

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 (2'4") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-0") BEYOND INNER FACE OF EXTERIOR WALL (EAVES PROTECTION NOT REQ'D. FOR ROOF R-12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, 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"x4")
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"x6")
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD, 38x89 (2"x4") 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
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 600mm (2'4") 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 WEED 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"x6")
25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (2'4") 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 WEED 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 (2'4") 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, 200mm (8") POURED CONC. FDN. WALL 200Pa (6"/4" 2-15M REBAR TOP & BOTTOM) WITH BUTTRESS DAMPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BEARING INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE - MAXIMUM FOUR HEIGHT 2300 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COUPLED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 100kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. LENGTH OF LIVE LOAD OF 2.4kPa(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.3m (14'-1"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.
6. 100mm (4") DIA. WEED TIE 150mm (6") CRUSHED STONE OVER AND AROUND WEED TILES.
7. BASEMENT SLAB OBC 9.31.1.6.1(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, INT. EXTERIOR PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
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 9.8.2—9.8.2.1(1) STAR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 1/8") —9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (78 3/8") —9.8.4.4 STEP DIMENSIONS (TABLE 9.8.4.1) STAIR COMPONENT MINIMUM MAXIMUM RISE 125mm (4 7/8") 200mm (7 7/8") RUN 255mm (10 1/8") 350mm (14") —9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS —BETWEEN ADJACENT TREADS & LANDINGS = 5mm —BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm —9.8.4.6(1)(b) MAX. NOSING 25mm (1") —9.8.2.6(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 7/8") —9.8.2.6(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 9.8.3.3—(1) EXT. GUARDS HEIGHT: =1070mm (42 1/2") MIN. (2) INT. GUARDS HEIGHT: =900mm (35 1/8") MIN. —9.8.3.5(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") CONTINUOUS BATT INSULATION, 2"x4" STUD WALL PLACED 3" AWAY FROM WALL, FILL STUD CAVITY WITH R10 BATT INSULATION, APPROVED VB 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)
- 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.

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 (2'4") 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 SPACING
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 ALONG STUDS

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 - 2-2"x6" @12" O/C

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

WINDOWS:
1. MINIMUM BEDROOM WINDOW—OBC 9.9.10, AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). WINDOW GUARDS—OBC 9.8.3.1.1 A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 460mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT ORDE IS GREATER THAN 1800mm (5'-11")
3. 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

GENERAL:
1. MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
2. ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
4. PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REIN. OF STUD WALLS SHALL BE INSTALLED ADDITIONAL TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE OBC 9.5.2.3, 3.8.3.8.1(f)(1) & 3.8.3.13.1(f)(1).

LUMBER:
1. 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.

5. LVL BEAMS SHALL BE 2.0E VS MICRO-LAM LVL (Fb=2800psi,MIN.) OR EQUIVALENT, NAIL EACH PLY 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 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.
6. PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MCA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
7. JOIST HANGERS PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8. 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 (456a), ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:
1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300M. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350M CLASS "H".
2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (3/2" x 8") SPR#2
B1	3/38 x 184 (3/2" x 8") SPR#2
B2	4/38 x 184 (4/2" x 8") SPR#2
L3	2/38 x 235 (2/2" x 10") SPR#2
B3	3/38 x 235 (3/2" x 10") SPR#2
B4	4/38 x 235 (4/2" x 10") SPR#2
L5	2/38 x 286 (2/2" x 12") SPR#2
B5	3/38 x 286 (3/2" x 12") SPR#2
B6	4/38 x 286 (4/2" x 12") SPR#2

LVL1	2-1	3/4"x7	1/4"	(2-45x184)
LVL2	3-1	3/4"x7	1/4"	(3-45x184)
LVL3	4-1	3/4"x7	1/4"	(4-45x184)
LVL4	2-1	3/4"x8	1/2"	(2-45x240)
LVL5	3-1	3/4"x8	1/2"	(3-45x240)
LVL6	2-1	3/4"x11	7/8"	(2-45x300)
LVL7	3-1	3/4"x11	7/8"	(3-45x300)

LOOSE STEEL LINTELS

L7	90 x 90 x 8.0L	(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")

LEGEND

M.C. 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

NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER, SOLID BEARING TO BE A MINIMUM OF P2 (ONE CONTINUOUS STUD AND ONE JACK STUD, 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

CARBON MONOXIDE ALARM (OBC 9.33.4)

WHERE A FUEL-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.

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 OBC 9.1.7(1))

EXHAUST VENT

DUPLEX OUTLET (12" HIGH)

WEATHERPROOF DUPLEX OUTLET

POT LIGHT

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

SWITCH

SWITCH (3-WAY)

FLOOR DRAIN

HOSE BIB

DOUBLE JOIST

LAMINATED VENEER LUMBER

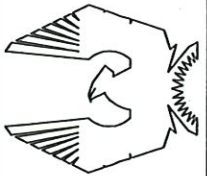
POINT LOAD FROM ABOVE

PRESSURE TREATED LUMBER

GROFF TRUSS

FLAT ARCH

CURVED ARCH



PHOENIX HOMES

MADISON - 2020

SITE: PATHWAYS 2

LOT NUMBER: 312

CIVIC ADDRESS: 282 GINEBIK WAY

footprint:	4.3-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	1
D.C.L. - 195	8

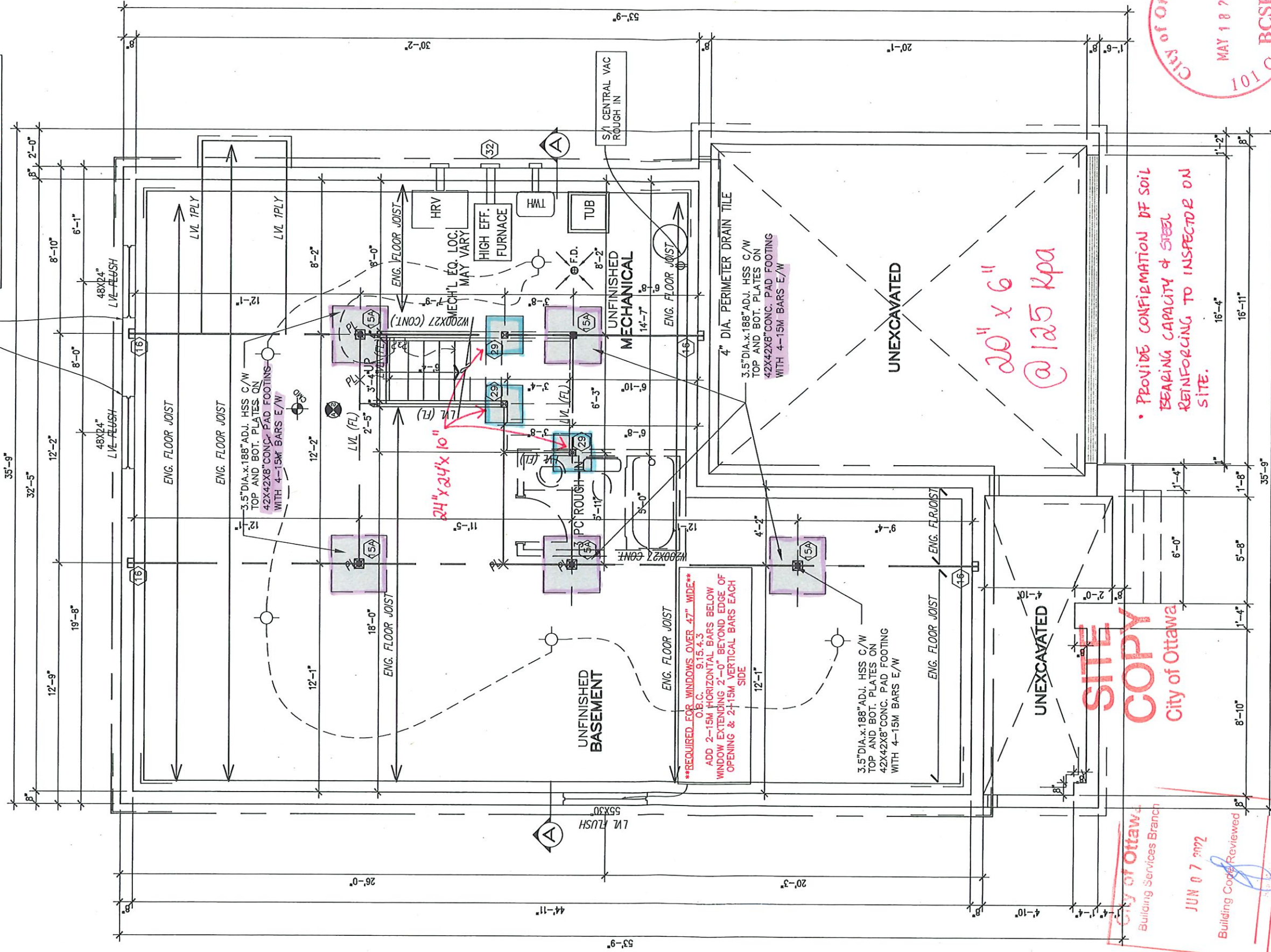
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2	BEP BLACKLINES	OK	18 APR 22
1	ISSUED FOR PRICING ONLY	SP	DEC-2019
REVISIONS			

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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



NOTE:

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

BASEMENT PLAN-ELEV. A,B,C

	MADISON - 2020	
	SITE: PATHWAYS 2	312
	LOT NUMBER:	
	CIVIC ADDRESS:	282 GNEBIK WAY

3	FOR STRUCTURAL REVIEW	26 APR 22	SP	
2	BEP BLACKLINES	18 APR 22	GK	
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	
	2	

****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.



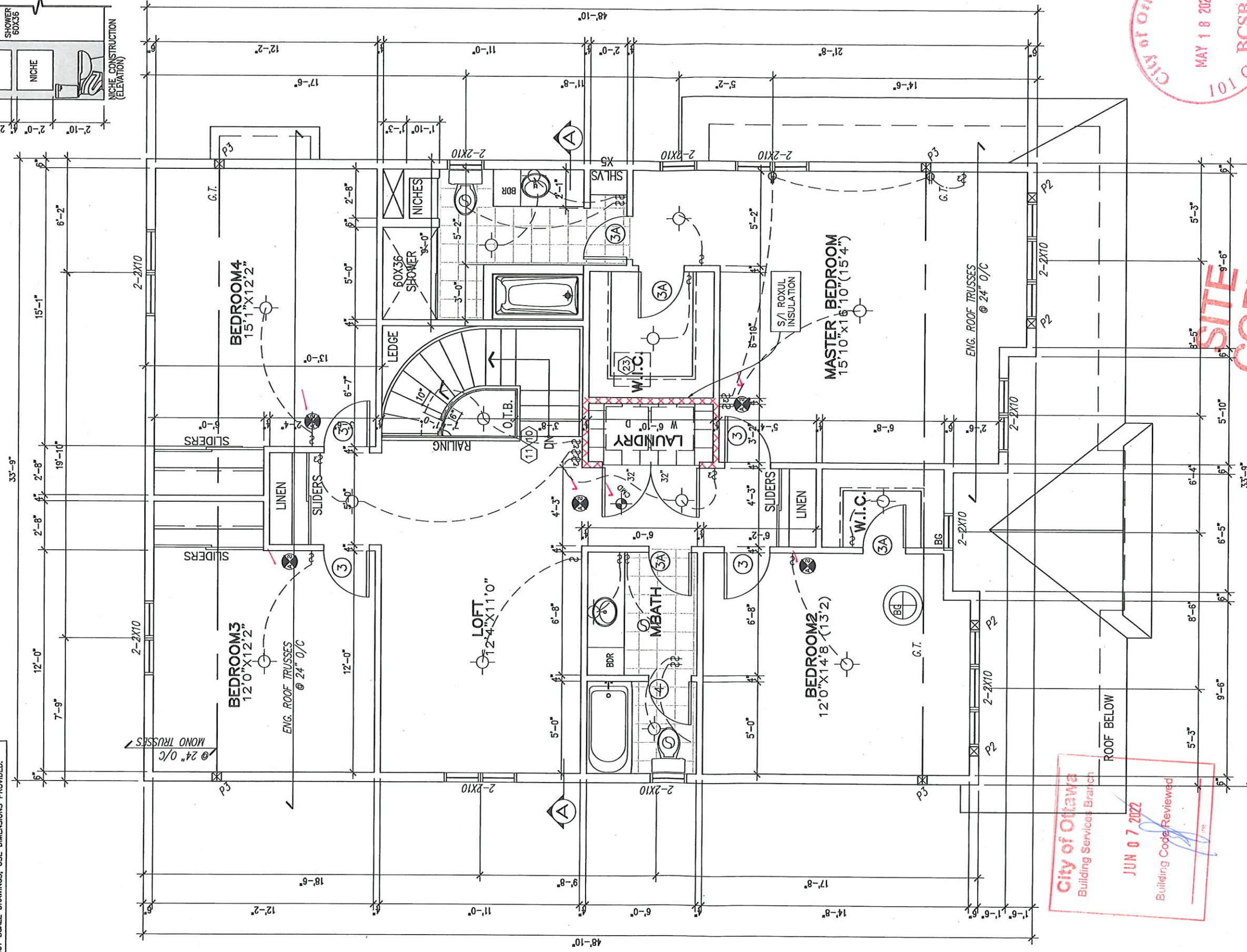
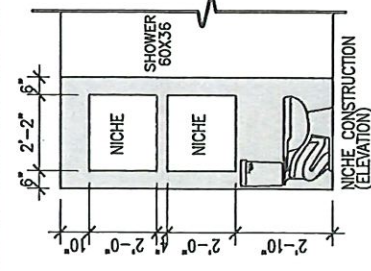
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MANUF. LAYOUT.

footprint:	43-10		
drawn by:	SP		
date:	NOV/19		
scale:	3/16"=1'-0"		
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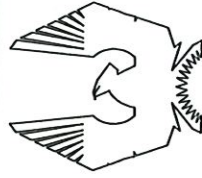
NOTE

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W/ P2 POSTS ON EACH SIDE U.N.O.



SECOND FLOOR PLAN EL. A&C
(4 BEDROOM+LOFT)
1512 SF

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MANUF. LAYOUT.



PHOENIX HOMES

MADISON — 2020

SITE: **PATHWAYS 2**

NTM

LOT NUMBER:
CIVIC ADDRESS:
282 GINEBIK WA

3	FOR STRUCTURAL REVIEW		26 APR 22	SP	
2	BEP BLACKLINES		18 APR 22	GK	
1	ISSUED FOR PRICING ONLY		DEC-2019	SP	
No.	Description		Date	By	
REVISIONS					

footprint: 43-10

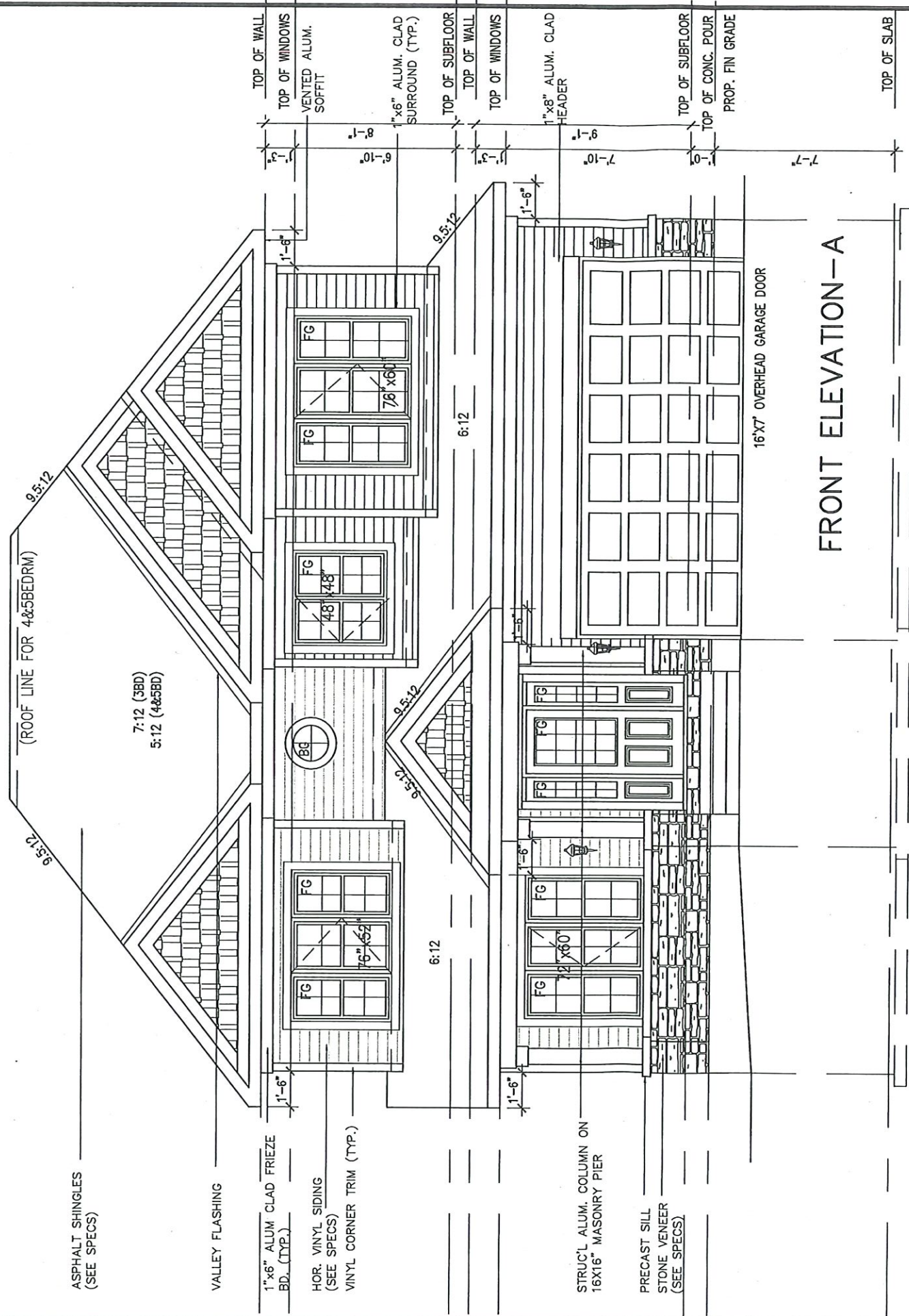
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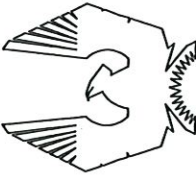
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City of Ottawa



PHOENIX HOMES

MADISON - 2020

SITE: **PATHWAYS 2**

LOT NUMBER: **312**

CIVIC ADDRESS:
282 GINEBIK WAY

No.	Description	Date	By
3	FOR STRUCTURAL REVIEW	26 APR 22	SP
2	BEP BLACKLINES	18 APR 22	GK
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
REVISIONS			

footprint:	43-10
drawn by:	SP
date:	NOV/19
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D.C.L. - 195	11

PHOENIX HOMES



MADISON - 2020

312

PATHWAYS 2

SITE: PATHWAYS 2

LOT NUMBER: 312

CIVIC ADDRESS: 282 GINEBIK WAY

REVISIONS	
No.	Description
3	FOR STRUCTURAL REVIEW
2	BEP BLACKLINES
1	ISSUED FOR PRICING ONLY
By	Date
SP	26 APR 22
CK	18 APR 22
SP	DEC-2019

footprint: 43-10

drawn by: SP

date: NOV/19

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

sheet no: 16

D.C.L. - 195

8

5A.1



SITE COPY
City of Ottawa

City of Ottawa

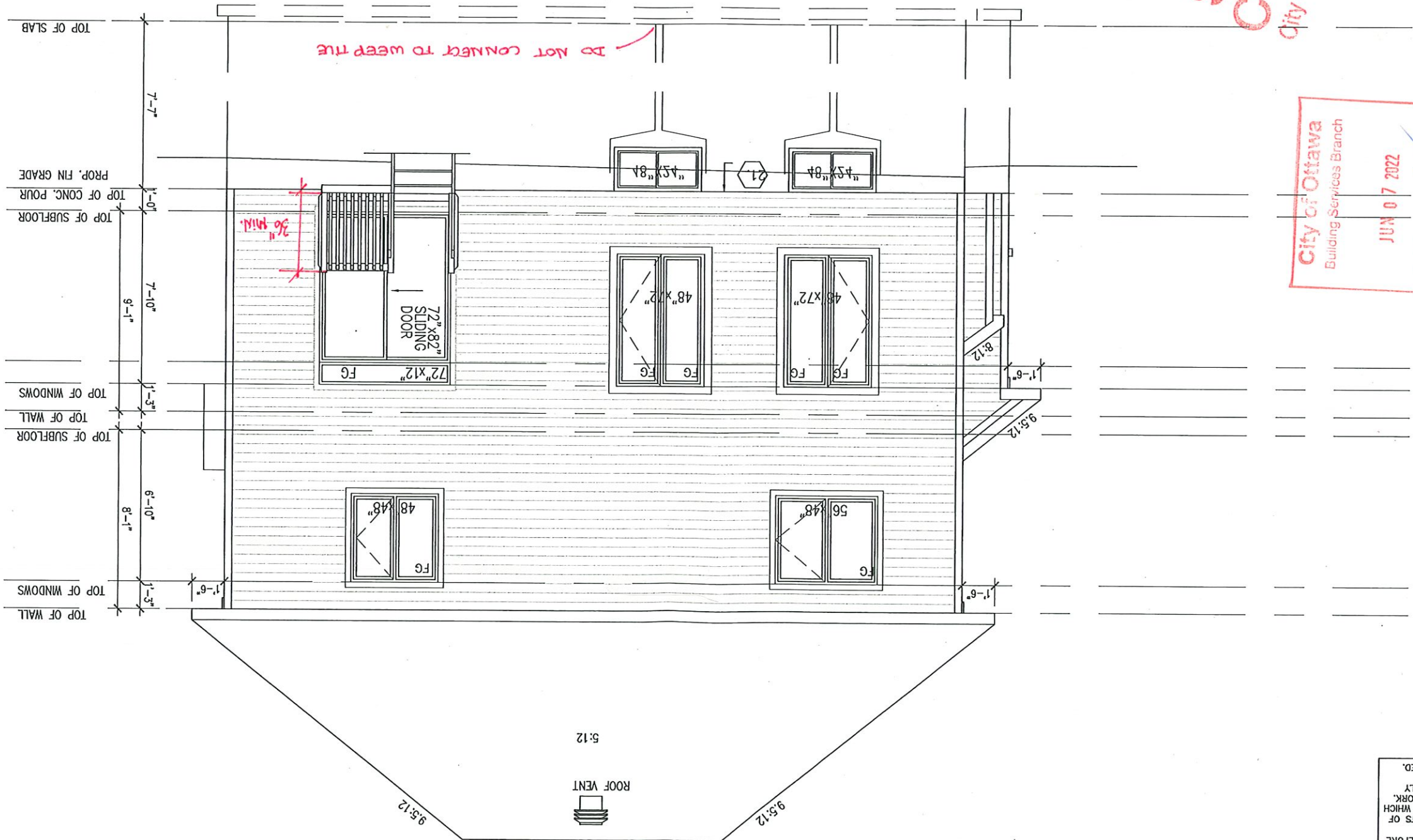
Building Services Branch

JUN 07 2022

Building Code Reviewed

Signature

REAR ELEVATION-A
(4&5 BEDROOM)



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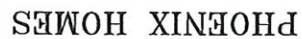
City of Ottawa

Building Services Branch

JUN 01 2022

Zoning Reviewed

Signature



312

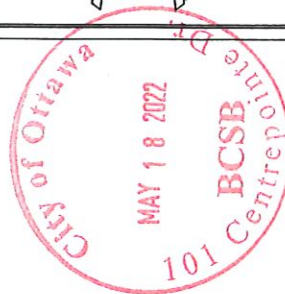
SITE: PATHWAYS 2

MADISON - 2020

No.	Description	Date	By
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
2	BEP BLACKLINES	18 APR 22	GK
3	FOR STRUCTURAL REVIEW	26 APR 22	SP

footprint:	43-10	drawn by:	SP	date:	NOV/19	scale:	3/16"=1'-0"	sheet no:	D.C.L. - 195	14
										

RIGHT SIDE ELEVATION-A
(4&5 BEDROOM)



SITE COPY
City of Ottawa

City of Ottawa
Building Services Branch

JUN 07 2022

Building Code Reviewed

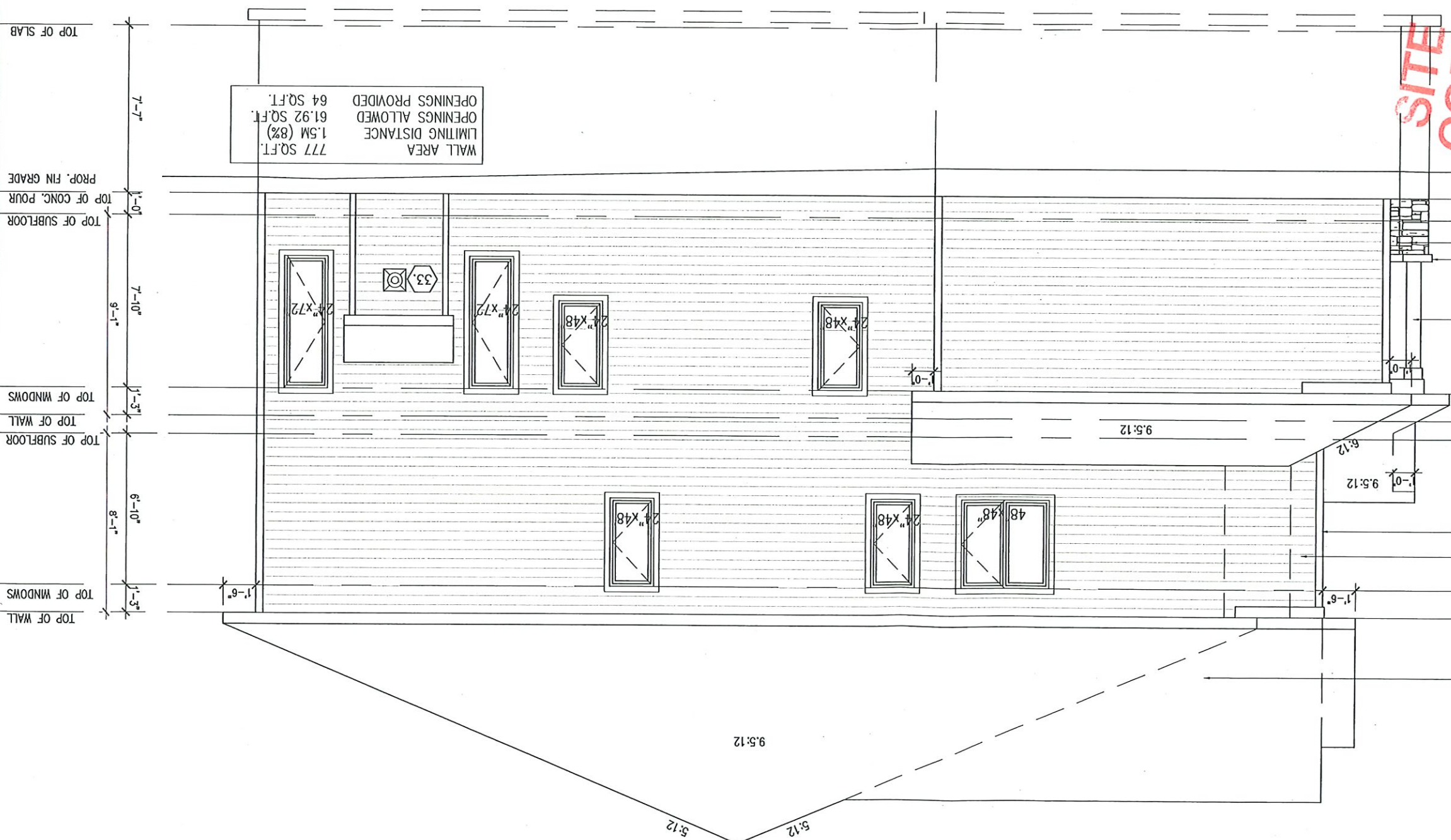
Signature

SIRUGL ALUM.
COLUMN ON 16X16"
MASONRY PIER
PRECAST SILL
STONE VENEER
(SEE SPECS)

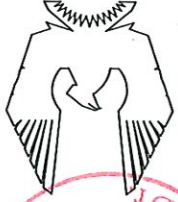
HOR. VINYL SIDING (SEE SPECS)
VINYL CORNER TRIM (TYP.)

ASPHALT SHINGLES
(SEE SPECS)

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



PHOENIX HOMES



MADISON - 2020

SITE: PATHWAYS 2

LOT NUMBER: 312

CIVIC ADDRESS: 282 GINEBIK WAY

REVISIONS	
No.	Description
3	FOR STRUCTURAL REVIEW
2	BEP BLACKLINES
1	ISSUED FOR PRICING ONLY
By	Date
SP	26 APR 22
GK	18 APR 22
SP	DEC-2019

footprint: 43-10

drawn by: SP

date: NOV/19

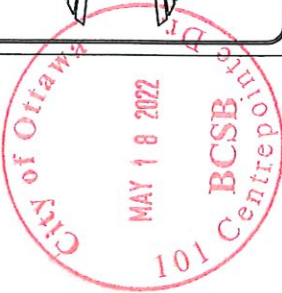
scale: 3/16"=1'-0"

sheet no: 15

D.C.L. - 195

7A.1

8



SITE COPY
City of Ottawa

LEFT SIDE ELEVATION-A
(4&5 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.

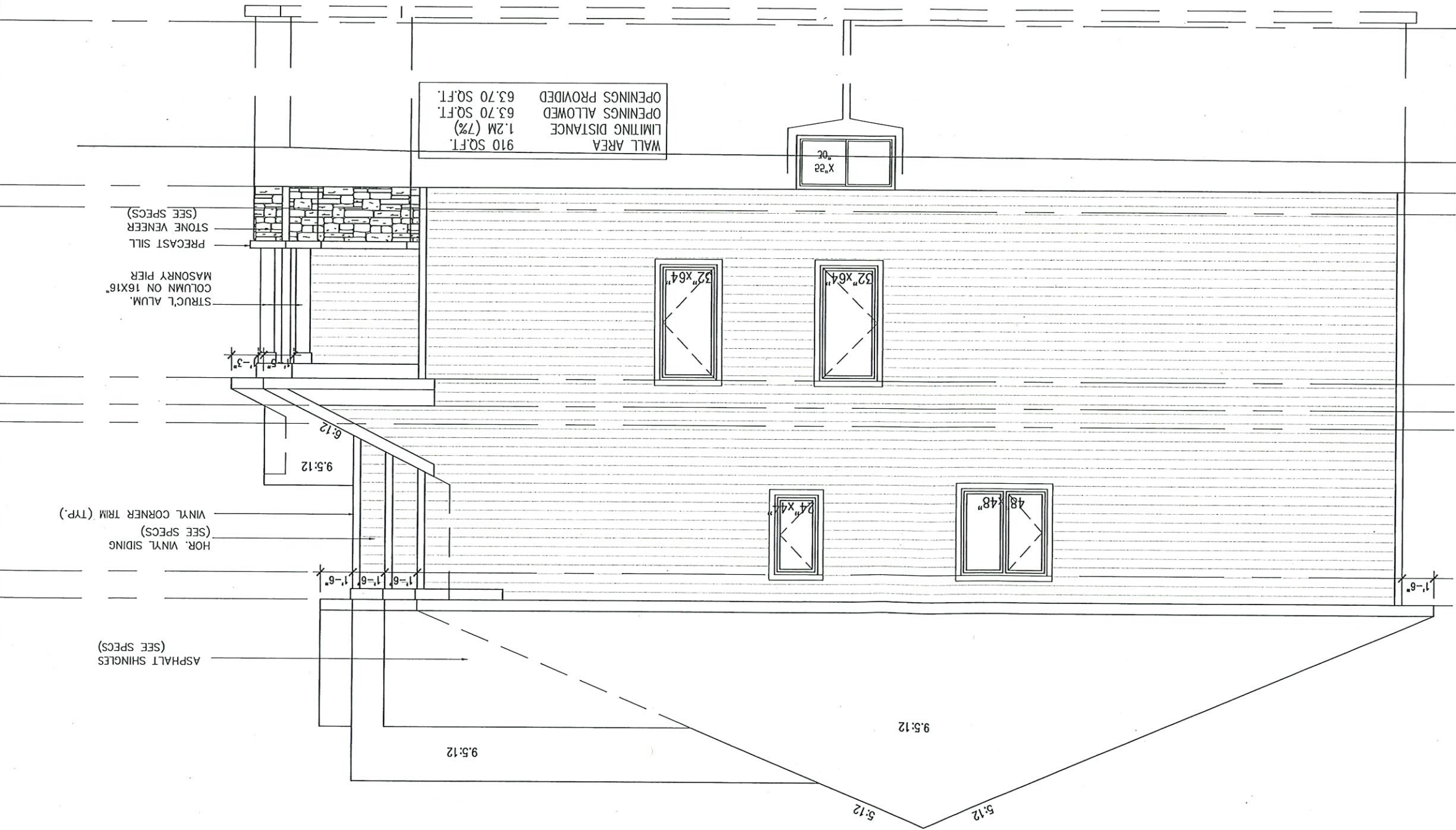
TOP OF WALL	1'-3"
TOP OF SUBFLOOR	8'-1"
TOP OF WALL	6'-10"
TOP OF SUBFLOOR	9'-1"
TOP OF WALL	1'-3"
TOP OF SUBFLOOR	7'-10"
TOP OF CONG. POUR	9'-1"
PROP. FIN GRADE	7'-7"
TOP OF SLAB	

City of Ottawa
Building Services Branch

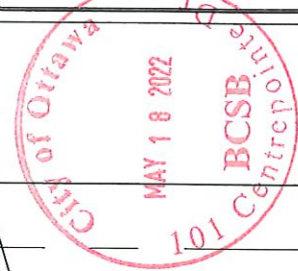
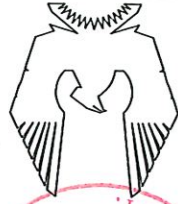
JUN 07 2022

Building Code Reviewed

Signature



PHOENIX HOMES



VENTED ALUM.
SOFFIT

BEDROOM 3

RAILINGS FOR 3 BEDROOMS
O.T.B. ONLY (SEE PLAN)

LIVING/DINING

UNFINISHED
BASEMENT

13R@7.875" R

15R@7.875" R

UPPER HALL

ENSUITE

MUDROOM

NOTE:
SEE TYPICAL AIR BARRIER AND
VAPOUR BARRIER DETAIL ON
SEPARATE SHEET

ENG. ROOF TRUSSES, SEE MANUF. LAYOUT

SECTION "AA" @ STAIR

MADISON - 2020

SITE: PATHWAYS 2

312

LOT NUMBER:
CIVIC ADDRESS:
282 GINEBIK WAY

REVISIONS	
No.	Description
3	FOR STRUCTURAL REVIEW
2	BEP BLACKLINES
1	ISSUED FOR PRICING ONLY
By	Date
SP	DEC-2019
GK	18 APR 22
SP	26 APR 22

footprint: 43-10
drawn by: SP
date: NOV/19
scale: 3/16"=1'-0"
sheet no: 17
D.C.L. - 195
8A
8

AREA CALCULATIONS

ELEV. 'A&C' ELEV. 'B'

(3 BEDROOM)
MAIN FLOOR AREA
SECOND FLOOR AREA

1318 SF
1173 SF

2475 SF

90 SF
90 SF

TOTAL NET AREA

2385 SF

2401 SF

AREA CALCULATIONS

ELEV. 'A&C' ELEV. 'B'

(4&5 BEDROOM)
MAIN FLOOR AREA
SECOND FLOOR AREA

1318 SF
1594 SF

2895 SF

52 SF
2912 SF

TOTAL NET AREA

2843 SF

2860 SF

ROOF PLAN-A 4&5BD
NTS

