

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 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 8'-12 OR GREATER)
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)

2. FRAME WALL CONSTRUCTION (2"x6") [TYP. EXTERIOR] 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

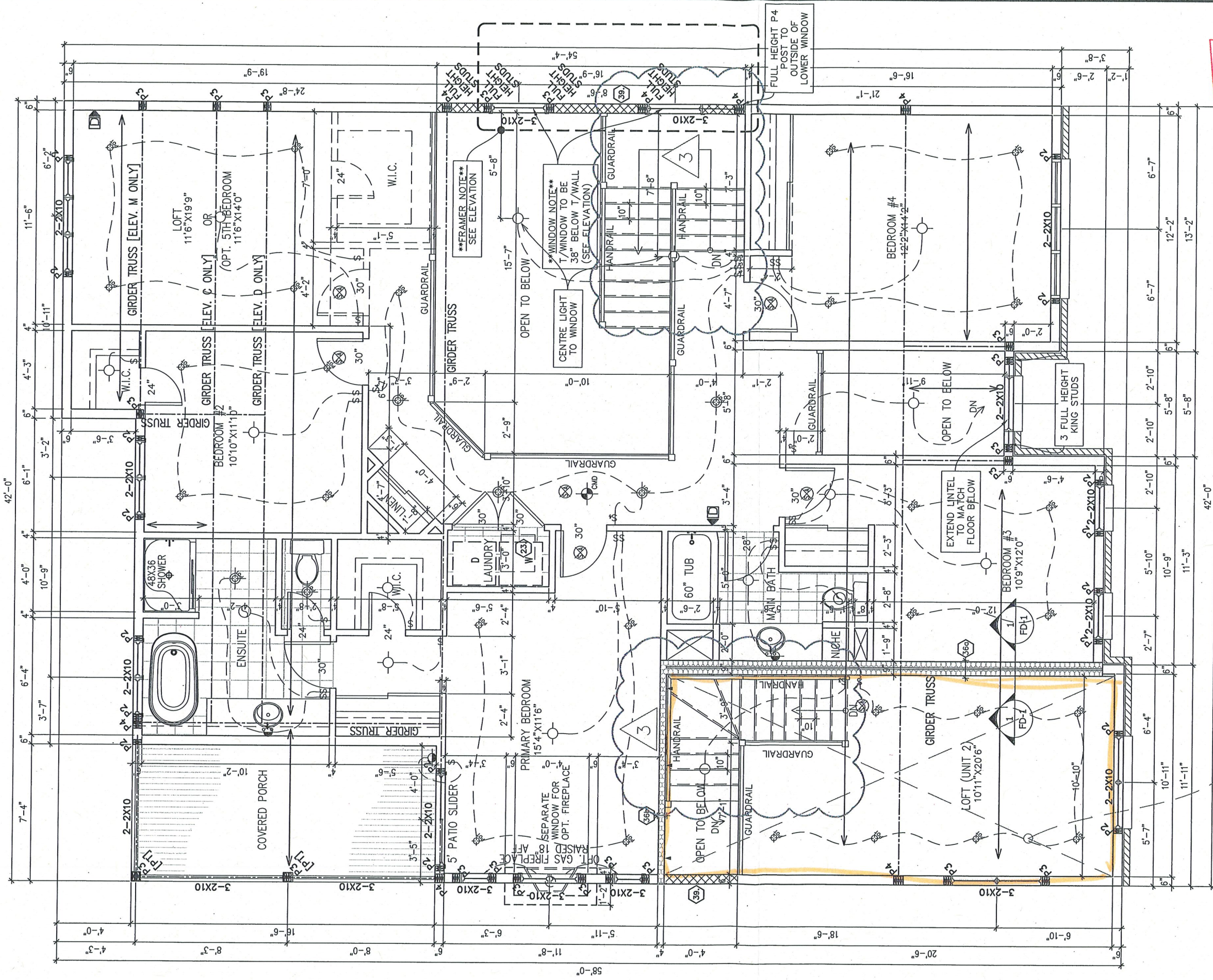
2A. FRAME WALL CONSTRUCTION (2"x4") SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

3. BRICK VENEER CONSTRUCTION (2"x6") [TYP. EXTERIOR] 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") 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 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, 22x180x0.76mm (7/8"x7"x0.03") 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 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. 13mm (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, 9.15.5, 9.15.6, 9.15.7, 9.15.8, 9.15.9, 9.15.10, 9.15.11, 9.15.12, 9.15.13, 9.15.14, 9.15.15, 9.15.16, 9.15.17, 9.15.18, 9.15.19, 9.15.20, 9.15.21, 9.15.22, 9.15.23, 9.15.24, 9.15.25, 9.15.26, 9.15.27, 9.15.28, 9.15.29, 9.15.30, 9.15.31, 9.15.32, 9.15.33, 9.15.34, 9.15.35, 9.15.36, 9.15.37, 9.15.38, 9.15.39, 9.15.40, 9.15.41, 9.15.42, 9.15.43, 9.15.44, 9.15.45, 9.15.46, 9.15.47, 9.15.48, 9.15.49, 9.15.50, 9.15.51, 9.15.52, 9.15.53, 9.15.54, 9.15.55, 9.15.56, 9.15.57, 9.15.58, 9.15.59, 9.15.60, 9.15.61, 9.15.62, 9.15.63, 9.15.64, 9.15.65, 9.15.66, 9.15.67, 9.15.68, 9.15.69, 9.15.70, 9.15.71, 9.15.72, 9.15.73, 9.15.74, 9.15.75, 9.15.76, 9.15.77, 9.15.78, 9.15.79, 9.15.80, 9.15.81, 9.15.82, 9.15.83, 9.15.84, 9.15.85, 9.15.86, 9.15.87, 9.15.88, 9.15.89, 9.15.90, 9.15.91, 9.15.92, 9.15.93, 9.15.94, 9.15.95, 9.15.96, 9.15.97, 9.15.98, 9.15.99, 9.15.100, 9.15.101, 9.15.102, 9.15.103, 9.15.104, 9.15.105, 9.15.106, 9.15.107, 9.15.108, 9.15.109, 9.15.110, 9.15.111, 9.15.112, 9.15.113, 9.15.114, 9.15.115, 9.15.116, 9.15.117, 9.15.118, 9.15.119, 9.15.120, 9.15.121, 9.15.122, 9.15.123, 9.15.124, 9.15.125, 9.15.126, 9.15.127, 9.15.128, 9.15.129, 9.15.130, 9.15.131, 9.15.132, 9.15.133, 9.15.134, 9.15.135, 9.15.136, 9.15.137, 9.15.138, 9.15.139, 9.15.140, 9.15.141, 9.15.142, 9.15.143, 9.15.144, 9.15.145, 9.15.146, 9.15.147, 9.15.148, 9.15.149, 9.15.150, 9.15.151, 9.15.152, 9.15.153, 9.15.154, 9.15.155, 9.15.156, 9.15.157, 9.15.158, 9.15.159, 9.15.160, 9.15.161, 9.15.162, 9.15.163, 9.15.164, 9.15.165, 9.15.166, 9.15.167, 9.15.168, 9.15.169, 9.15.170, 9.15.171, 9.15.172, 9.15.173, 9.15.174, 9.15.175, 9.15.176, 9.15.177, 9.15.178, 9.15.179, 9.15.180, 9.15.181, 9.15.182, 9.15.183, 9.15.184, 9.15.185, 9.15.186, 9.15.187, 9.15.188, 9.15.189, 9.15.190, 9.15.191, 9.15.192, 9.15.193, 9.15.194, 9.15.195, 9.15.196, 9.15.197, 9.15.198, 9.15.199, 9.15.200, 9.15.201, 9.15.202, 9.15.203, 9.15.204, 9.15.205, 9.15.206, 9.15.207, 9.15.208, 9.15.209, 9.15.210, 9.15.211, 9.15.212, 9.15.213, 9.15.214, 9.15.215, 9.15.216, 9.15.217, 9.15.218, 9.15.219, 9.15.220, 9.15.221, 9.15.222, 9.15.223, 9.15.224, 9.15.225, 9.15.226, 9.15.227, 9.15.228, 9.15.229, 9.15.230, 9.15.231, 9.15.232, 9.15.233, 9.15.234, 9.15.235, 9.15.236, 9.15.237, 9.15.238, 9.15.239, 9.15.240, 9.15.241, 9.15.242, 9.15.243, 9.15.244, 9.15.245, 9.15.246, 9.15.247, 9.15.248, 9.15.249, 9.15.250, 9.15.251, 9.15.252, 9.15.253, 9.15.254, 9.15.255, 9.15.256, 9.15.257, 9.15.258, 9.15.259, 9.15.260, 9.15.261, 9.15.262, 9.15.263, 9.15.264, 9.15.265, 9.15.266, 9.15.267, 9.15.268, 9.15.269, 9.15.270, 9.15.271, 9.15.272, 9.15.273, 9.15.274, 9.15.275, 9.15.276, 9.15.277, 9.15.278, 9.15.279, 9.15.280, 9.15.281, 9.15.282, 9.15.283, 9.15.284, 9.15.285, 9.15.286, 9.15.287, 9.15.288, 9.15.289, 9.15.290, 9.15.291, 9.15.292, 9.15.293, 9.15.294, 9.15.295, 9.15.296, 9.15.297, 9.15.298, 9.15.299, 9.15.300, 9.15.301, 9.15.302, 9.15.303, 9.15.304, 9.15.305, 9.15.306, 9.15.307, 9.15.308, 9.15.309, 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9.15.410, 9.15.411, 9.15.412, 9.15.413, 9.15.414, 9.15.415, 9.15.416, 9.15.417, 9.15.418, 9.15.419, 9.15.420, 9.15.421, 9.15.422, 9.15.423, 9.15.424, 9.15.425, 9.15.426, 9.15.427, 9.15.428, 9.15.429, 9.15.430, 9.15.431, 9.15.432, 9.15.433, 9.15.434, 9.15.435, 9.15.436, 9.15.437, 9.15.438, 9.15.439, 9.15.440, 9.15.441, 9.15.442, 9.15.443, 9.15.444, 9.15.445, 9.15.446, 9.15.447, 9.15.448, 9.15.449, 9.15.450, 9.15.451, 9.15.452, 9.15.453, 9.15.454, 9.15.455, 9.15.456, 9.15.457, 9.15.458, 9.15.459, 9.15.460, 9.15.461, 9.15.462, 9.15.463, 9.15.464, 9.15.465, 9.15.466, 9.15.467, 9.15.468, 9.15.469, 9.15.470, 9.15.471, 9.15.472, 9.15.473, 9.15.474, 9.15.475, 9.15.476, 9.15.477, 9.15.478, 9.15.479, 9.15.480, 9.15.481, 9.15.482, 9.15.483, 9.15.484, 9.15.485, 9.15.486, 9.15.487, 9.15.488, 9.15.489, 9.15.490, 9.15.491, 9.15.492, 9.15.493, 9.15.494, 9.15.495, 9.15.496, 9.15.497, 9.15.498, 9.15.499, 9.15.500, 9.15.501, 9.15.502, 9.15.503, 9.15.504, 9.15.505, 9.15.506, 9.15.507, 9.15.508, 9.15.509, 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9.15.810, 9.15.811, 9.15.812, 9.15.813, 9.15.814, 9.15.815, 9.15.816, 9.15.817, 9.15.818, 9.15.819, 9.15.820, 9.15.821, 9.15.822, 9.15.823, 9.15.824, 9.15.825, 9.15.826, 9.15.827, 9.15.828, 9.15.829, 9.15.830, 9.15.831, 9.15.832, 9.15.833, 9.15.834, 9.15.835, 9.15.836, 9.15.837, 9.15.838, 9.15.839, 9.15.840, 9.15.841, 9.15.842, 9.15.843, 9.15.844, 9.15.845, 9.15.846, 9.15.847, 9.15.848, 9.15.849, 9.15.850, 9.15.851, 9.15.852, 9.15.853, 9.15.854, 9.15.855, 9.15.856, 9.15.857, 9.15.858, 9.15.859, 9.15.860, 9.15.861, 9.15.862, 9.15.863, 9.15.864, 9.15.865, 9.15.866, 9.15.867, 9.15.868, 9.15.869, 9.15.870, 9.15.871, 9.15.872, 9.15.873, 9.15.874, 9.15.875, 9.15.876, 9.15.877, 9.15.878, 9.15.879, 9.15.880, 9.15.881, 9.15.882, 9.15.883, 9.15.884, 9.15.885, 9.15.886, 9.15.887, 9.15.888, 9.15.889, 9.15.890, 9.15.891, 9.15.892, 9.15.893, 9.15.894, 9.15.895, 9.15.896, 9.15.897, 9.15.898, 9.15.899, 9.15.900, 9.15.901, 9.15.902, 9.15.903, 9.15.904, 9.15.905, 9.15.906, 9.15.907, 9.15.908, 9.15.909, 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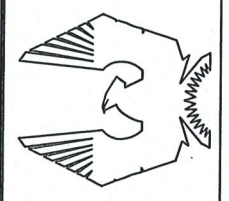


LOFT CEILING TO HAVE 1 HOUR F.R.R. SHAFT WALL ASSEMBLY
SEE FD-1 FIRE PROTECTION DETAILS PAGE

City of Ottawa
Building Services Branch
SEP 12 2022
Building Code Reviewed
Signature

City of Ottawa
Building Services Branch
SEP 29 2022
Zoning Reviewed
Signature

SECOND FLOOR PLAN C&D



PHOENIX HOMES

KLONDIKE
SITE: FERNBANK CROSSING
LOT NUMBER:
CIVIC ADDRESS: XX

No.	Description	REVISIONS
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22 SP
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18 SP
1	STRUCTURAL REVISIONS	06/02/18 SP

footprint:
designed by: SP
drawn by: SP
date: OCT/16
scale: 3/16"=1'-0"
DCL-202 sheet #:
sheet title:
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