

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
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED VAPOUR 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 8-12" OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1300mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCO, RAIL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
2. FRAME WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION. APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING. 38x140 (2"x4") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) 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

- 2A. 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

3. BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7'8"x7'0"x3") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (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.

- 3A. BRICK VENEER CONSTRUCTION (2"x4")
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7'8"x7'0"x3") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (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, 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.

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.

5. FOUNDATION WALL/FOOTINGS:—SEE OBC 9.15.3. 9.15.4 200mm (8") POURED CONC. FDTN. WALL 20MPa (G/W 2-15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2300 (7'-10") CONTINUOUS KEVED CONC. FTG. BRACE FDTN. 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 2.4kPa(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. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.

7. BASEMENT SLAB OBC 9.3.1.6.1(b) & 9.16.4.5.1(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. OBC 12.3.2.1 & 12.3.3.7 ATTIC INSULATION RSI 8.81 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.
10. STAIRS, STEPS, HANDRAILS—OBC 9.8.—
9.8.2.1(1) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 1/8")
9.8.2.2(2) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
—9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)
MINIMUM MAXIMUM
RISE 125mm (4 7/8") 200mm (7 7/8")
RUN 255mm (10 1/4") 355mm (14")
—9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
—BETWEEN ADJACENT TREADS & LANDINGS = 5mm
—BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
—9.8.4.5(1)(a) MAX. NOSING 25mm (1")
—9.8.4.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 7/8")
—9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 7/8") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

11. GUARDS—OBC 9.8.8.3.—
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/2") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 1/4") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/2") MIN.
—9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 7/8")
(1) EXT. GUARDS: =1070mm (42 1/2") MIN.
(2) INT. GUARDS: =900mm (35 1/4") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/2") MIN.
—9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 7/8")

12. 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)
13. R12 (3 1/2") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3" AWAY FROM WALL FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED V8 TO 8" ABOVE FLOOR LEVEL. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "S8-12 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. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1.1, 9.17.3.4) 75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSG8-7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x10x300 (38"x8"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 KPa. MIN. AND AS PER SOILS REPORT.

- 15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1.1, 9.17.3.4) 3"x3"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x10x300 (38"x8"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 KPa. MIN. AND AS PER SOILS REPORT.

- 15B. STEEL COLUMN (SEE OBC 9.17.3.1.1, 9.17.3.4) 3"x3"x(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1 1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")
17. 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARBAGE 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.
19. 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER, TAPE AND SEAL ALL JOINTS AIR TIGHT.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
21. WOOD STEP, C/W HANDRAIL & LANDING IF MORE 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

22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.6.(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. FREEPLANE CHIMNEYS—OBC 9.21.— TOP OF FREEPLANE 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.
26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x15 (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.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 SPODITY OF Ottawa Building Services Incorporated MAY 04 2022
(24"x24"x10") CONC. FTG. OBC 9.17.4
STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8")
MAX. VERT. STEP = 600mm (23-5/8") FOR FRM. SOLS.

30. PORCH SLAB/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS. 10 M BARS @ 250 O/C EACH WAY 10M DOWELS @400 (16") O.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
31. DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

32. SUBFLOOR JOIST STRAPPING AND BRIDGING—19mm (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)

33. 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

34. RESERVED
35. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 3/8") THICK TO A MAX. DEPTH OF 350mm (13 3/8") 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 3050 WITH MORTAR. (SEE OBC 9.15.4.7)

36. RESERVED
37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 3/8") THICK TO A MAX. DEPTH OF 350mm (13 3/8") 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 3050 WITH MORTAR. (SEE OBC 9.15.4.7)

38. 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. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC 9.23.7)

39. 12x16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C
40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

38. CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'-7" SPAN. 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. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE 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 BLOCKING: 3 ROWS @ 4'-6" O/C ± SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C

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

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

43. FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.23.8.(3))

44. SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2
—MUST BE SEALED AS PER 9.25.3.3.(16)

45. STUD SPACING WITH VARIOUS FINISHES:
1. SIDING-METAL OR VINYL— 2"x6" @12" O/C
2. STUCCO —2"x6" @16" O/C
3. BRICK TO 4'-0" —2"x6" @16" O/C
4. BRICK FULL HEIGHT —2"x6" @12" O/C

46. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

47. MINIMUM BEDROOM WINDOW—OBC 9.9.10. AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBTSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). WINDOW GUARDS—OBC 9.8.6.1. 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")
ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND S812 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7

48. MECHANICAL DRAINAGE
1. ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26-16.2 AND MUN. STANDARDS.
2. ALL WINDOW WELLS TO DRAIN PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
3. PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REINF. 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).

49. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-C40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-C40-21 GRADE 350W CLASS "H"
REINFORCING STEEL SHALL CONFORM TO CSA-630-18M GRADE 400R.

50. LOOSE STEEL LINTELS
L7 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")
L8 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")
L9 100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L10 125 x 90 x 8.0L (5" x 3-1/2" x 5/16")
L11 125 x 90 x 10.0L (5" x 3-1/2" x 3/8")
L12 150 x 100 x 10.0L (6" x 4" x 3/8")

- STEEL COLUMNS (UNLESS NOTED OTHERWISE)
TP = (1) 3" DIA. ADJ. ST. POST
2TP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

51. LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1 2-1 3/4"x7 1/4" (2-45x184)
LVL2 2-1 3/4"x7 1/4" (3-45x184)
LVL3 4-1 3/4"x7 1/4" (4-45x184)
LVL4 2-1 3/4"x9 1/2" (2-45x240)
LVL5 3-1 3/4"x9 1/2" (3-45x240)
LVL6 2-1 3/4"x11 7/8" (2-45x300)
LVL7 3-1 3/4"x11 7/8" (3-45x300)

52. EXHAUST VENT
DUPEX OUTLET (12" HIGH)
DUPEX OUTLET
HEAVY DUTY OUTLET
POT LIGHT
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
SWITCH
SWITCH (3-WAY)
FLOOR DRAIN
HOSE BIB
DOUBLE JOIST
LAMINATED VENEER LUMBER
POINT LOAD FROM ABOVE LUMBER
PRESSURE TREATED LUMBER
GIRDER TRUSS BY ROOF TRUSS MANUF.
FLAT ARCH
CURVED ARCH

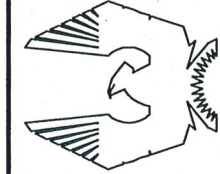
53. MEDICINE CABINET
DOUBLE VOLUME WALL
SOLID WOOD BEARING
P2 - 2 MEMBER BUILT-UP STUD
P3 - 3 MEMBER BUILT-UP STUD
P4 - 4 MEMBER BUILT-UP STUD
P5 - 5 MEMBER BUILT-UP STUD

54. NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2 (ONE CONTINUOUS STUD AND ONE JOIST), UNLESS OTHERWISE NOTED ON PLAN.
SMOKE ALARM—OBC 9.10.19.
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS.
—9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT WHERE A FIUL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT.
A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA.
CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

55. CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FIUL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA.
CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

56. SOIL GAS CONTROL OBC 9.13.1. & 9.13.4. & S89. PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.11.7.(1))

57. 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:PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
920 OMAGAKI WAY

269

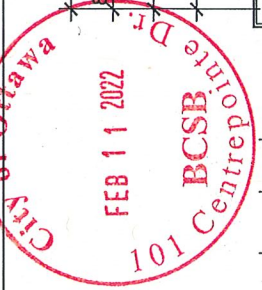
101 C.B.C.S.B. Centrepointe Dr.

FEB 11 2022

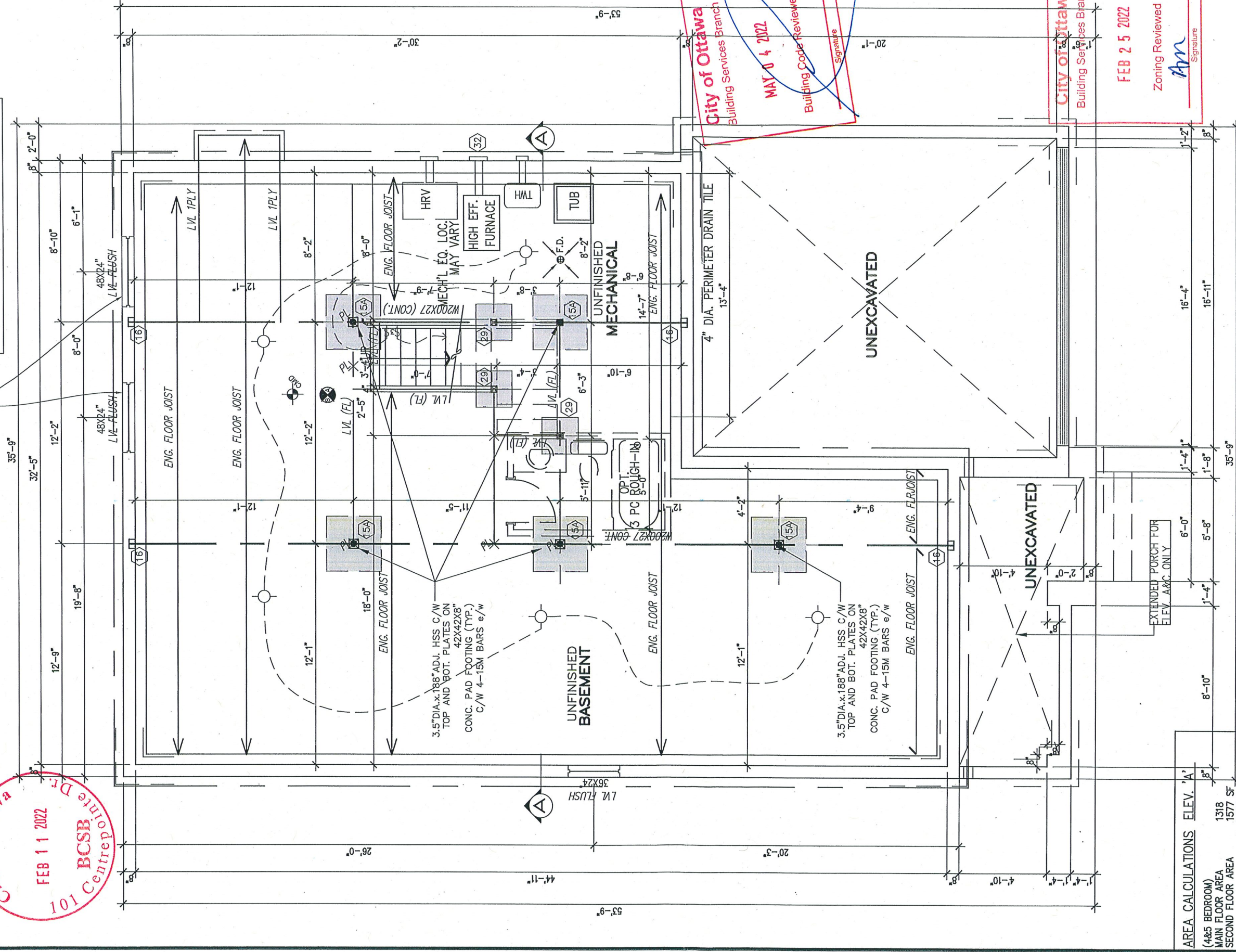
No.	Description	Revisions
4	ISSUED FOR ENGINEERING	25/01/22 KE
3	ISSUED FOR LAYOUTS	20/01/22 KE
2	BEP BLACKLINES	DEC-2021 KE
1	ISSUED FOR PRICING ONLY	DEC-2019 SP
		Date By

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.



****REQUIRED FOR WINDOWS OVER 47" WIDE****
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW
EXTENDING 2'-0" BEYOND EDGE OF OPENING &
2-15M VERTICAL BARS EACH SIDE



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MAY 04 2022
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Building Services Branch
FEB 25 2022
Zoning Reviewed
Signature

BASEMENT PLAN-ELEV. A



MADISON - 2020

SITE: PATHWAYS PH2

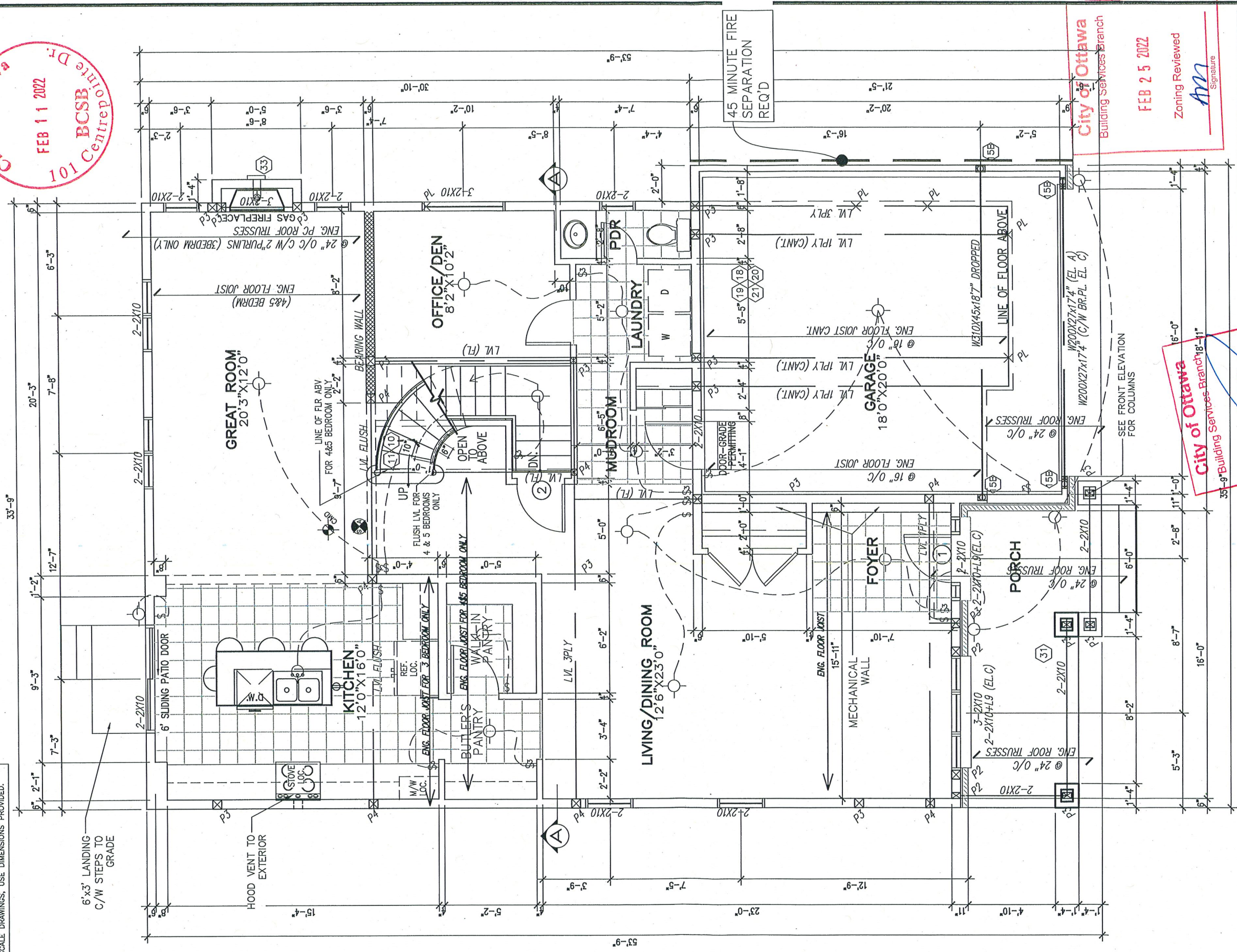
LOT NUMBER: 269

CIVIC ADDRESS: 920 OMAGAKI WAY

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

4	ISSUED FOR ENGINEERING	25/01/22	KE
3	ISSUED FOR LAYOUTS	20/01/22	KE
2	BEP BLACKLINES	DEC-2021	KE
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

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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.

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FEB 25 2022
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GROUND FLOOR PLAN EL. A
1318 SF

PHOENIX HOMES

MADISON - 2020

SITE: PATHWAYS PH2

LOT NUMBER:
CIVIC ADDRESS:
920 OMAGAKI WAY

269

4	ISSUED FOR ENGINEERING	25/01/22	KE
3	ISSUED FOR LAYOUTS	20/01/22	KE
2	BEP BLACKLINES	DEC-2021	KE
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: 3

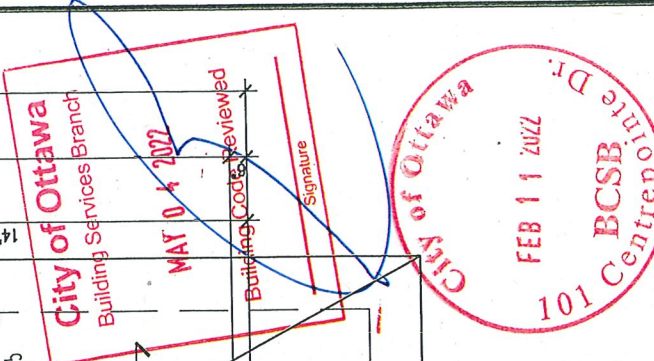
D.C.L. - 195

3

8

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Building Services Branch
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Signature

A floor plan diagram of a bathroom. The layout includes a shower area at the top labeled "SHOWER 60X36". Below the shower are two rectangular niches, each labeled "NICHE". To the right of the niches is a toilet. The right wall is labeled "NICHE CONSTRUCTION (ELEVATION)". Dimensions are indicated by arrows and text: the top wall is 6'-0" from the left corner to the shower start, and 2'-2" from the shower end to the right wall; the bottom wall is 10'-0" from the left corner to the first niche, 2'-0" between the niches, 2'-0" from the second niche to the toilet, and 2'-10" from the toilet to the right wall; the left wall is 6'-0" from the bottom corner to the shower start, and 2'-2" from the shower end to the top corner.



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

Zoning Reviewed

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16" = 1' - 0"
sheet no:	
D.C.L. - 195	5

SITE: PATHWAYS PH2

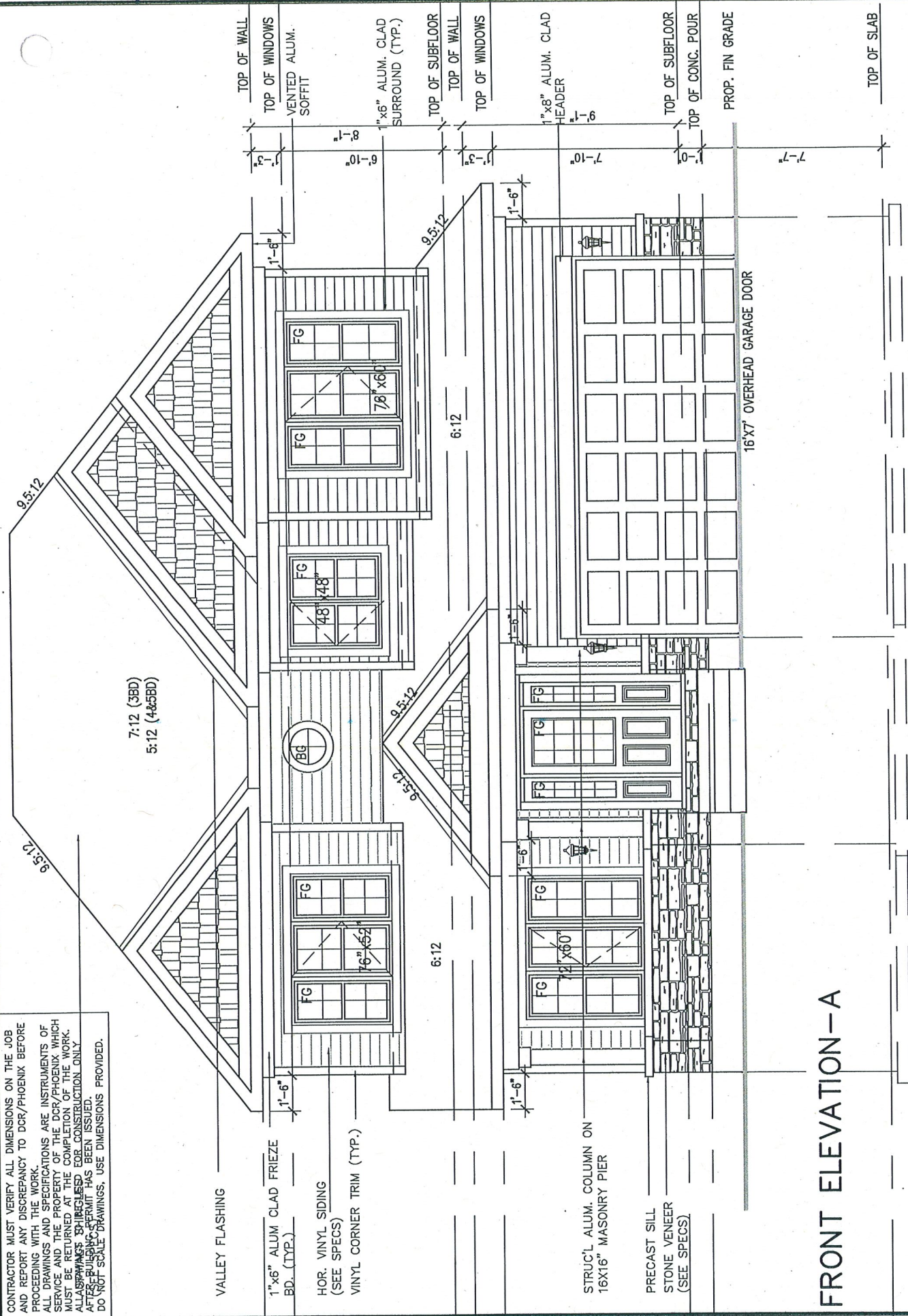
১৬৬

LOT NUMBER:
CIVIC ADDRESS:
920 OMAGAKI WAY

4	ISSUED FOR ENGINEERING		25/01/22	KE
3	ISSUED FOR LAYOUTS		20/01/22	KE
2	BEP BLACKLINES		DEC-2021	KE
1	ISSUED FOR PRICING ONLY		DEC-2019	SP
No.	Description		Date	By
REVISIONS				

SECOND FLOOR PLAN EL. A
(4 BEDROOM+LOFT)
1525 SF (+52 OTB)

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
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ALL DIMENSIONS SHOWN ARE FOR CONSTRUCTION ONLY. AFTER BUILDING PERMIT HAS BEEN ISSUED, DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

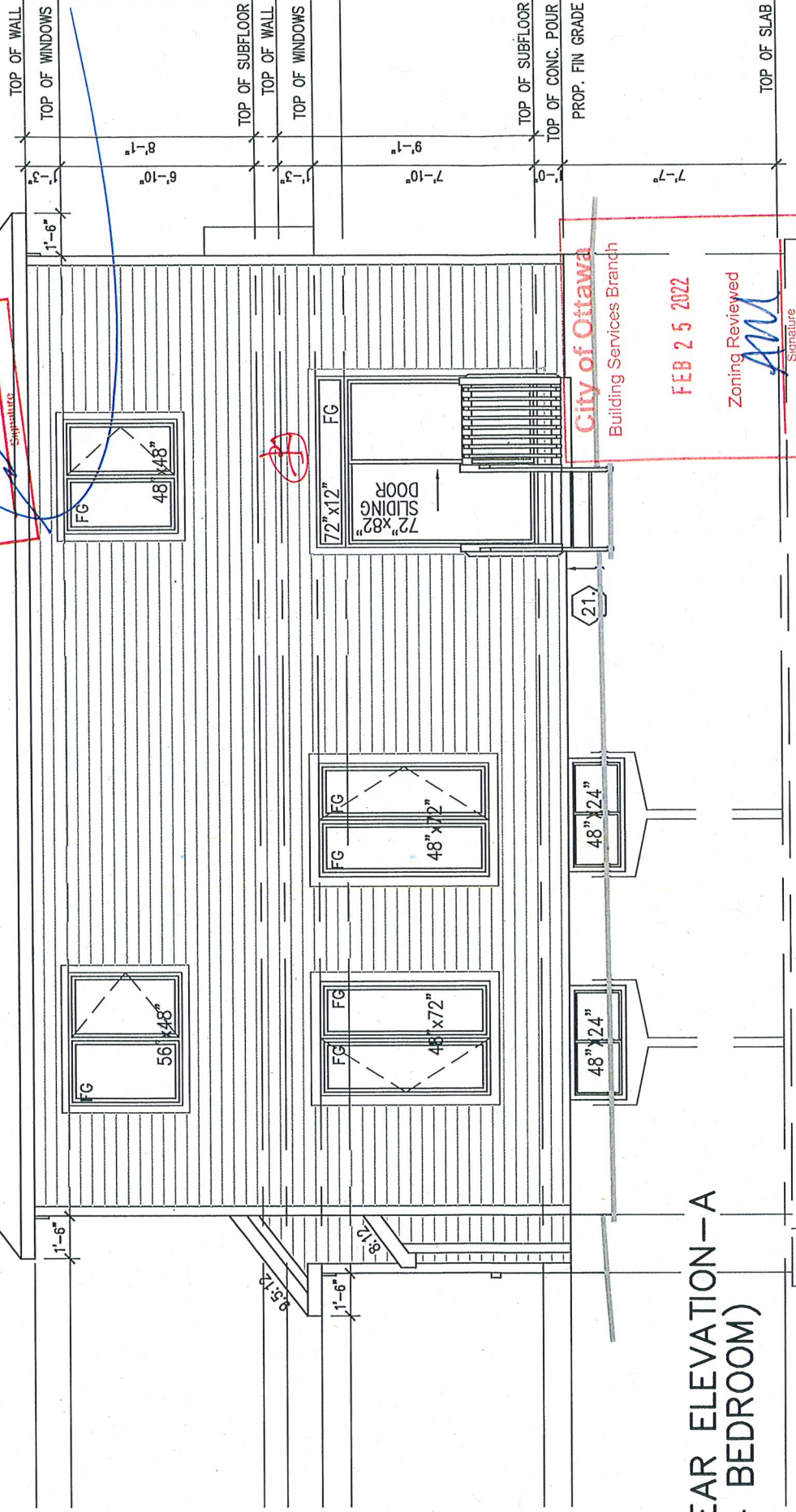


FRONT ELEVATION-A

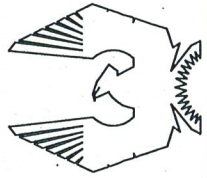


9.5:12

5:12



REAR ELEVATION-A
(4 BEDROOM)



PHOENIX HOMES

MADISON - 2020

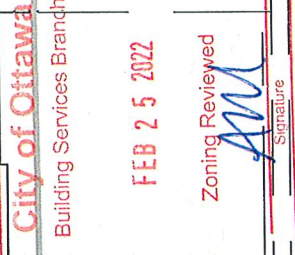
SITE: PATHWAYS PH2

LOT NUMBER:
CIVIC ADDRESS:
920 OMAGAKI WAY

269

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	5
D.C.L. - 195	11

No.	Description	Date	By
4	ISSUED FOR ENGINEERING	25/01/22	KE
3	ISSUED FOR LAYOUTS	20/01/22	KE
2	BEP BLACKLINES	DEC-2021	KE
1	ISSUED FOR PRICING ONLY	DEC-2019	SP



PHOENIX HOMES



MADISON - 2020

SITE: **PATHWAYS PH2**

LOT NUMBER: 269

CIVIC ADDRESS: 920 OMAGAKI WAY

No.	Description	By	Date
1	ISSUED FOR PRICING ONLY	SP	DEC-2019
2	BEP BLACKLINES	KE	DEC-2021
3	ISSUED FOR LAYOUTS	KE	20/01/22
4	ISSUED FOR ENGINEERING	KE	25/01/22

footprint: 43-10

drawn by: SP

date: NOV/19

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

sheet no: 14

D.C.L. - 195

8/6

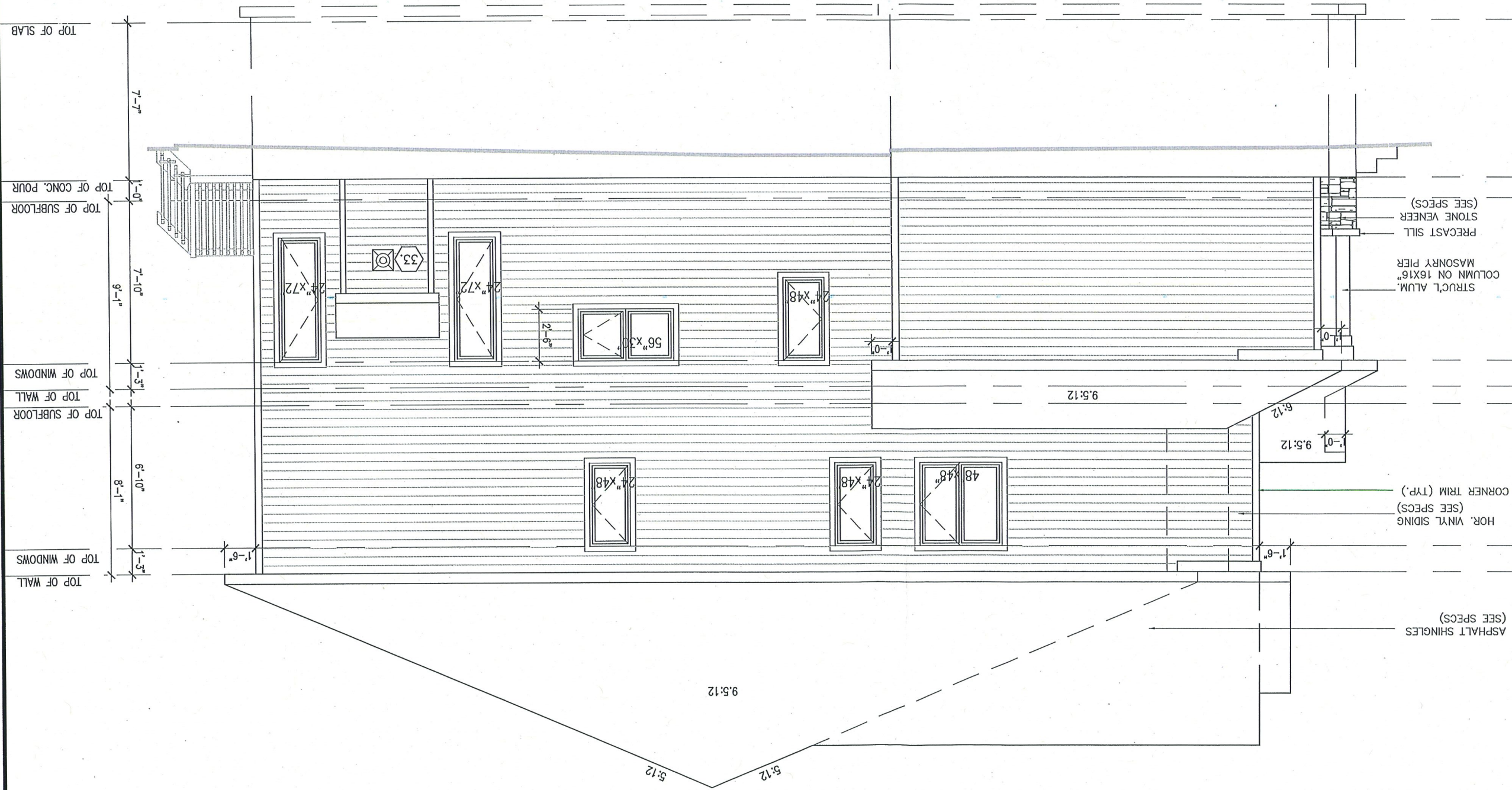
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FEB 11 2022
BCSB
Centrepont Dr.

WALL AREA 788 SQ.FT.
LIMITING DISTANCE 1.75M (8%)
OPENINGS ALLOWED 63.04 SQ.FT.
OPENINGS PROVIDED 53.00 SQ.FT.

RIGHT SIDE ELEVATION-A
(4 BEDROOM)

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Building Services Branch
FEB 25 2022
Zoning Reviewed
Signature



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PHOENIX HOMES



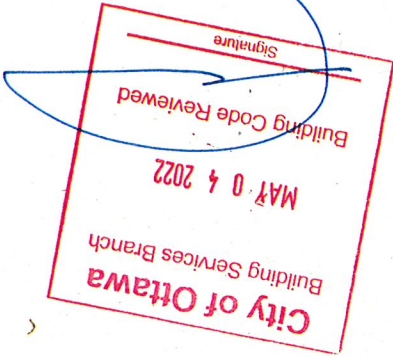
LOT NUMBER:
CIVIC ADDRESS:
920 OMAGAKI WAY

SITE: **PATHWAYS PH2**
269

MADISON - 2020

REVISIONS	
No.	Description
1	ISSUED FOR PRICING ONLY
2	BEP BLACKLINES
3	ISSUED FOR LAYOUTS
4	ISSUED FOR ENGINEERING
By	Date
SP	DEC-2019
KE	DEC-2021
KE	20/01/22
KE	25/01/22

footprint: 43-10	drawn by: SP	date: NOV/19	scale: 3/16"=1'-0"	sheet no: 15	D.C.L. - 195
8	7				



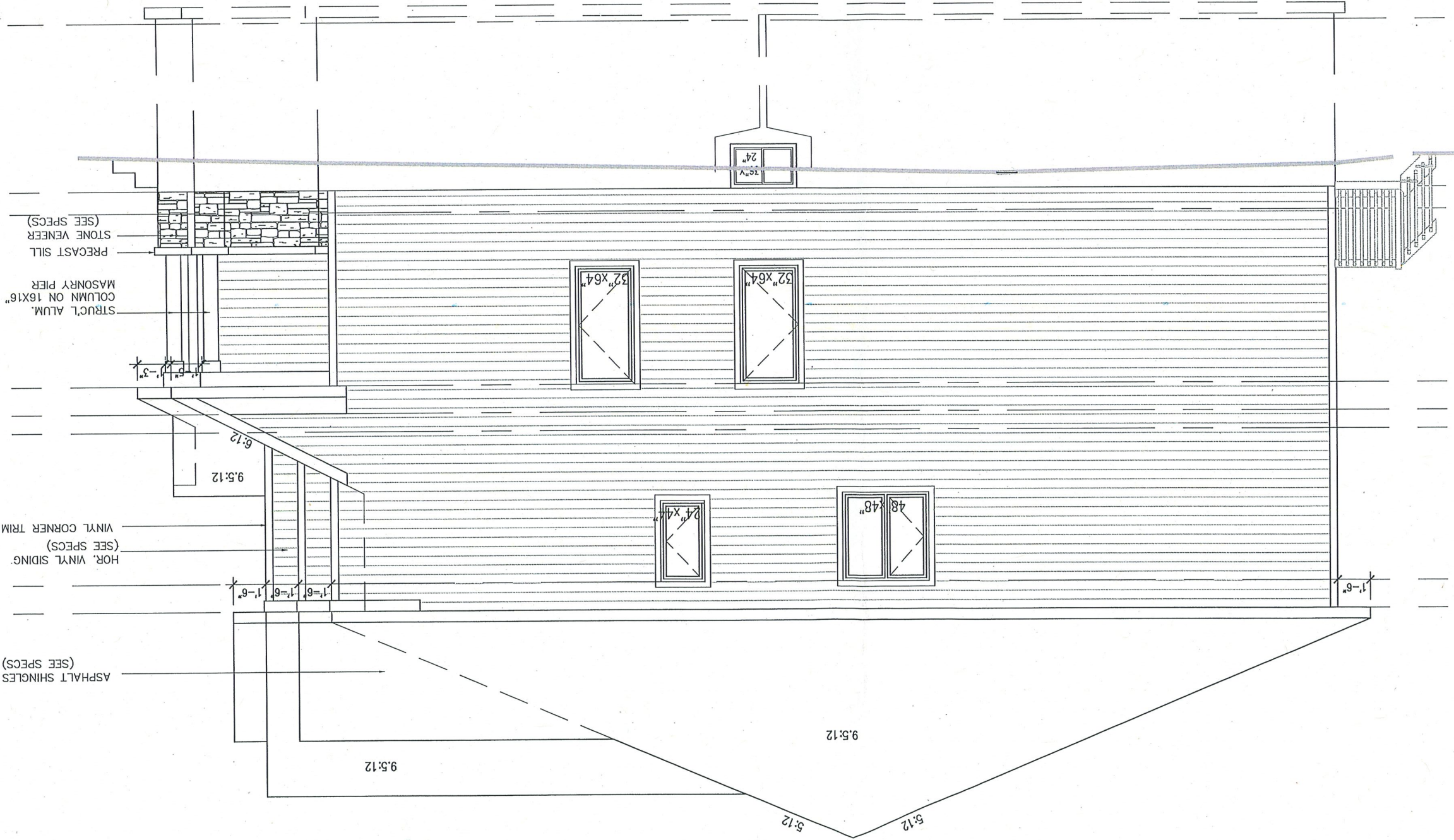
LEFT SIDE ELEVATION-A
(4 BEDROOM)

WALL AREA 910 SQ.FT.
LIMITING DISTANCE 1.2M (7%)
OPENINGS ALLOWED 63.70 SQ.FT.
OPENINGS PROVIDED 40.00 SQ.FT.



TOP OF WALL 1'-3"
TOP OF WINDOWS 8'-10"
TOP OF SUBFLOOR 6'-10"
TOP OF WALL 1'-3"
TOP OF WINDOWS 8'-10"
TOP OF SUBFLOOR 6'-10"
TOP OF CONG. POUR 1'-0"
PROP. FIN GRADE 7'-10"
TOP OF SLAB 7'-7"

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ASPHALT SHINGLES (SEE SPECS)
HOR. VINYL SIDING (SEE SPECS)
VINYL CORNER TRIM (TYP.)
STRUCT'L ALUM. COLUMN ON 16x16" MASONRY PIER
PRECAST SILL STONE VENEER (SEE SPECS)



LOT NUMBER:
CIVIC ADDRESS:
920 OMAGAKI WAY

SITE: PATHWAYS PH2
 LOT NUMBER:
 CIVIC ADDRESS:
 920 OMAGAKI WAY

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REVISIONS		No.	Description	Date	By
		1	ISSUED FOR PRICING ONLY	DEC-2019	SP
		2	BEP BLACKLINES	DEC-2021	KE
		3	ISSUED FOR LAYOUTS	20/01/22	KE
		4	ISSUED FOR ENGINEERING	25/01/22	KE

footprint:	43-10	drawn by:	SP	date:	NOV/19	scale:	3/16"=1'-0"	sheet no:	D.C.L. - 195	17
										

Architectural floor plan of the first floor of a building. The plan shows a central 'UPPER HALL' with a staircase. To the left is an 'ENSUITE' and a 'MUDROOM'. To the right is a large 'BEDROOM 5' and a 'LIVING/DINING' area. A 'BASEMENT' is indicated at the top. The plan includes various dimensions, room labels, and a note about a vapour barrier detail. The roof structure is shown at the bottom with a pitch of 9.5:12.

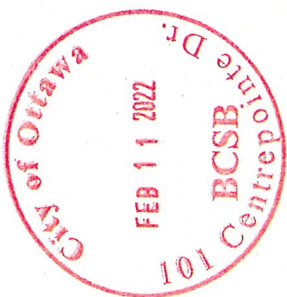
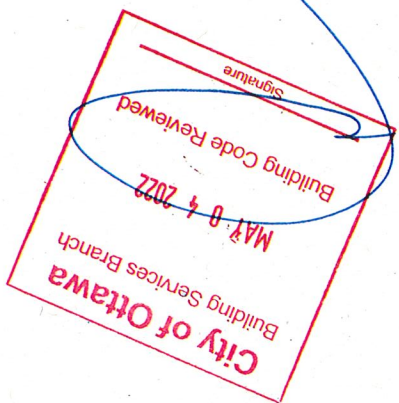
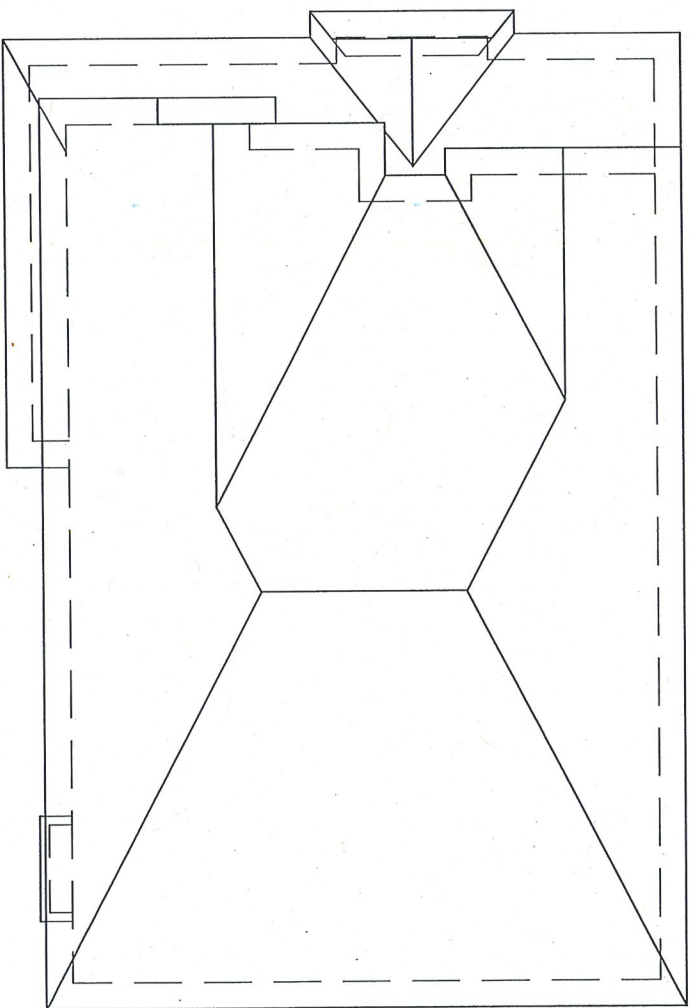
Room labels: ENSUITE, MUDROOM, UPPER HALL, BEDROOM 5, LIVING/DINING, BASEMENT.

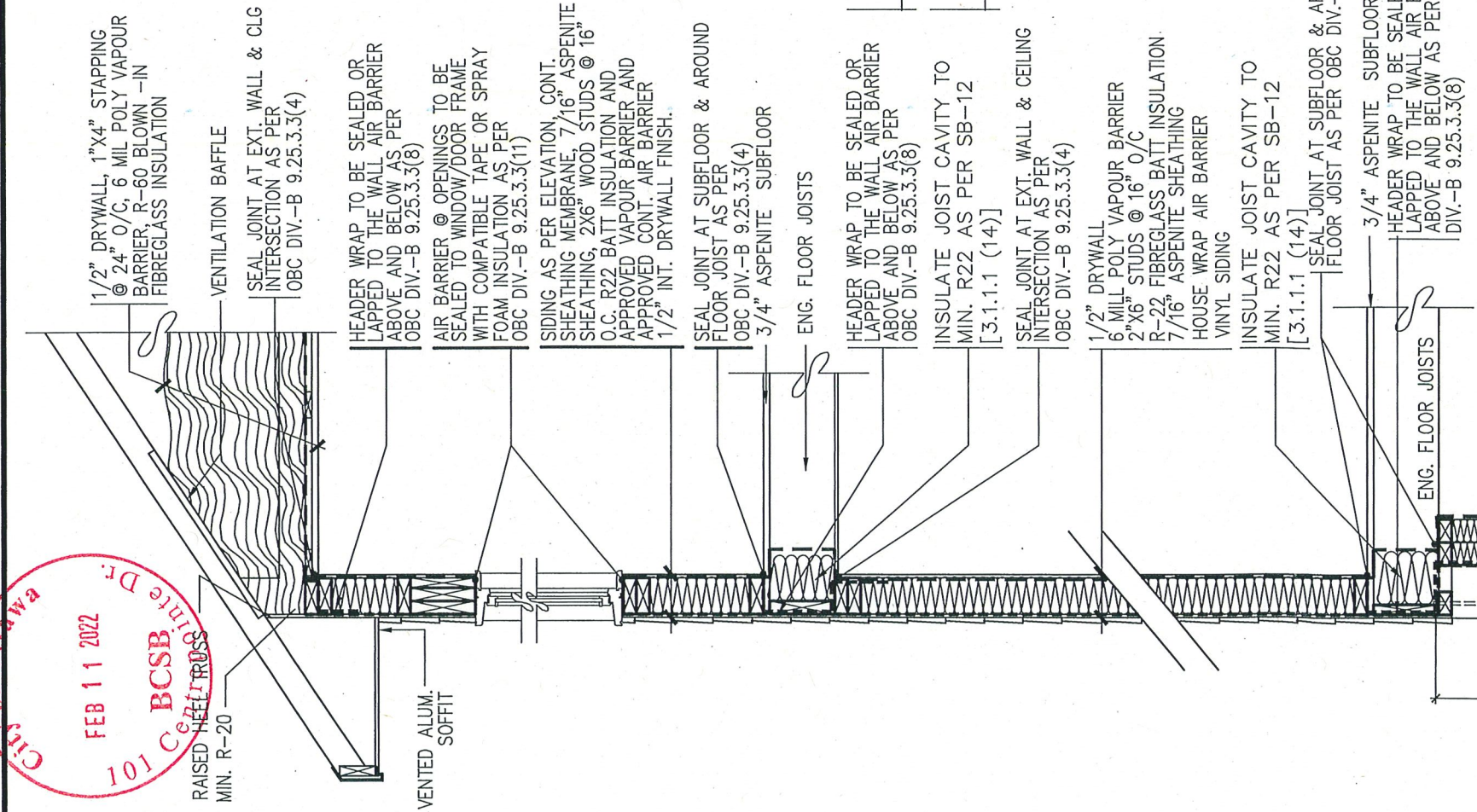
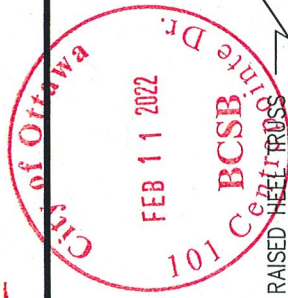
Dimensions: 7'-7", 7'-10", 6'-10", 8'-1", 1'-6", 9.5:12, 7'-10", 6'-10", 8'-1", 1'-6", 9.5:12.

Note: SEE TYPICAL AIR BARRIER AND VAPOUR BARRIER DETAIL ON SEPARATE SHEET.

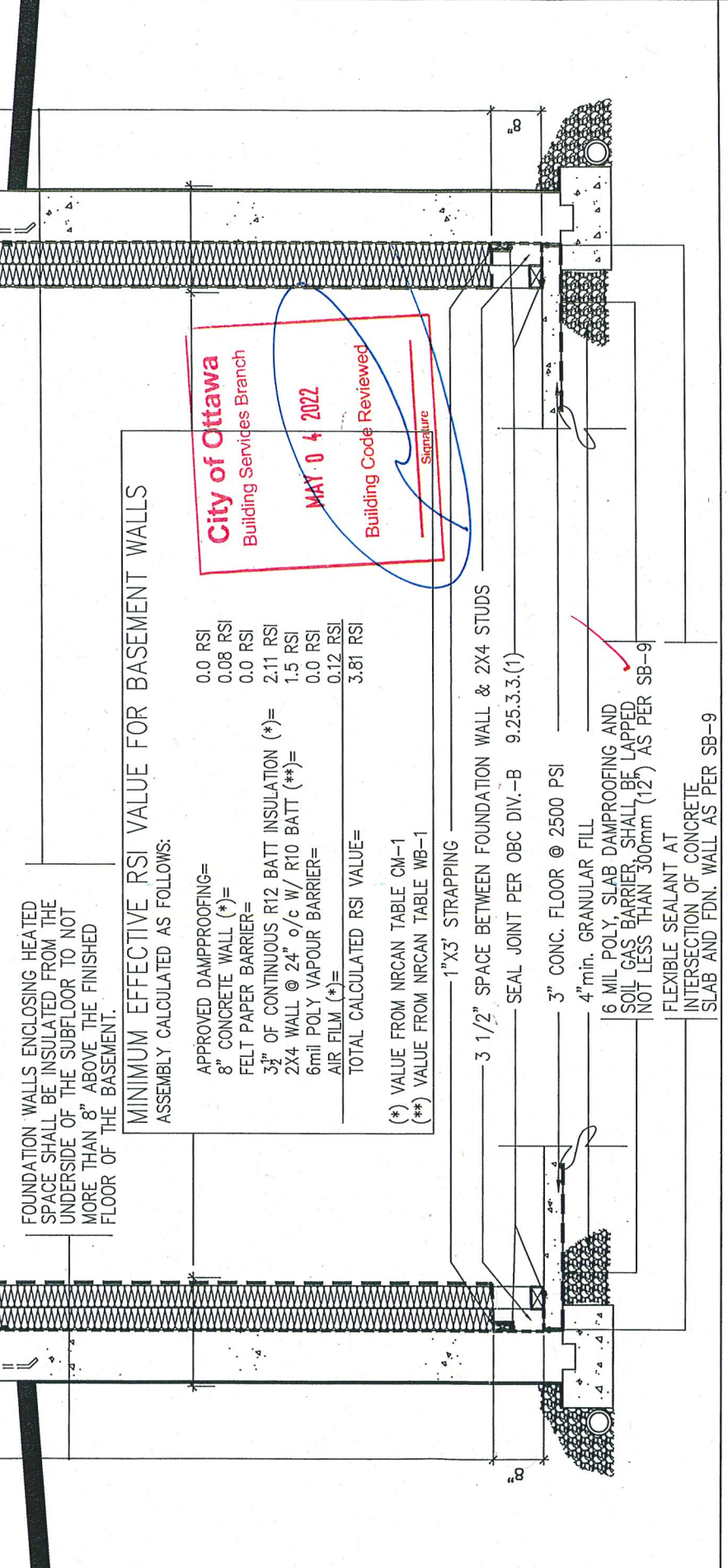
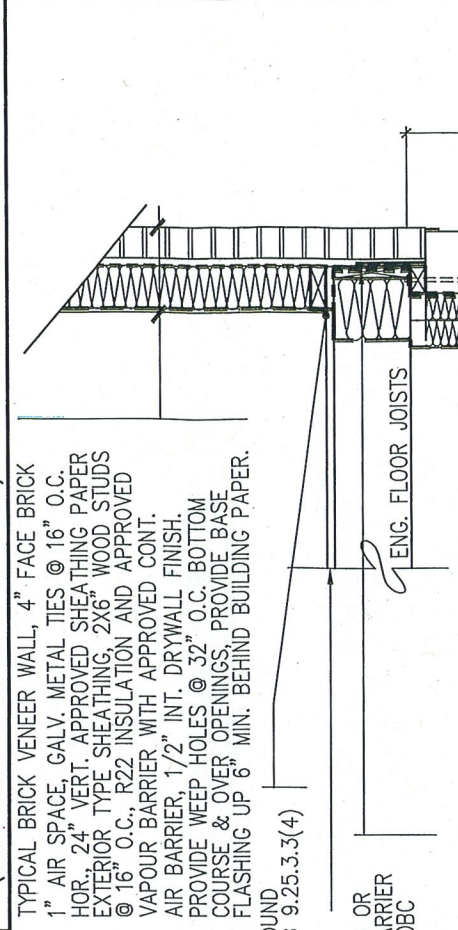
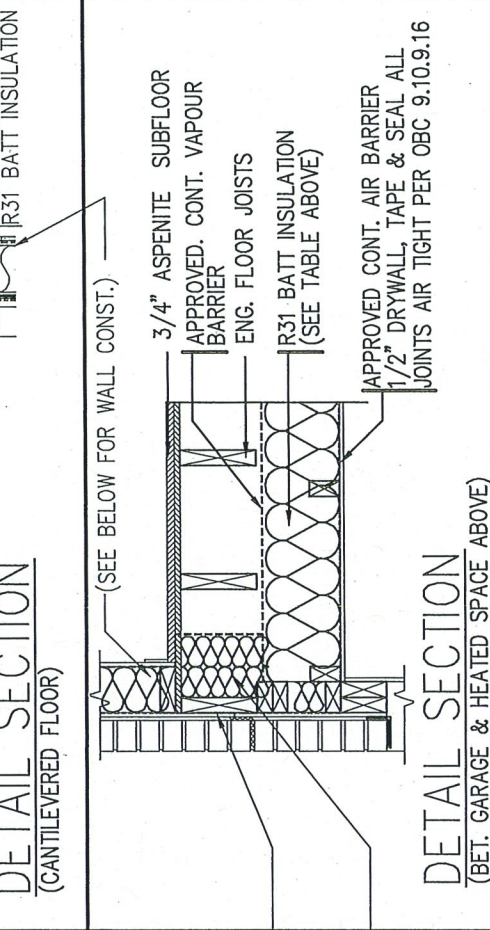
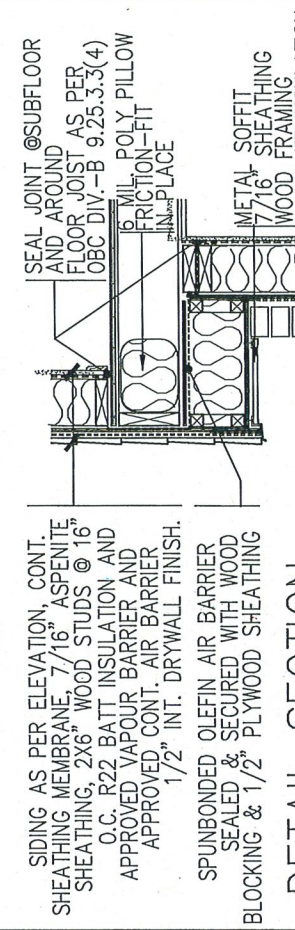
Other labels: TOP OF SLAB, TOP OF SUBFLOOR, TOP OF CONG. POUR, PROP. FIN GRADE, VENTED ALUM. SOFFIT, ENG. ROOF TRUSSES, SEE MANUF. LAYOUT.

ROOF PLAN-A 4&5BD





NOTES:
MECHANICAL SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(IP)]
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.

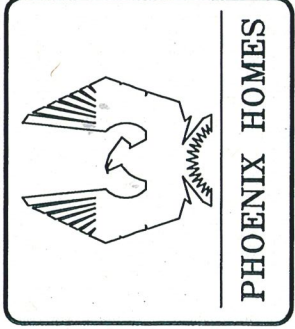


MINIMUM EFFECTIVE RSI VALUE FOR BASEMENT WALLS
ASSEMBLY CALCULATED AS FOLLOWS:

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	

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Building Services Branch
MAY 04 2022
Building Code Reviewed
Signature

TYP. DETAIL SECTION
FOR SIDING 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			

PART TYP. DETAIL SECTION
FOR BRICK VENEER APPLICATION

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