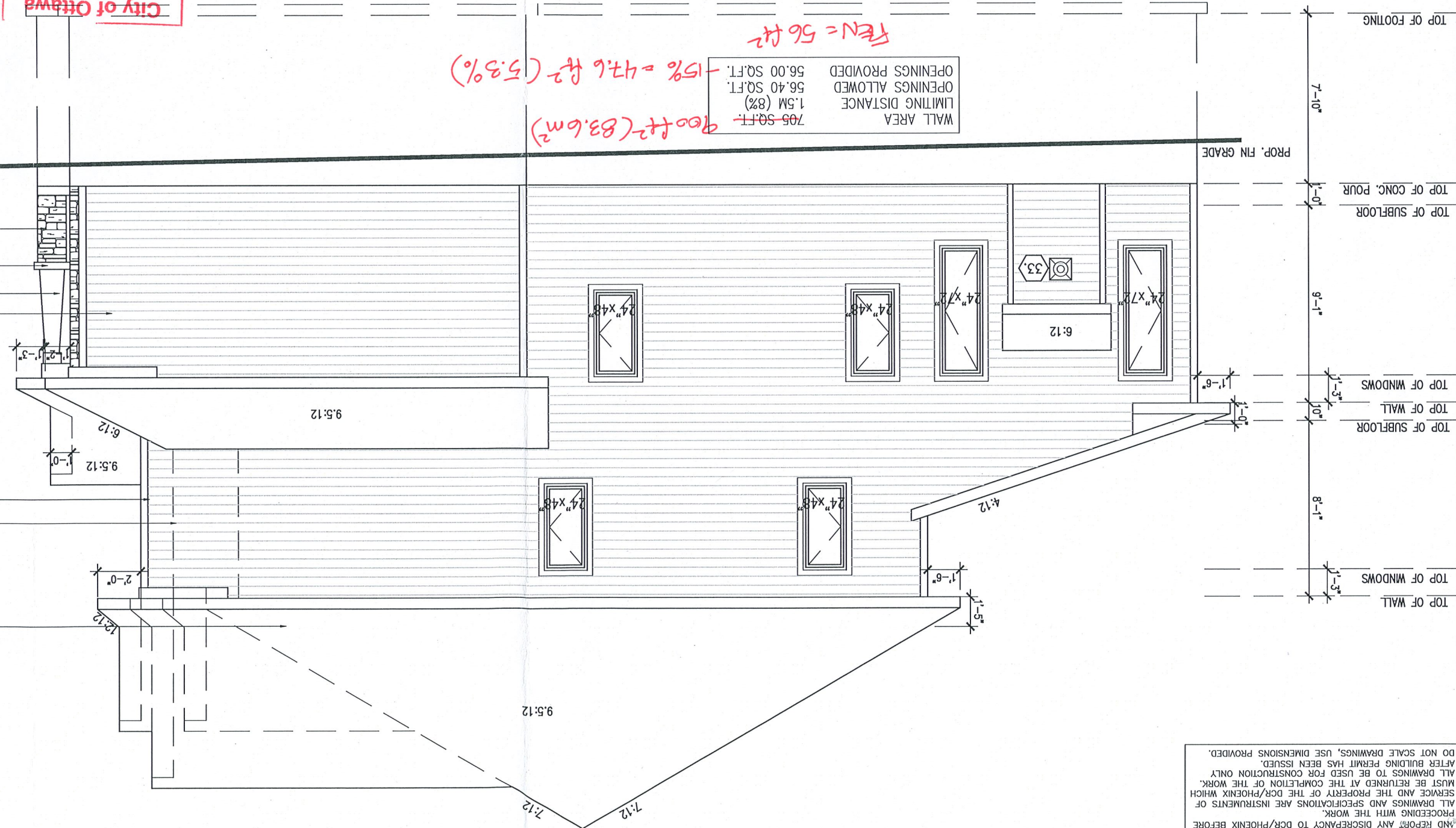
MADISON - 2020

No.	Description
1	ISSUED FOR PRICING ONLY
2	BEP BLACKLINES
3	ISSUED FOR ENGINEERING

By	Date
SP	DEC-2019
SP	JUN 29 /21
CB	JUL 19 /21

footprint: 43-10	drawn by: SP	date: NOV/19	scale: 3/16"=1'-0"	sheet no: D.C.L. - 195	8/6
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LEFT SIDE ELEVATION-C
(3 BEDROOM)



City of Ottawa
Building Services Branch
AUG 24 2021
Building Code Reviewed

FRAME WALL CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 2.3 OF SUPPLEMENTARY GUIDELINES)

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

City of Ottawa
Building Services Branch
AUG 10 2021
Zoning Reviewed

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PHOENIX HOMES



LOT NUMBER:
CIVIC ADDRESS:
1970 CESSNA PRIVATE

37

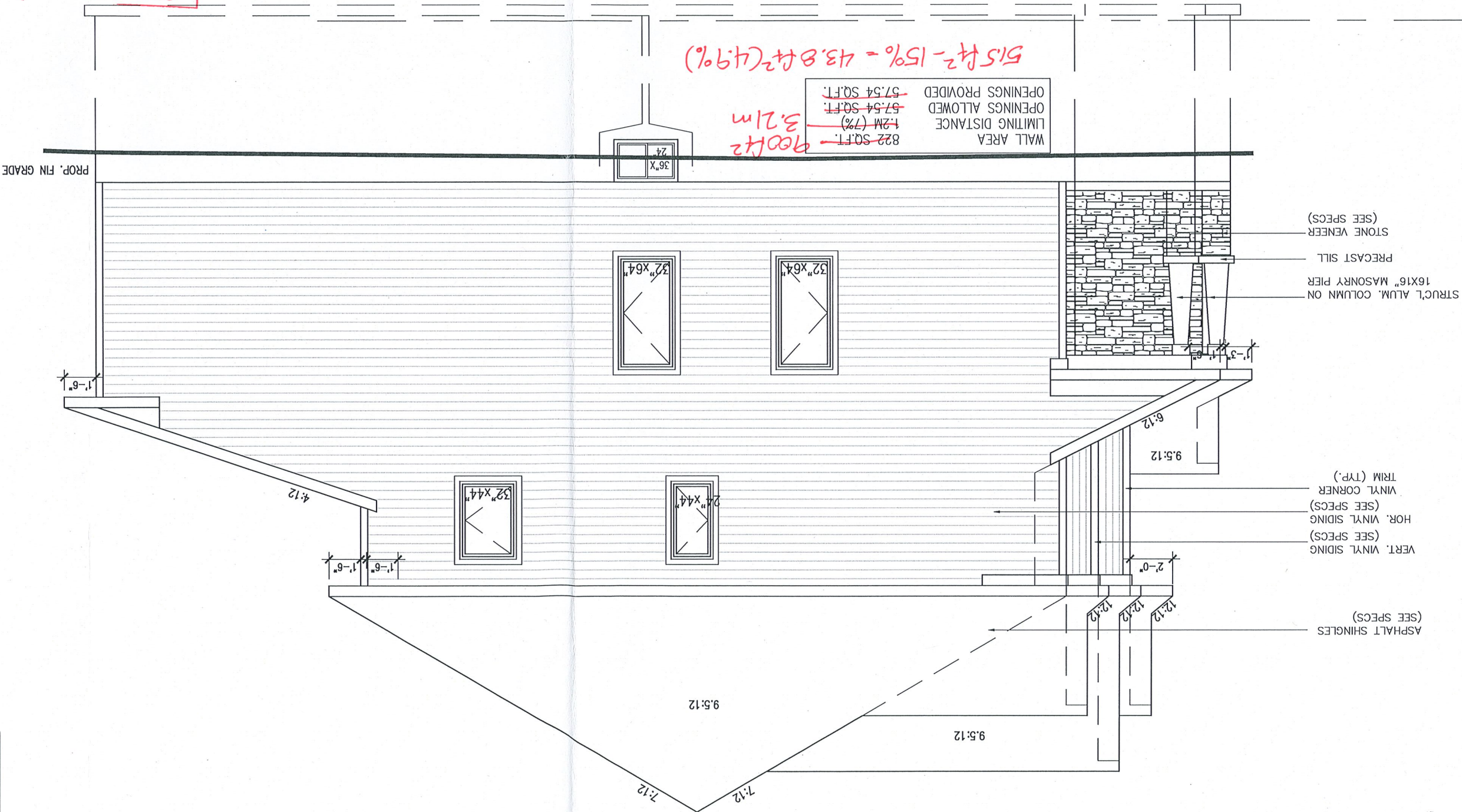
SITE: DIAMONDVIEW

MADISON - 2020

REVISIONS		No.	Description	Date	By
1	ISSUED FOR PRICING ONLY	SP		DEC-2019	
2	BEP BLACKLINES	SP		JUN 29 /21	
3	ISSUED FOR ENGINEERING	CB		JUL 19 /21	

footprint: 43-10	drawn by: SP	date: NOV/19	scale: 3/16"=1'-0"	sheet no: 7	D.C.L. - 195
8					

RIGHT SIDE ELEVATION-C
(3 BEDROOM)



City of Ottawa
Building Services Branch
AUG 24 2021
Building Code Reviewed

City of Ottawa
JUL 26 2021
BCS

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LOT NUMBER:

(23)

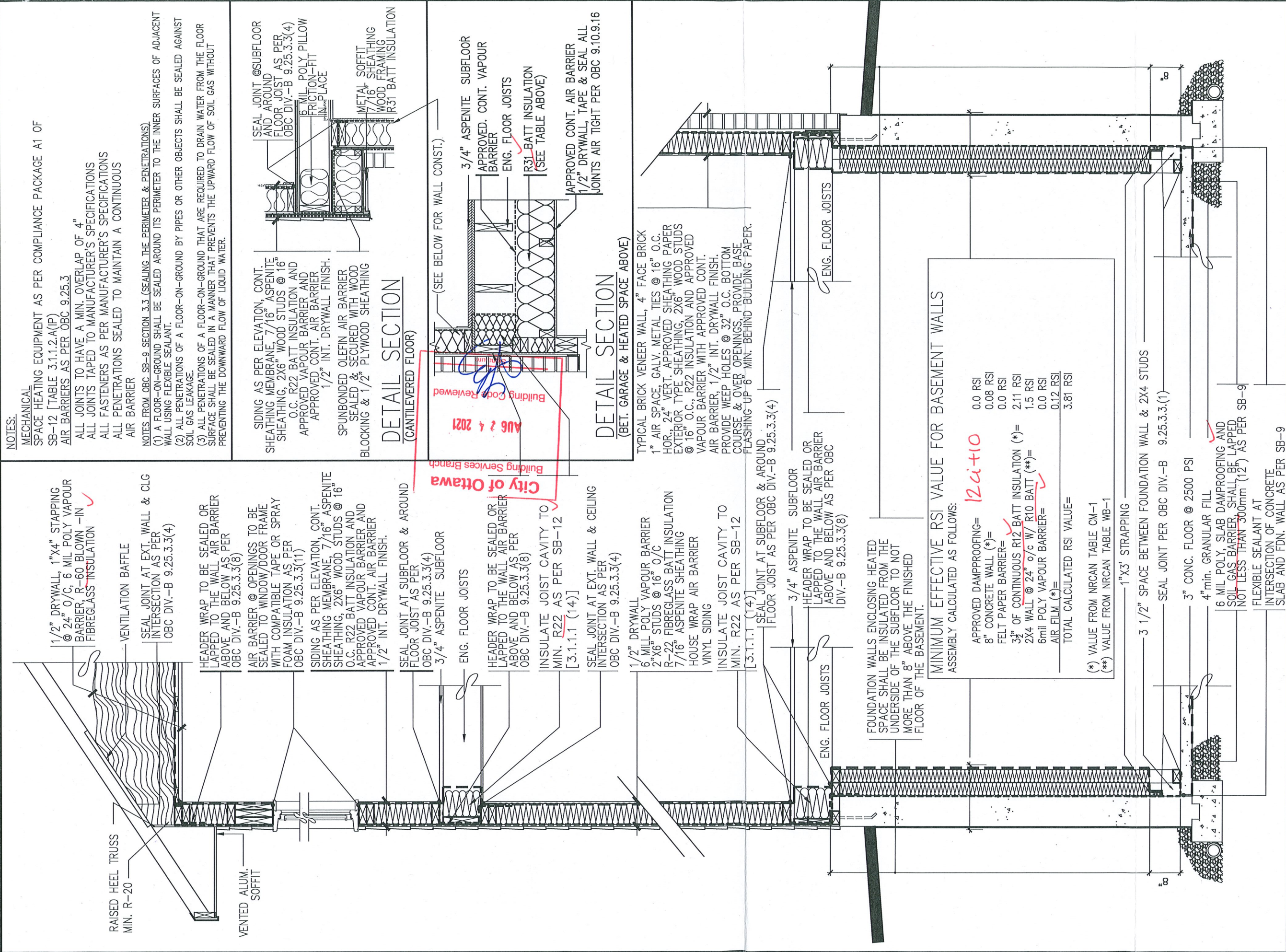
MADISON - 2020

footprint:	43-10	drawn by:	SP	date:	NOV/19	scale:	3/16"=1'-0"	sheet no:	D.C.L. - 195	

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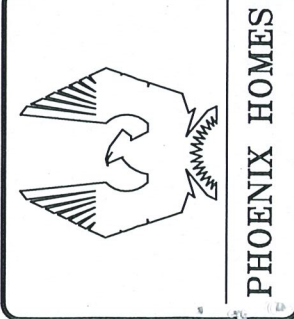


AREA CALCULATIONS	ELEV. 'A&C'	ELEV. 'B'
(3 BEDROOM)		
MAIN FLOOR AREA	1318	1318 SF
SECOND FLOOR AREA	1157 SF	1173 SF
SUBTOTAL	2475 SF	2491 SF
DEDUCT ALL OPEN AREAS	90 SF	90 SF
TOTAL NET AREA	2385 SF	2401 SF
	(221.57 m2)	(223.06 m2)
AREA CALCULATIONS	ELEV. 'A&C'	ELEV. 'B'
(4&5 BEDROOM)		
MAIN FLOOR AREA	1318	1318 SF
SECOND FLOOR AREA	1577 SF	1594 SF
SUBTOTAL	2895 SF	2912 SF
DEDUCT ALL OPEN AREAS	52 SF	52 SF
TOTAL NET AREA	2843 SF	2860 SF
	(264.12 m2)	(265.70 m2)



TYP. DETAIL SECTION
FOR SIDING APPLICATION

PART TYP. DETAIL SECTION
FOR BRICK VENEER APPLICATION



SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

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

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