

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 (1025kg/m²) ASPHALT SHINGLES, 11:1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED VAPOUR PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (GAVES PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. VENTILATION: ALUM. ENVESTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.13.12)

2. FRAME WALL CONSTRUCTION (2"x6")
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. SIDING AS PER ELEVATION, APPROVED AIR BARRIER 38x89 (2"x4") STUDS @ 400mm (16") O.C., [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.] SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

3. 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 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. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE

- 3A. BRICK VENEER CONSTRUCTION (2"x4") GARAGE WALL
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, 38x89 (2"x4") STUDS @ 400mm (16") O.C. [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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. 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 20MPa C/W 2-15M REBAR TOP & BOTTOM WITH BITUMINOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 610x200 (2'4"x8") CONCRETE. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 7500kPa 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) 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 9.8.2 -9.8.2.1(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 860mm (33 3/8") FOR REQUIRED EXIT STAIRS SERVING A HOUSE OR DWELLING UNIT. -9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/8") -9.8.4.4 STEP DIMENSIONS (TABLE 9.8.4.4)

- STAIR COMPONENT MINIMUM MAXIMUM RISE 125mm (4 1/8") 200mm (7 7/8") RUN 255mm (10 1/4") 355mm (14") -BETWEEN ADJACENT TREADS & LANDINGS = 5mm -BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm -9.8.4.6(1)(b) MAX. NOSING 25mm (1") -9.8.2.2.1(3) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 7/8") -9.8.2.8(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 1/8") 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 3/8") MIN. (1) STAIR LANDING GUARDS: =1070mm (42 1/2") MIN. -9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 1/8")

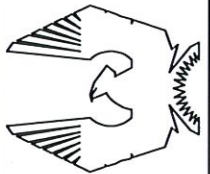
12. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC 9.23.7)

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 VB TO 8" ABOVE FLOOR LEVEL

- APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)

DAMPPOOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

(SEE DETAIL ON "SB-12 DETAILS" PAGE)



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE

XXX

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 (1'4"x6") CONC. FOOTING. ADD HORIZ. 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/CSSB-7.2M, AND WITH 102x150x6.3 (4"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 160 kPa. MIN. AND 45 PER SOLID REPORT.

- 15A. STEEL BASEMENT COLUMN (SEE OBC 9.17.3.1, 9.17.3.4)
NON-ADJUSTABLE STL. COL. TO BE ON 150x150x6.3 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 160 kPa. MIN. AND 45 PER SOLID REPORT.

- 15B. STEEL COLUMN (SEE OBC 9.17.3.1, 9.17.3.4) 3"x3"x4" (1"x1"x1")
NON-ADJUSTABLE STL. COL. TO BE ON 150x150x6.3 (6"x6"x3/8") STL. TOP & BOTTOM PLATE. BASE PLATE 150x250x42.5 (6"x10"x1 1/2") WITH 2-12mm DIA. x 300mm LONG-650mm HOOK-ANCHORS (2-1/2"x42-62") FIELD-WEED GEL TO BASE PLATE

- 15C. STEEL COLUMN (SEE OBC 9.17.3.1, 9.17.3.4) 90mm (3-1/2")
NON-ADJUSTABLE STL. COL. TO BE ON 150x150x6.3 (6"x6"x3/8") STL. TOP & BOTTOM PLATE. BASE PLATE 150x250x42.5 (6"x10"x1 1/2") WITH 2-12mm DIA. x 300mm LONG-650mm HOOK-ANCHORS (2-1/2"x42-62") FIELD-WEED GEL 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. GARAGE SLAB, 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAPMENT 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 255mm (10-1/16") SEE OBC 9.8.3.2, 9.8.3.3 & 9.8.10

22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PPE) 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 9.13.2

24. FIREPLACE 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.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27. 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.

28. 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). 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, 610x610x34 (24"x24"x10") 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/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAPMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS @400 (16") O.C. 2-15mm (5/16") 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, HRV 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 -19mm (3/4") T & G SUBFLOOR GLUED AND SCREWED TO ENGINEERED FLOOR JOIST SYSTEM. SUPPLY AND INSTALL BLOCKING AND/OR BRIDGING IF INDICATED BY FLOOR JOIST DESIGNER (REFER TO MANUFACTURER'S LAYOUTS AND INSTALLATION INSTRUCTIONS)

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"). THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL

36. LINTEL SPECIFICATION ALL WINDOW AND DOOR LINTELS TO BE COMPRISED OF 2-2X10 BUILT-UP WOOD BEAM, EACH END BEARING ON P2s (UNLESS NOTED OTHERWISE)

37. THE FDN. 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 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"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 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").
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. AND SB12 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 DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2 AND LOCAL 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, REINFORCED STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE OBC 9.5.2.3.

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, GORDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
5. LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi-MIN) OR EQUIVALENT. WALL EACH PLY OF LVL WITH 89mm (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 MGA CONNECTOR LTD. TEL. (905) 842-3175 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 (40lbs). 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 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-08M GRADE 400R.

WOOD LINTELS AND BUILT-UP WOOD BEAMS

- L1 2/38 x 184 (2/2" 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

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
ZIP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

LAMINATED VENEER LUMBER (LVL) BEAMS

- 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)

MASONRY VENEER LINTEL SCHEDULE [OBC2012]	PROVIDE 6" MINIMUM BEARING EACH END	9.20.5.2B
OPENINGS	LINTEL SIZE	
UP TO 8'-0"	3 1/2" x 3 1/2" x 1/4"	
8'-0" TO 8'-8"	4" x 3 1/2" x 1/4"	
8'-8" TO 10'-10"	5" x 3 1/2" x 5/16"	
10'-10" TO 11'-5"	5" x 3 1/2" x 7/16"	
11'-5" TO 11'-9"	5" x 3 1/2" x 1/2"	
11'-9" TO 12'-6"	6" x 3 1/2" x 7/16"	
12'-6" TO 13'-4"	6" x 3 1/2" x 1/2"	

Building Code Legend

M.C.

MEDICINE CABINET
DOUBLE VOLUME WALL SEE NOTE 39.

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

EXHAUST VENT (12" HIGH)

DUPLEX OUTLET

WEATHERPROOF DUPLEX 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

P.T. PRESSURE TREATED LUMBER

ORDER TRUSS MANUF. BY ROOF TRUSS MANUF.

FLAT ARCH

CURVED ARCH

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 (AUDIBLE/VISUAL)-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. & SB9J PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(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.

495 DUVERNAY DR.

drawn by: CB

date: FEB/23

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

sheet no:

1
13

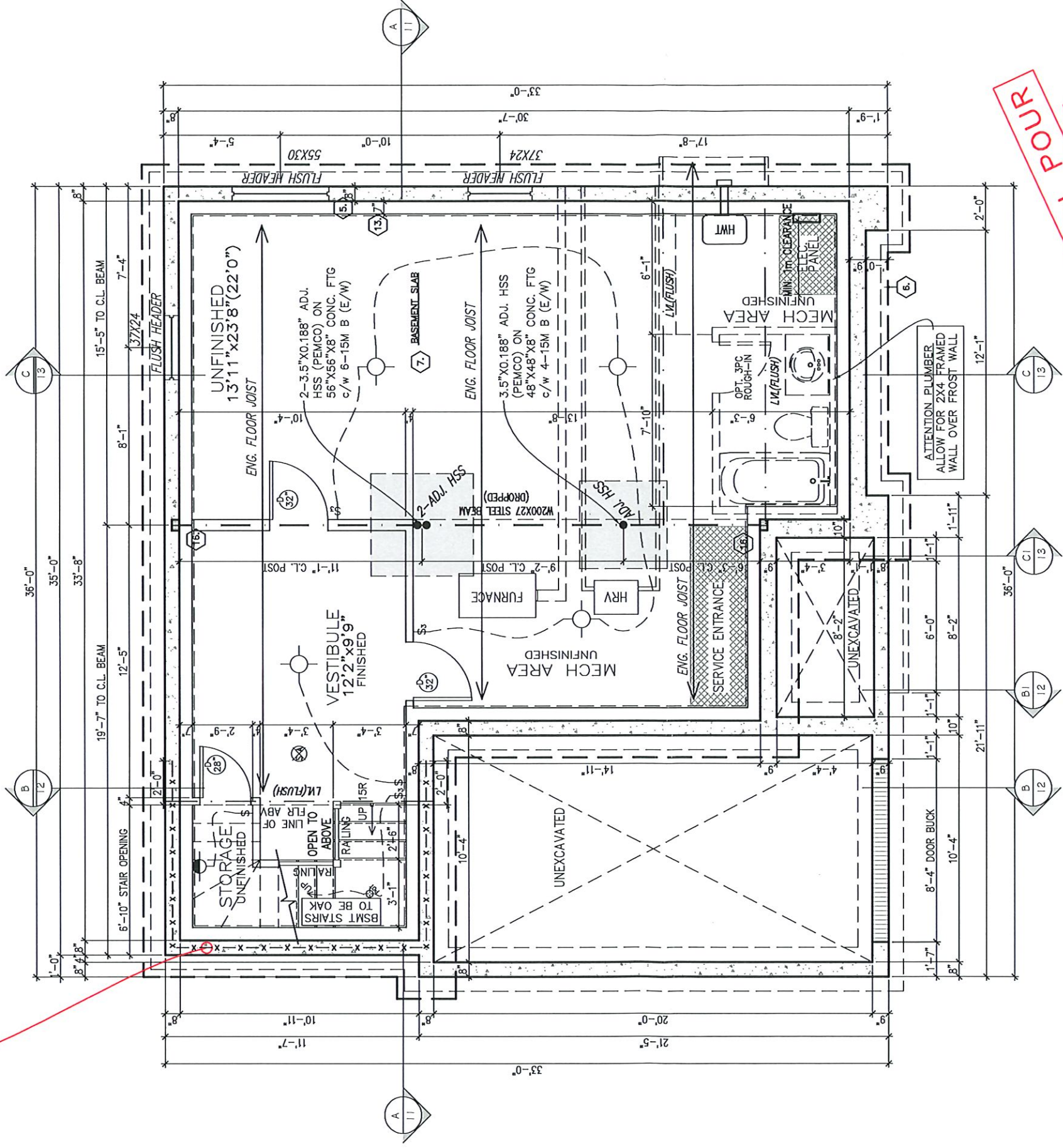
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9	REVISED BONUS ROOM THIRD FLOOR	20/06/23	CB
8	ISSUED FOR ENGINEERING	31/05/23	CB
7	CABINETRY REVISIONS	31/05/23	CB
6	JOIST DIRECTION REVISION	19/05/23	CB
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

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.

REINFORCE WALL W/
2-15M(H.)@ 24" o/c w/15M BENT BARS
AROUND CORNERS (18"x18") &
15M(V.)@ 20" o/c c/w 15M BENT DOWELS
32"x12" @ 20" o/c CONNECTING FND TO FTGS

**REQUIRED FOR WINDOWS OVER 48"
WIDE**
ADD 2-15M BAR AT EACH FACE,
AT 3" BELOW WINDOW SILL AND
EXTEND BAR 2'-0" BEYOND WINDOW
OPENING EACH WAY AND 2-15M
VERTICAL BARS EACH SIDE

•FKPA
•24" x 8" gap footings



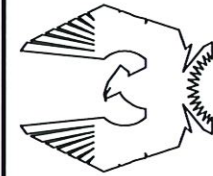
6. FOUNDATION POUR

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SEP 01 2023
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101 Centrepointe Dr.
AUG 01 2023
BCSB

BASEMENT = 207 SQ. FT.
GROUND FLOOR = 885 SQ. FT.
SECOND FLOOR = 914 SQ. FT.
THIRD FLOOR = 972 SQ. FT.
TOTAL = 2978 SQ. FT.

BASEMENT PLAN
207 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

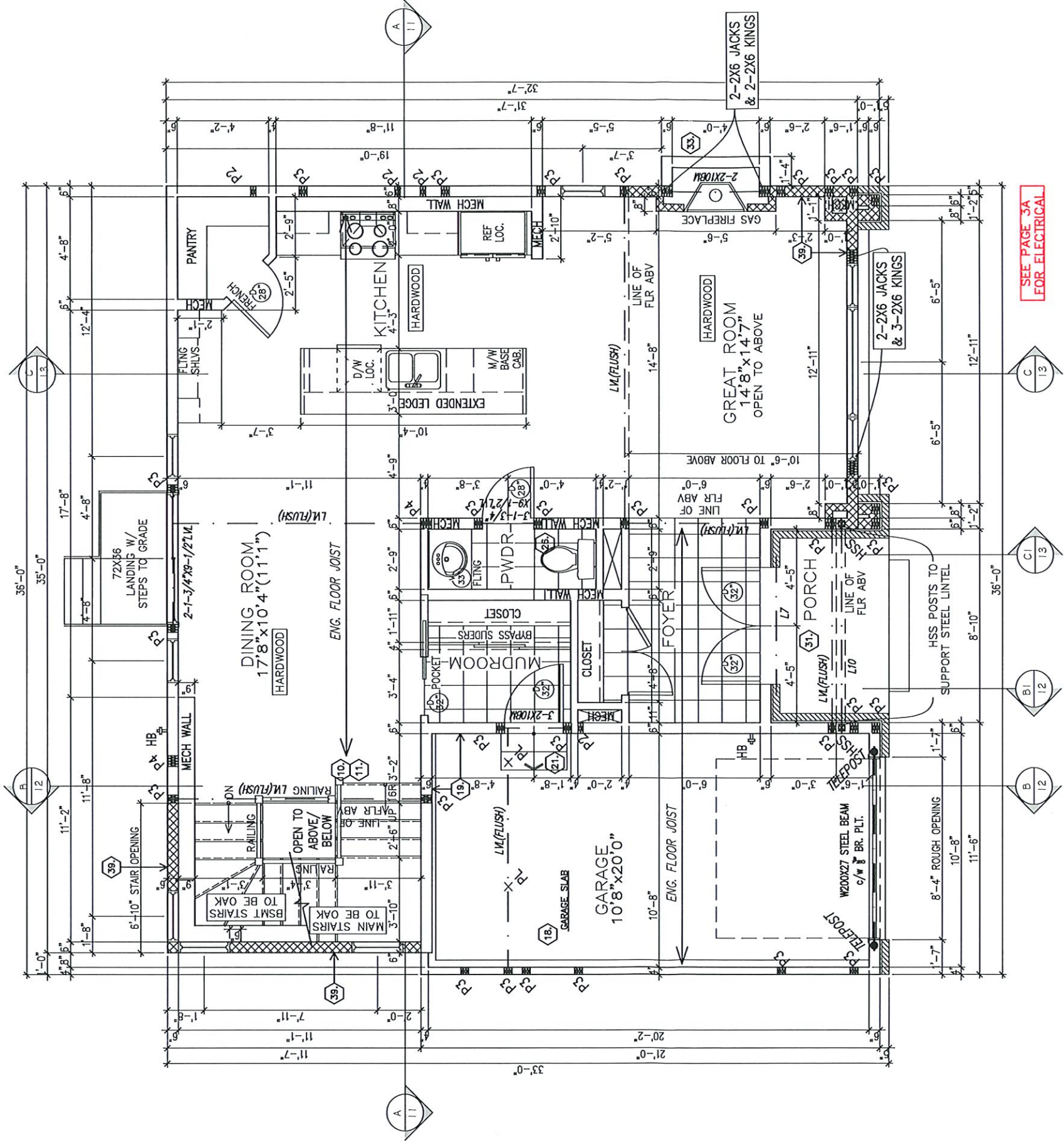
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495 DUVERNAY DRIVE

No.	Description	ad/mm/yy	By
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9	REVISED BONUS ROOM THIRD FLOOR	20/06/23	CB
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7	CABINETS REVISIONS	31/05/23	CB
6	JOIST DIRECTION REVISION	19/05/23	CB
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
REVISIONS			

495 DUVERNAY DR.	drawn by: CB
date: FEB/23	scale: 3/16"=1'-0"
sheet no:	2/13

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



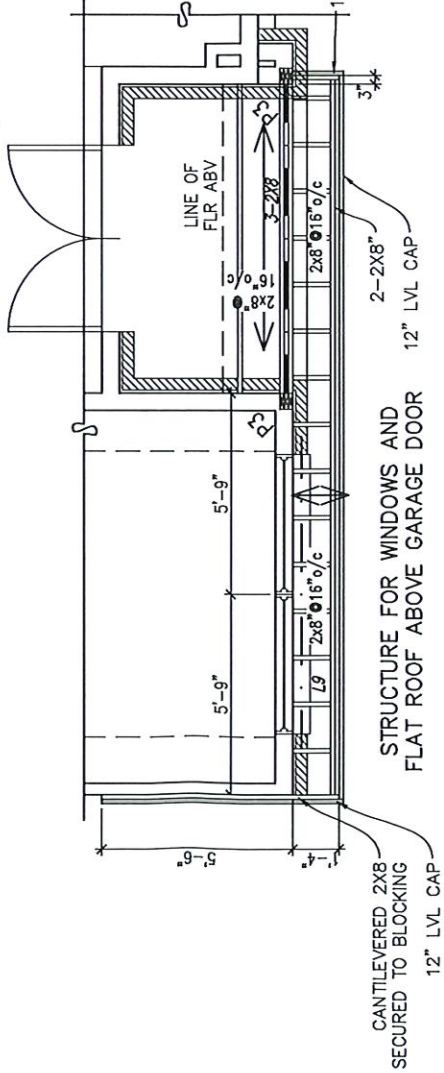
SEE PAGE 3A
FOR ELECTRICAL

City of Ottawa
Building Services Branch

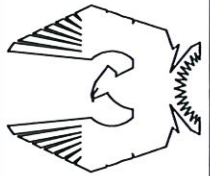
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GROUND FLOOR PLAN 885 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

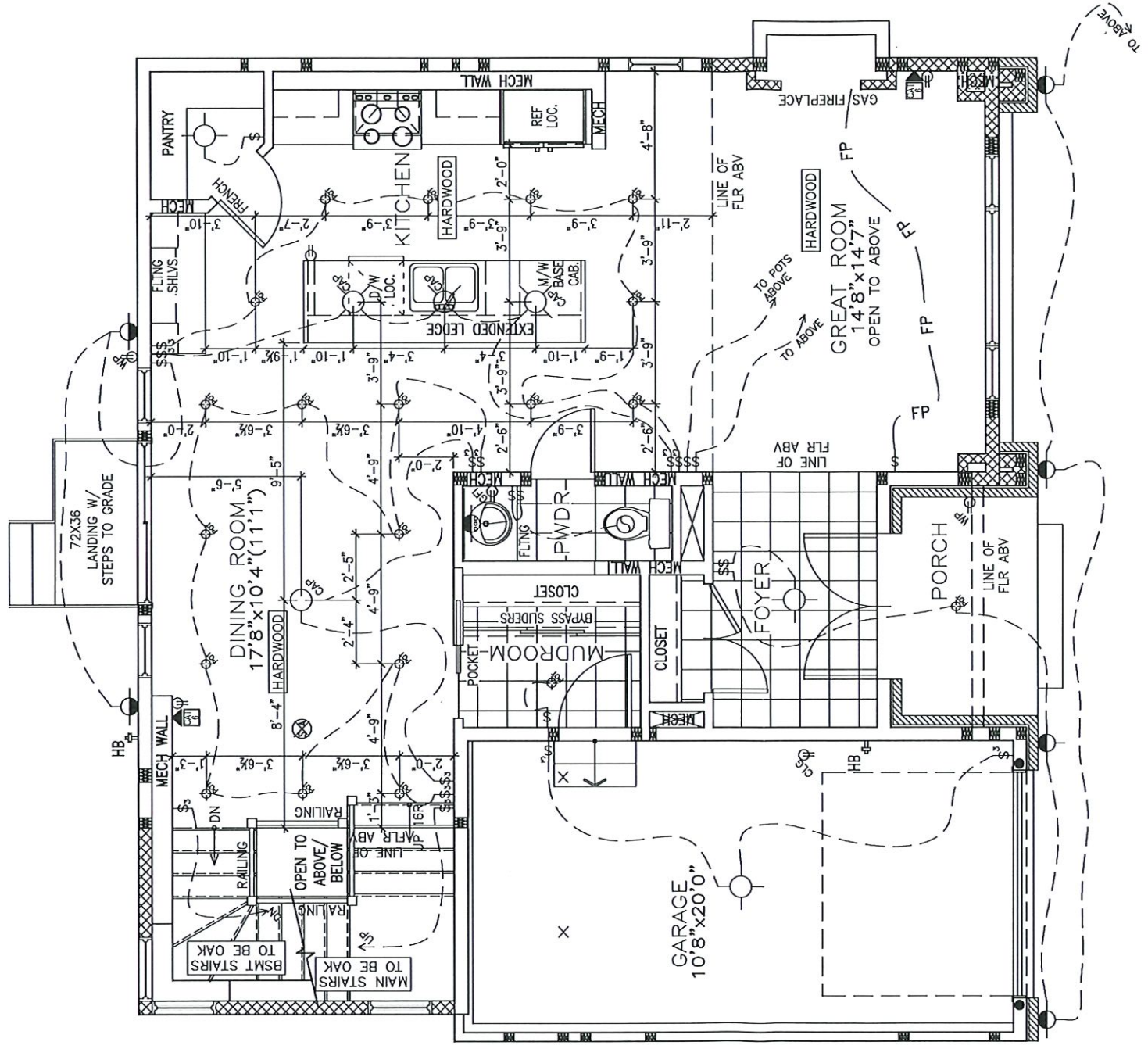
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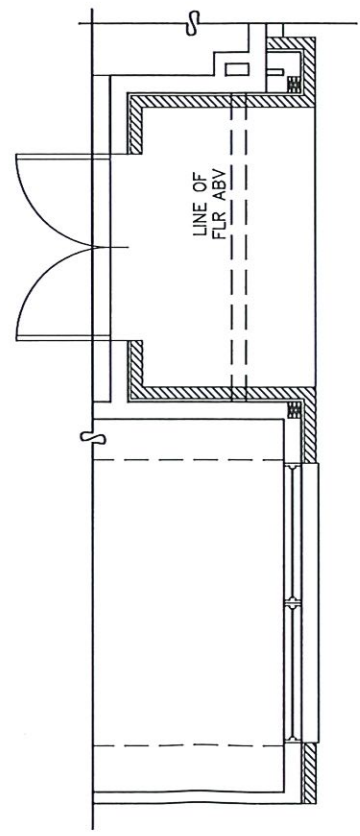
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495 DUVERNAY DR.		495 DUVERNAY DR.	
drawn by:	CB	21/06/23	CB
date:	FEB/23	20/06/23	CB
scale:	3/16"=1'-0"	31/05/23	CB
sheet no:	3	31/05/23	CB
	13	19/05/23	CB
		11/05/23	CB
		ad/mm/yy	By

No.	Description	REVISIONS
10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	21/06/23 CB
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8	ISSUED FOR ENGINEERING	31/05/23 CB
7	CABINERY REVISIONS	31/05/23 CB
6	JOIST DIRECTION REVISION	19/05/23 CB
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23 CB

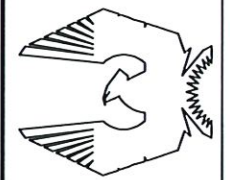


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STRUCTURE FOR WINDOWS AND
FLAT ROOF ABOVE GARAGE DOOR

GROUND FLOOR PLAN
885 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE



LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE

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No.	Description	ad/mm/yy	By
REVISIONS			

495 DUVERNAY DR.	drawn by: CB
	date: FEB/23
	scale: 3/16"=1'-0"
sheet no:	3A 13

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.

WEB PACKING#1:

- PROVIDE 24" LONG WEB PACKING CENTERED ON FLUSH LVL BEAM TO FASTEN THE FACE MOUNTED BEAM HANGERS
- WEB PACKING TO BE BOLTED TO STEEL BEAM WEB W/2 ROWS
- 2" THROUGH BOLTS (C/W NUTS & WASHERS) @12" o/c
- BOLTS TO BE LOCATED 6" FROM EACH EDGE OF LVL BEAM

WEB PACKING#2:

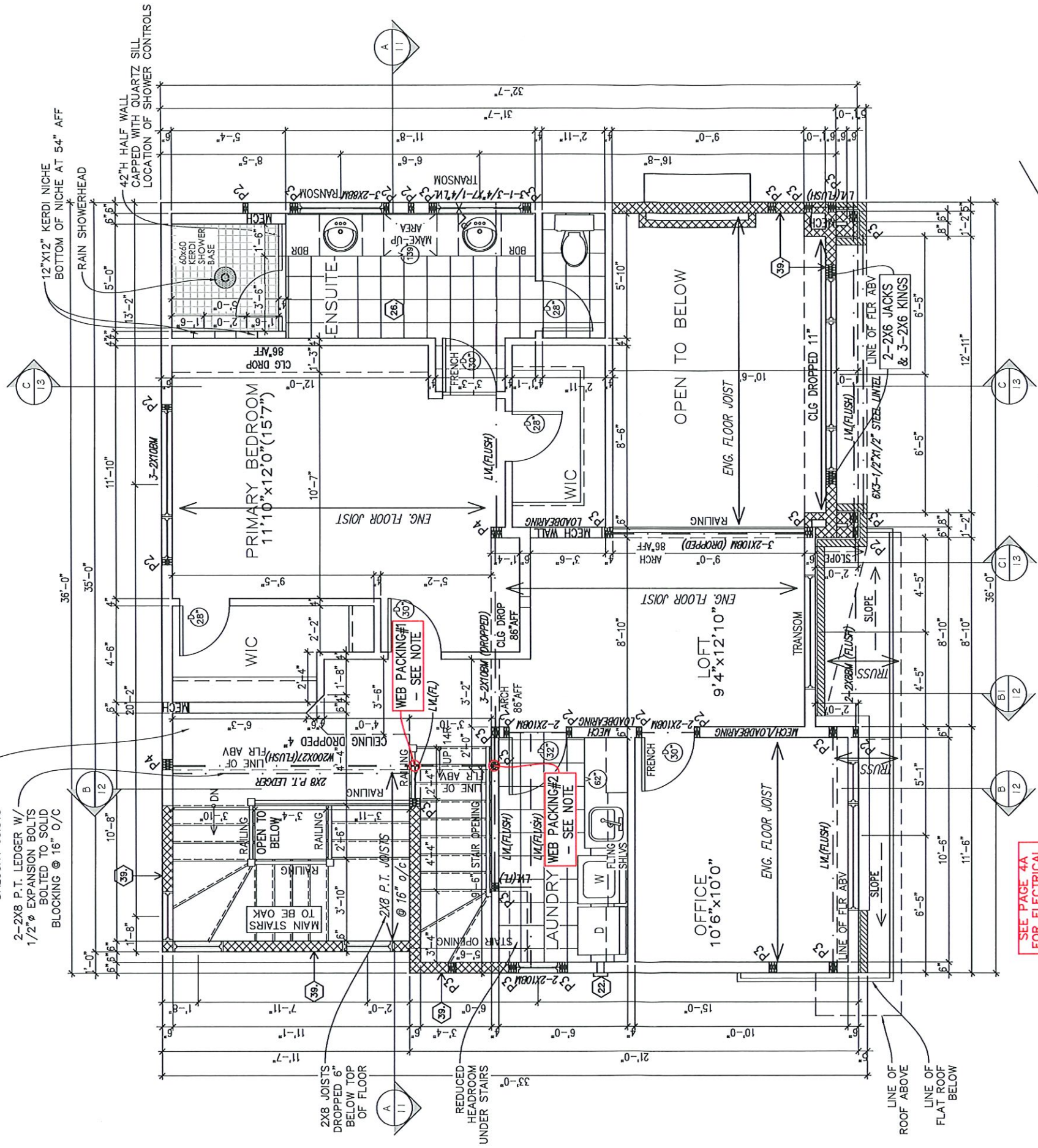
- PROVIDE 24" LONG WEB PACKING AT END OF STEEL BEAM TO FASTEN THE FACE MOUNTED BEAM HANGERS
- WEB PACKING TO BE BOLTED TO STEEL BEAM WEB W/2 ROWS
- 2" THROUGH BOLTS (C/W NUTS & WASHERS) @12" o/c
- BOLTS TO BE LOCATED 6" FROM EACH EDGE OF LVL BEAM

NOTE

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

CEILING DROPPED APPROX. 4" TO ALIGN WITH U/S OF BALCONY JOISTS

2-2X8 P.T. LEDGER W/ 1/2" Ø EXPANSION BOLTS BOLTED TO SOLID BLOCKING @ 16" O/C



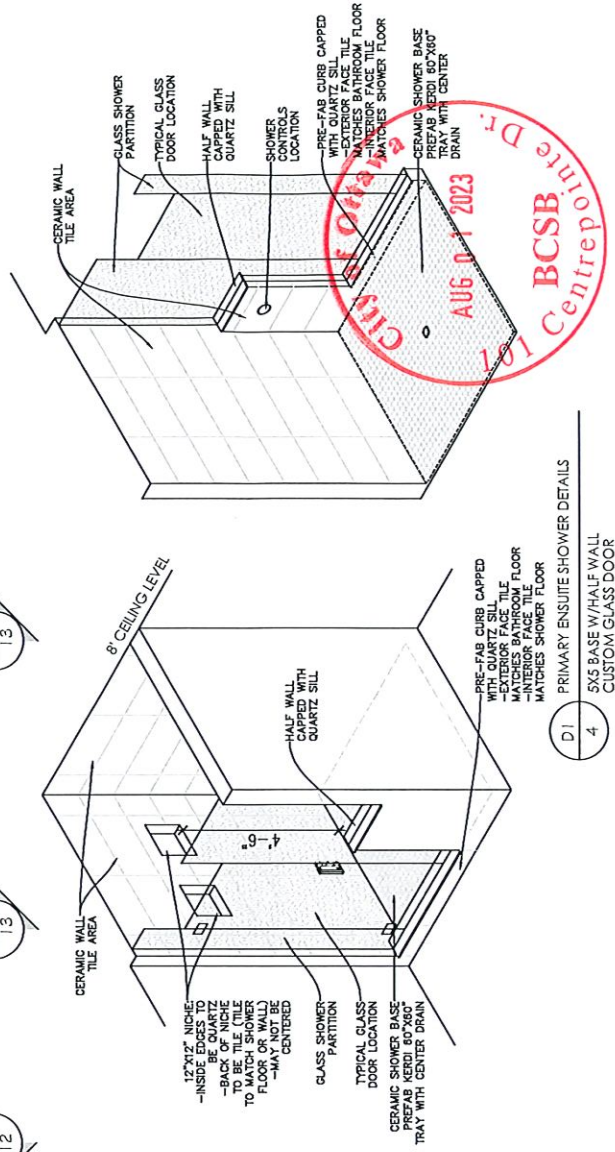
SEE PAGE 4A FOR ELECTRICAL

City of Ottawa
Building Services Branch

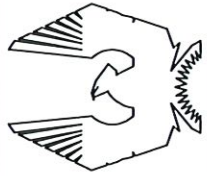
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SECOND FLOOR PLAN 914 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

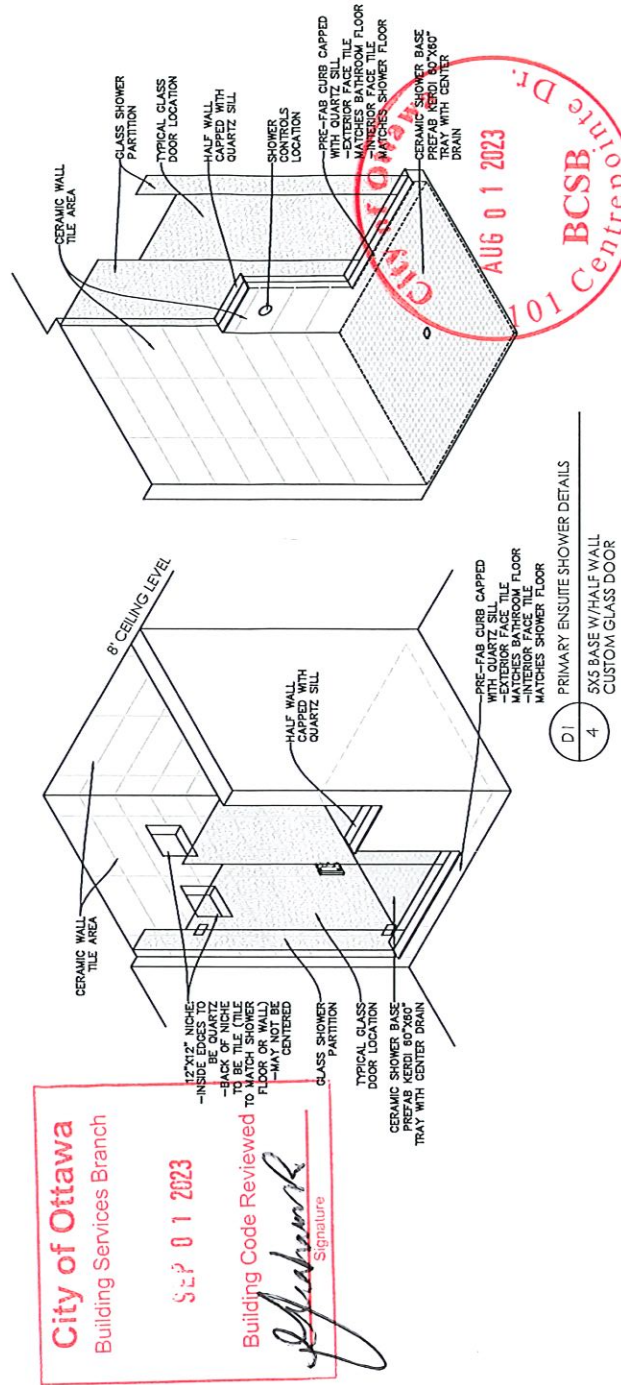
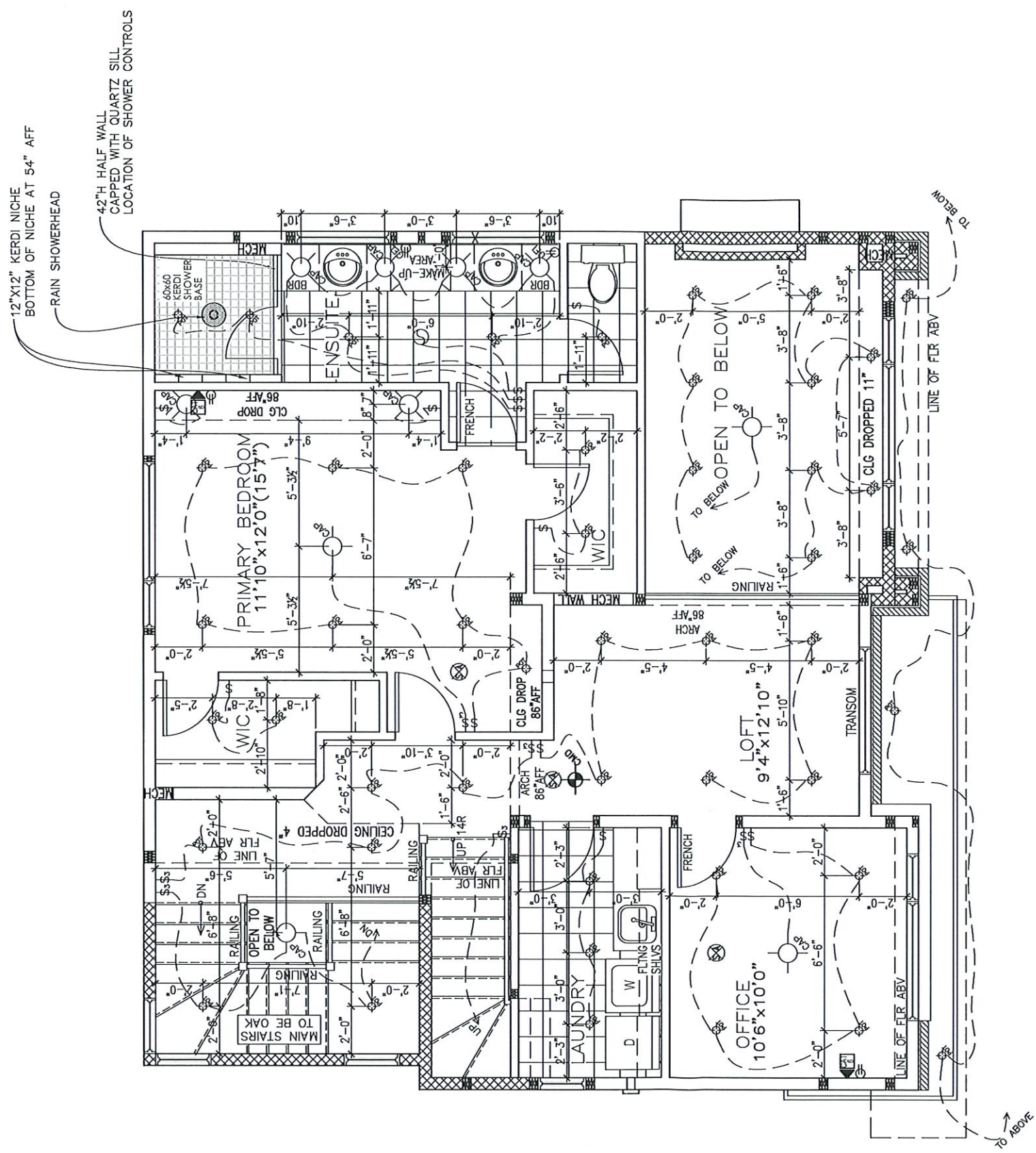
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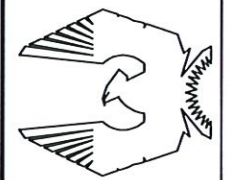
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No.	Description	By	dd/mm/yy
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9	REVISED BONUS ROOM THIRD FLOOR	CB	20/06/23
8	ISSUED FOR ENGINEERING	CB	31/05/23
7	CABINETS REVISIONS	CB	31/05/23
6	JOIST DIRECTION REVISION	CB	19/05/23
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	CB	11/05/23

495 DUVERNAY DR.	drawn by: CB
date: FEB/23	scale: 3/16"=1'-0"
sheet no: 4	13



SECOND FLOOR PLAN
914 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE



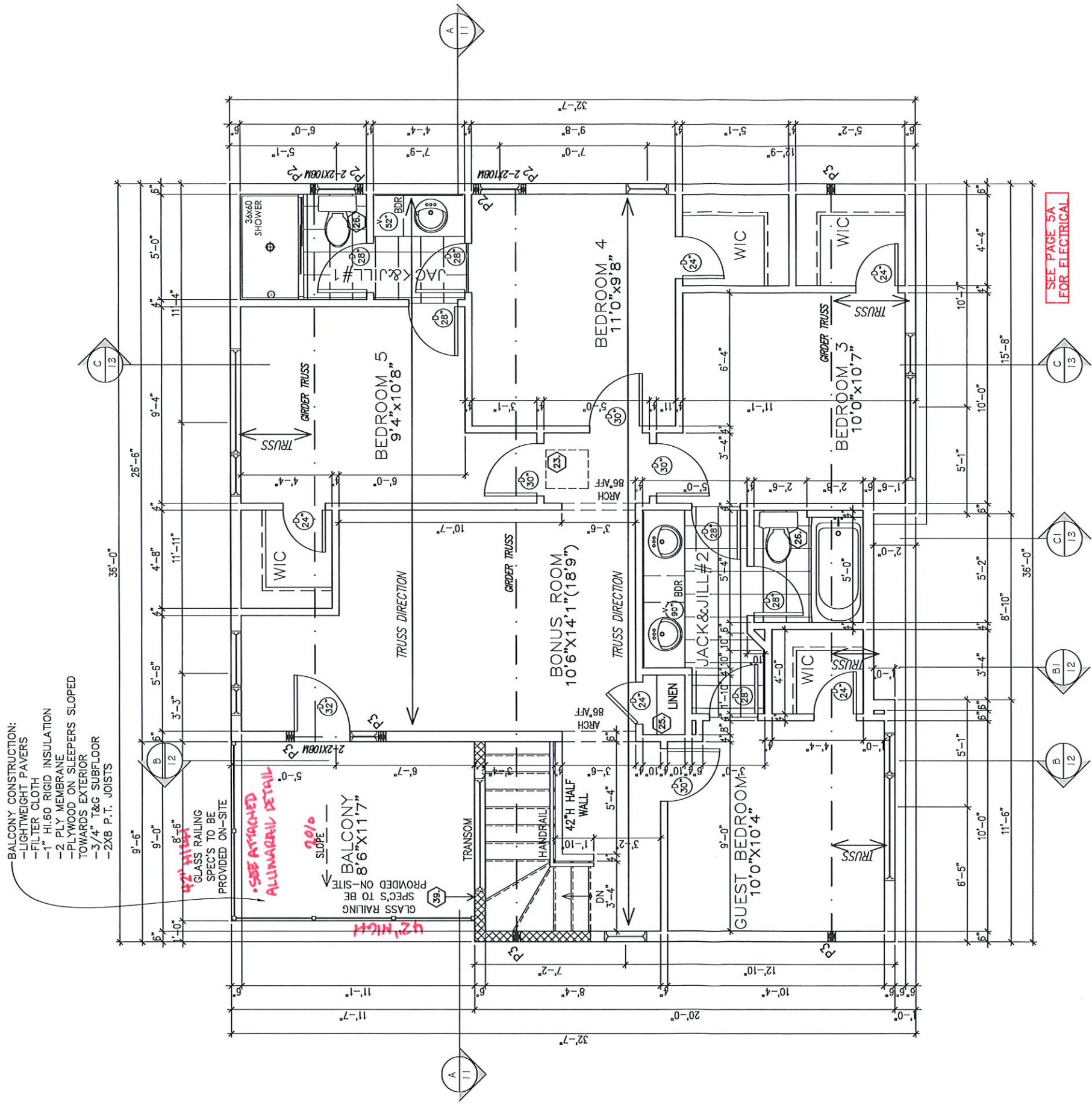
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5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

495 DUVERNAY DR.
drawn by: CB
date: FEB/23
scale: 3/16"=1'-0"
sheet no: 4A
13

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

- BALCONY CONSTRUCTION:
- LIGHTWEIGHT PAVERS
 - FILTER CLOTH
 - 1" HI.60 RIGID INSULATION
 - 2 PLY MEMBRANE
 - PLYWOOD ON SLEEPERS SLOPED TOWARDS EXTERIOR
 - 3/4" T&G SUBFLOOR
 - 2X8 P.T. JOISTS



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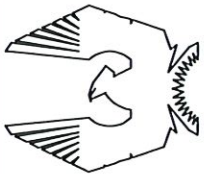
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THIRD FLOOR PLAN
972 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE

XXX

10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	CB	21/06/23
9	REVISED BONUS ROOM THIRD FLOOR	CB	20/06/23
8	ISSUED FOR ENGINEERING	CB	31/05/23
7	CABINETS REVISIONS	CB	31/05/23
6	JOIST DIRECTION REVISION	CB	19/05/23
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	CB	11/05/23
No. Description		dd/mm/yy	By
REVISIONS			

495 DUVERNAY DR.

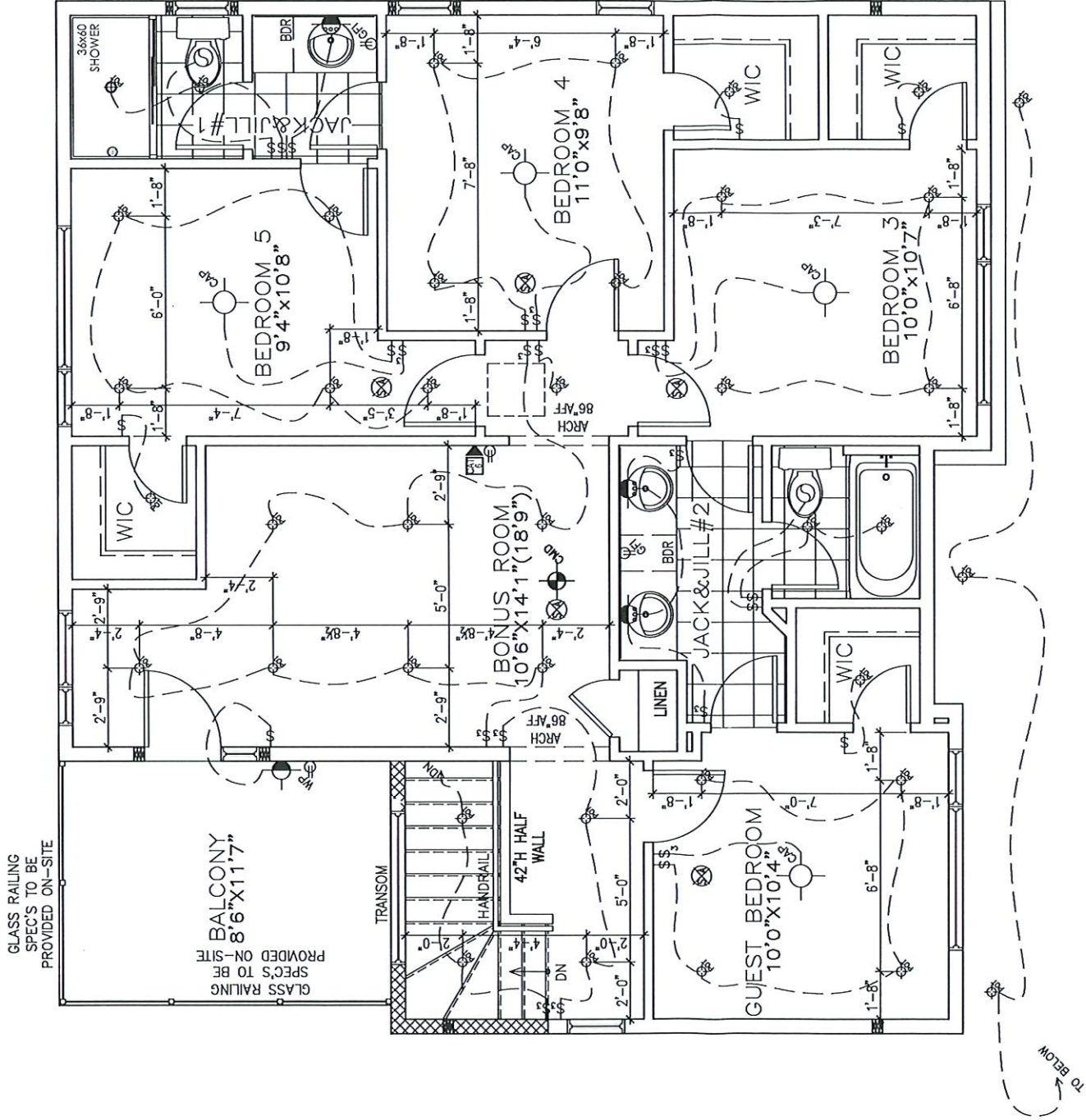
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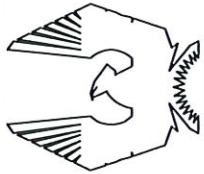
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Aug 01 2023
BCSB
Centrepointe Dr. 101

THIRD FLOOR PLAN
972 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

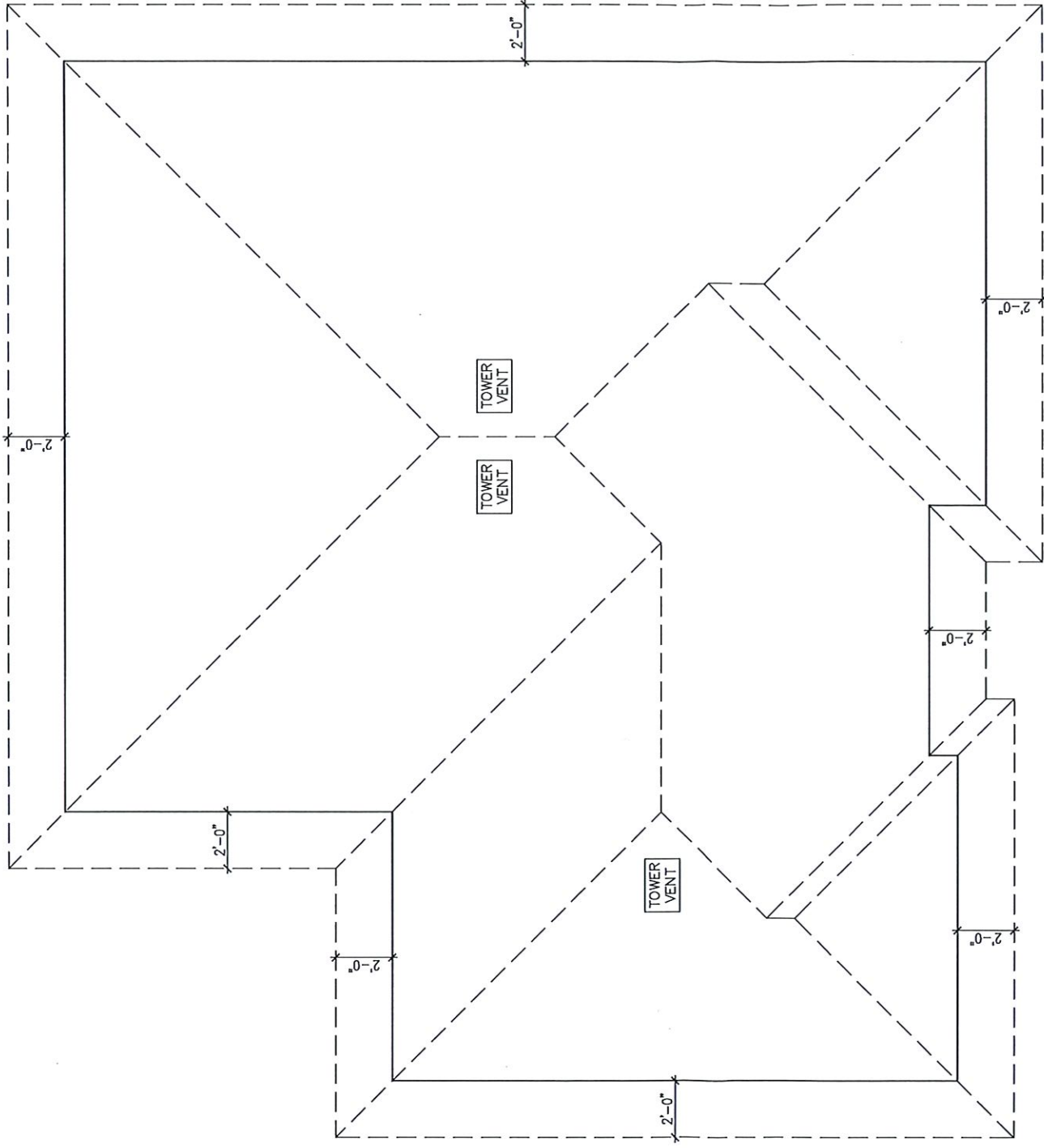
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LOT NUMBER:
CIVIC ADDRESS:
495 DUVERNAY DRIVE

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8	ISSUED FOR ENGINEERING	31/05/23	CB
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No. Description		dd/mm/yy	By
REVISIONS			

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ROOF PLAN

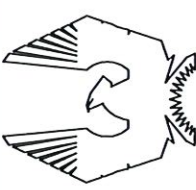
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Building Services Branch

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City of Ottawa
AUG 01 2023
101 Centrepointe Dr. BCSB



PHOENIX HOMES

THREE STOREY SINGLE

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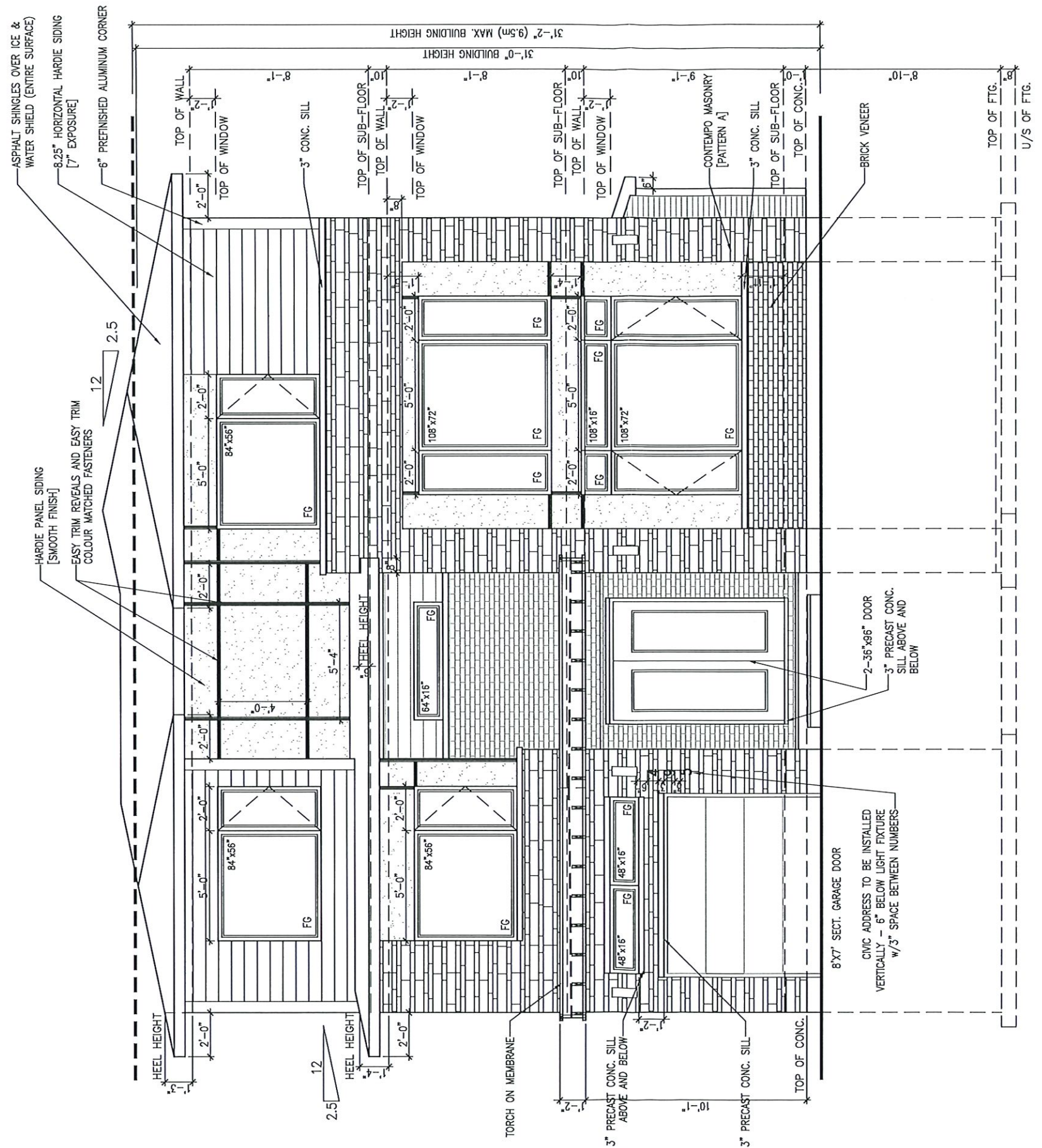
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7	CABINETRY REVISIONS	31/05/23	CB
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5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
No. Description		dd/mm/yy	By
REVISIONS			

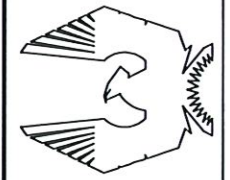
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9' FOUNDATION POUR
AUG 01 2023
BCSB
101 Centrepointe Dr.
Ottawa

FRONT ELEVATION



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

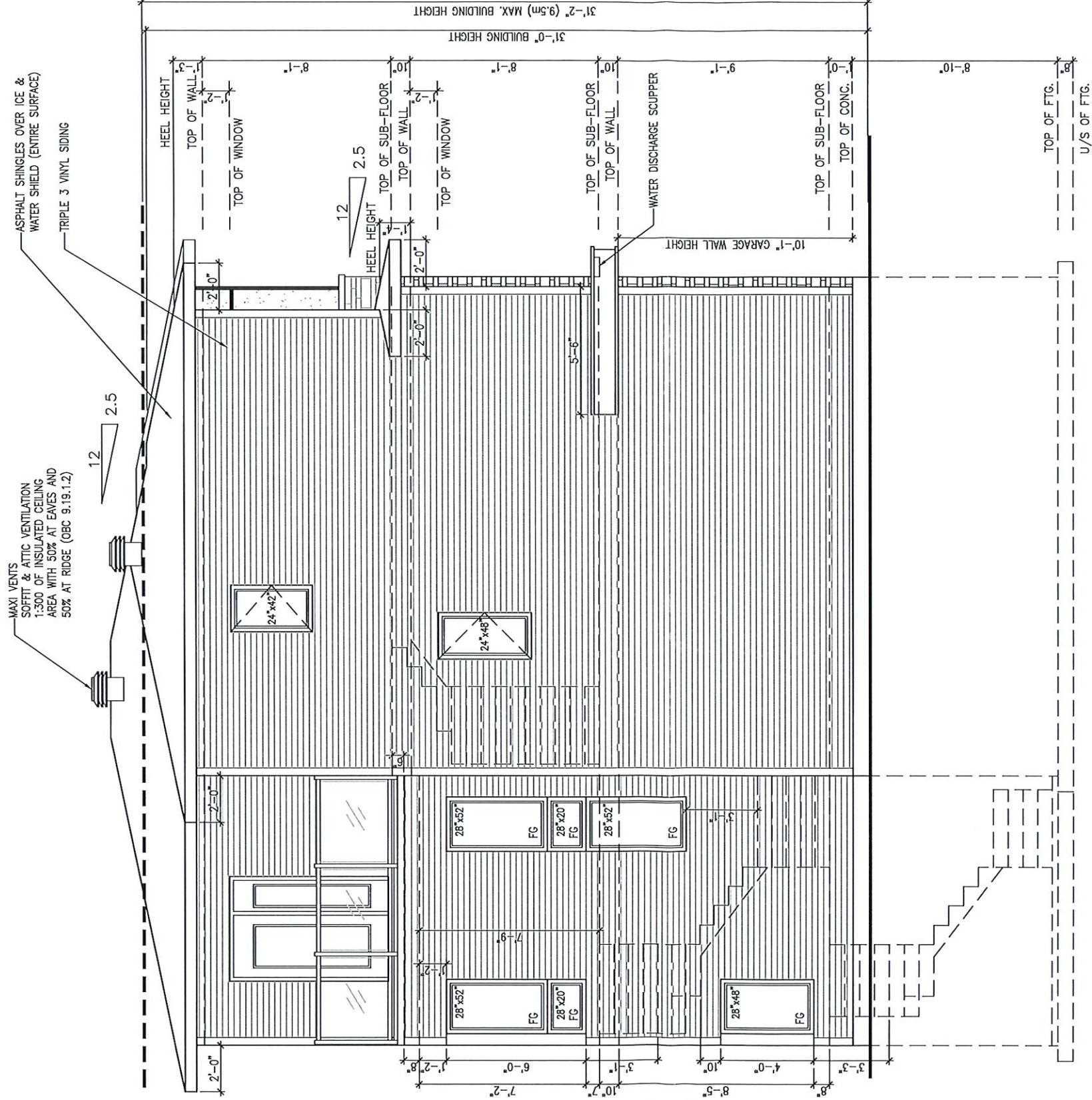
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5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

495 DUVERNAY DR.	drawn by: CB
	date: FEB/23
	scale: 3/16"=1'-0"
sheet no:	7
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ATTENTION SIDING CREW**
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



U.P.O. CALCULATION
LIMITING DISTANCE 1.20m 1.3m
WALL AREA 924.5 SQ. FT.
OPENINGS ALLOWED 64.72 SQ. FT. (7%)
OPENINGS PROVIDED 65.62 SQ. FT. (6.82%)

924.5 sq ft
104.72 sq ft City of Ottawa
54.78 sq ft Building Services Branch

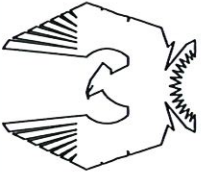
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6, FOUNDATION OF OTTAWA
AUG 01 2023
BCSB
Centrepointe Dr.

LEFT ELEVATION



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

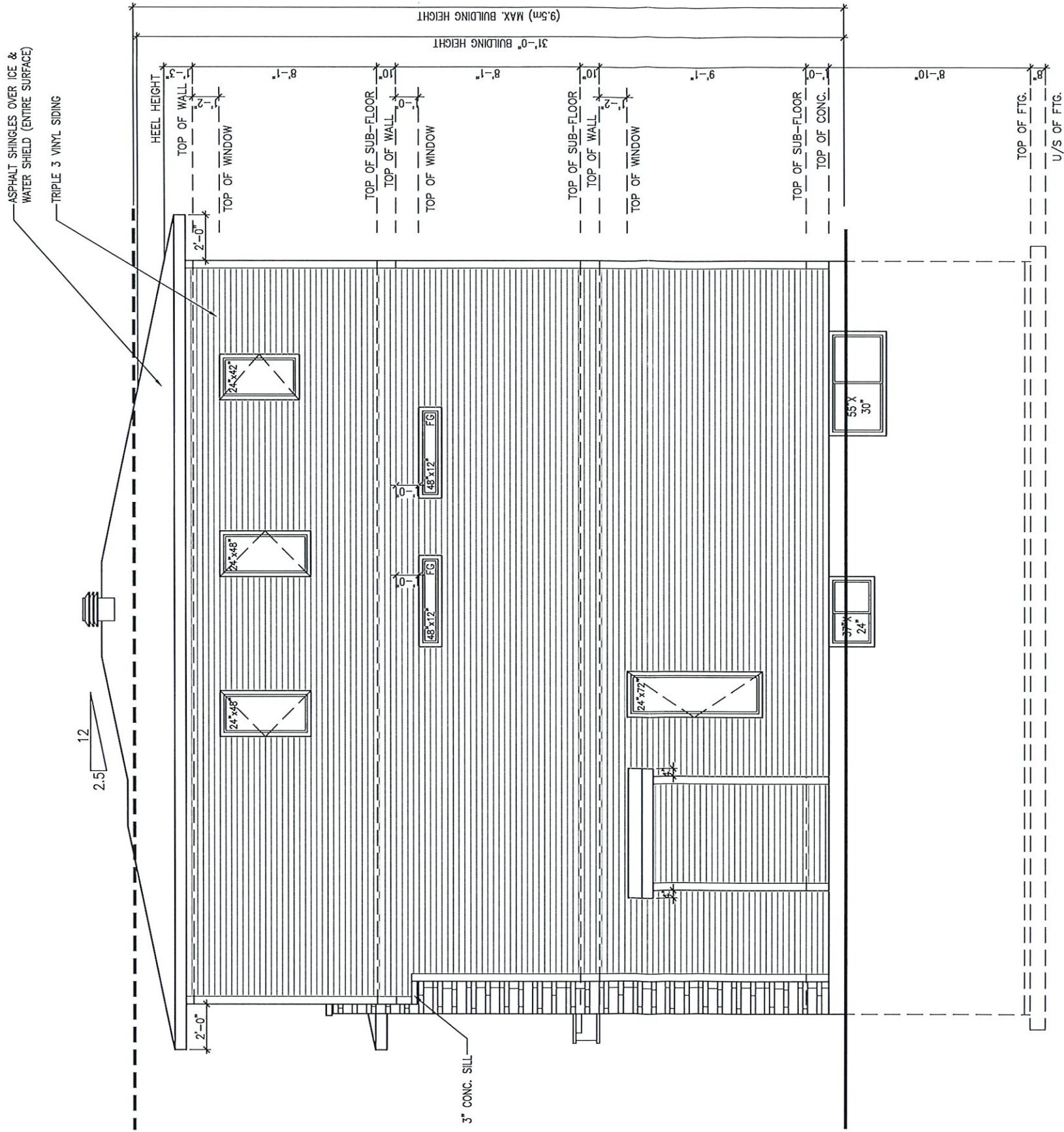
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495 DUVERNAY DR.
drawn by: CB
date: FEB/23
scale: 3/16"=1'-0"
sheet no:
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****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



U.P.O. CALCULATION
LIMITING DISTANCE 1.20m
WALL AREA 933.5 SQ. FT. 93.4
OPENINGS ALLOWED 65.34 SQ. FT. (7%)
OPENINGS PROVIDED 39.09 SQ. FT. (4.19%)

City of Ottawa
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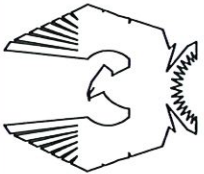
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FOUND APPROVED
AUG 01 2023
BCSB
101 Centrepointe Dr.

RIGHT ELEVATION



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

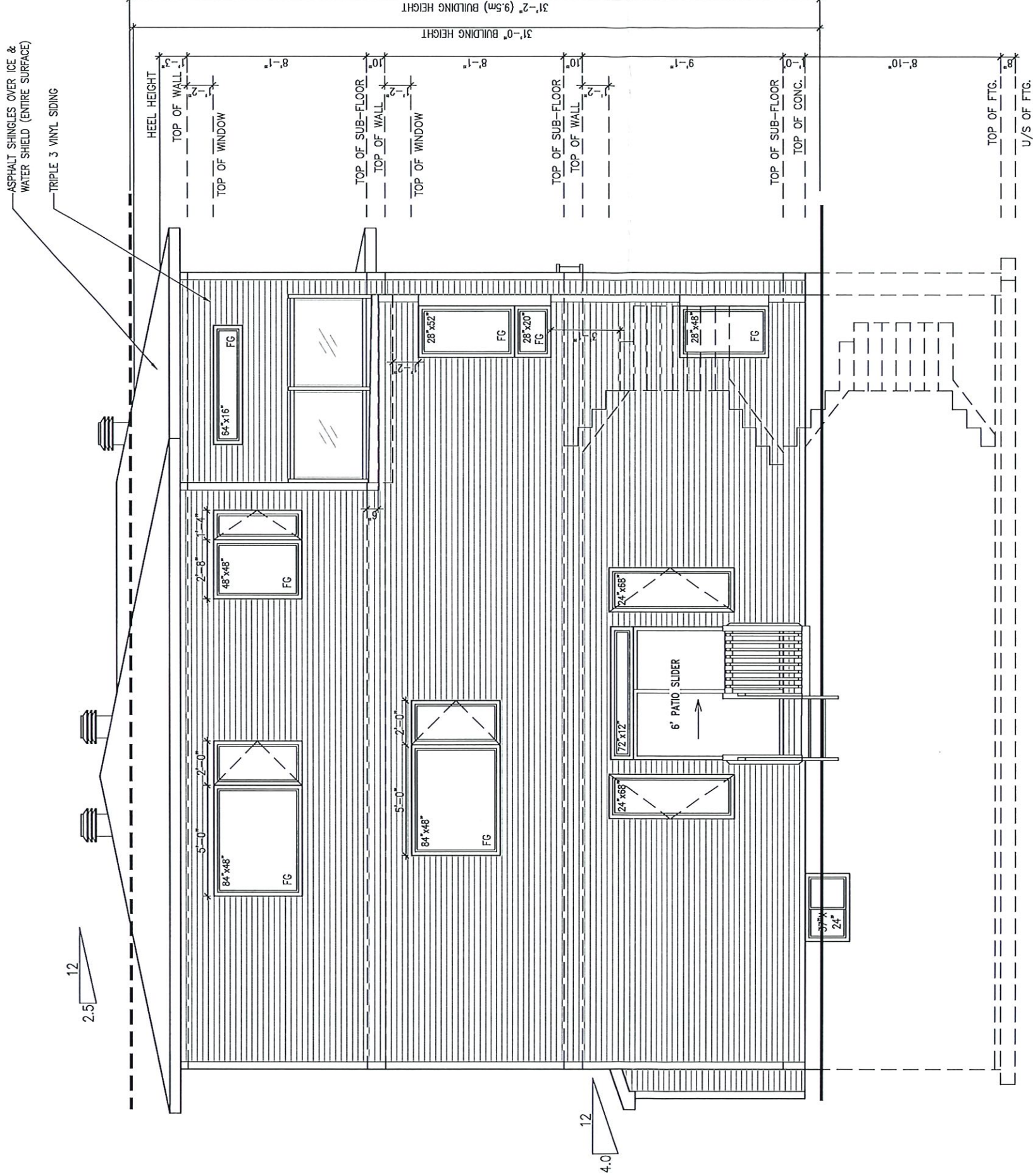
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ATTENTION SIDING CREW**
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



City of Ottawa
Building Services Branch

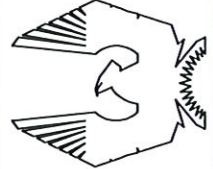
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Signature

FOUNDA
101 Centrepointe Dr.
Ottawa
AUG 01 2023
BCSB

REAR ELEVATION



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

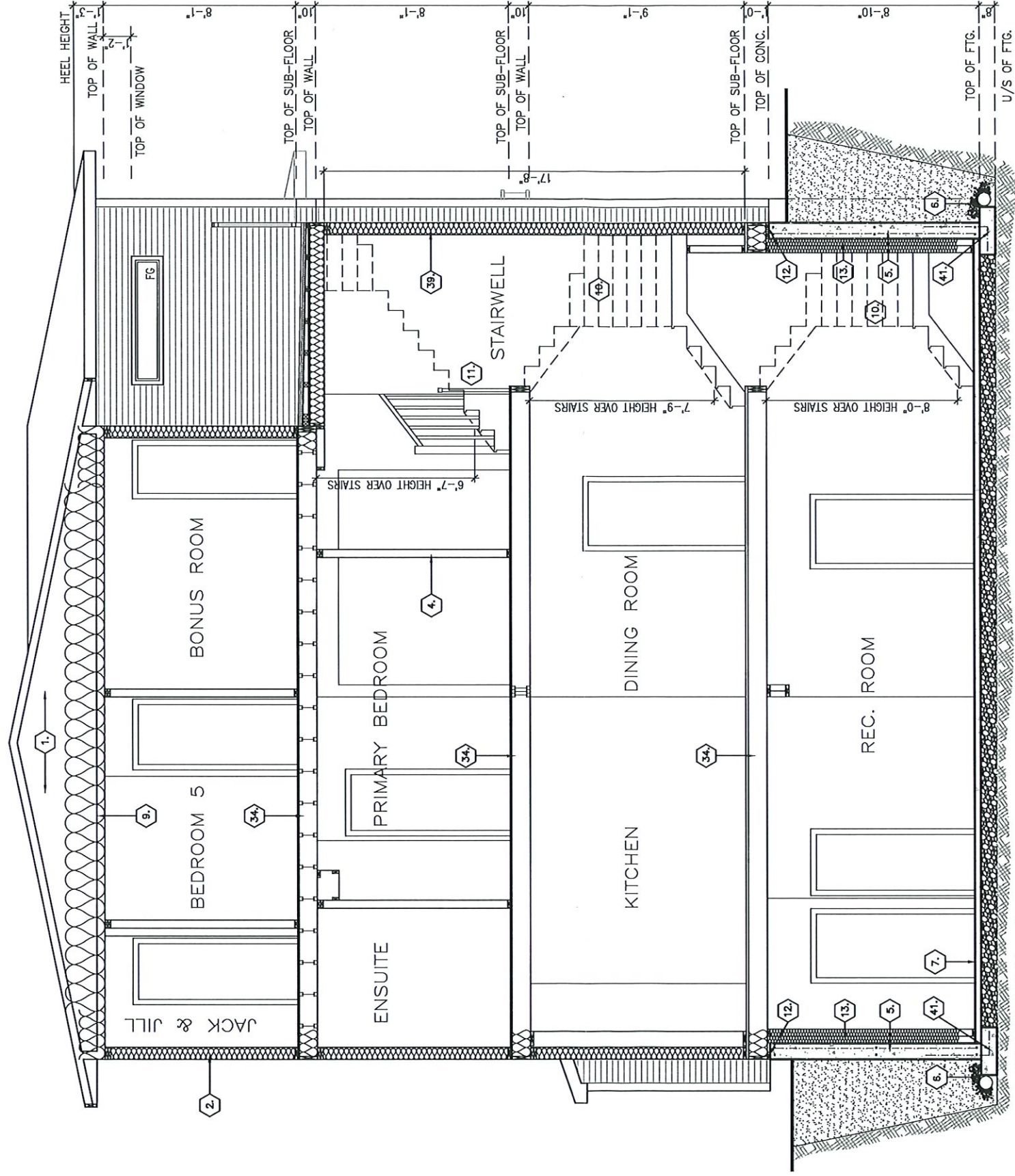
XXX

LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE

No.	Description	REVISIONS
10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	21/06/23 CB
9	REVISED BONUS ROOM THIRD FLOOR	20/06/23 CB
8	ISSUED FOR ENGINEERING	31/05/23 CB
7	CABINERY REVISIONS	31/05/23 CB
6	JOIST DIRECTION REVISION	19/05/23 CB
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23 CB

495 DUVERNAY DR.
drawn by: CB
date: FEB/23
scale: 3/16"=1'-0"
sheet no: 10/13



SECTION A

City of Ottawa
Building Services Branch

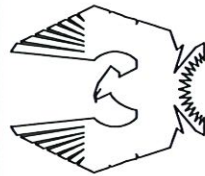
SEP 01 2023

Building Code Reviewed

[Signature]
Signature

9' FOUNDATION NOT TO BE POURED
City of Ottawa
AUG 01 2023
101 City of Ottawa BCSB

SECTION A



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

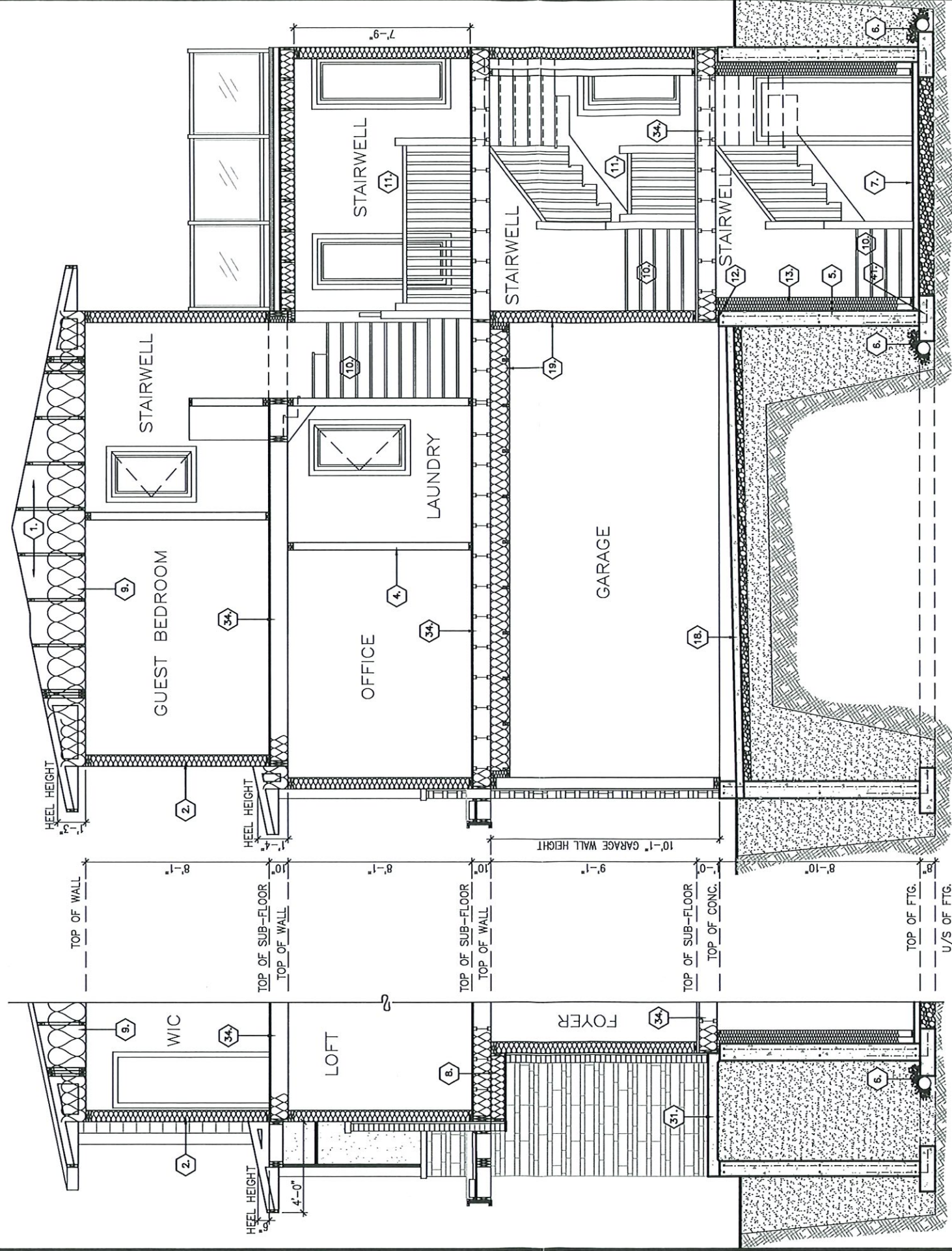
LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE

XXX

10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	21/06/23	CB
9	REVISED BONUS ROOM THIRD FLOOR	20/06/23	CB
8	ISSUED FOR ENGINEERING	31/05/23	CB
7	CABINETS REVISIONS	31/05/23	CB
6	JOIST DIRECTION REVISION	19/05/23	CB
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
No. Description		ad/mm/yy	By
REVISIONS			

495 DUVERNAY DR.	drawn by: CB
date: FEB/23	scale: 3/16"=1'-0"
sheet no:	11 13



SECTION B1

SECTION B

City of Ottawa
Building Services Branch

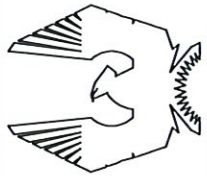
SEP 01 2023

Building Code Reviewed

Signature
Signature

9. FOUNDATION FOUR
AUG 01 2023
BCSB
101 Centrepointe Dr. Ottawa

SECTION B



PHOENIX HOMES

THREE STOREY SINGLE

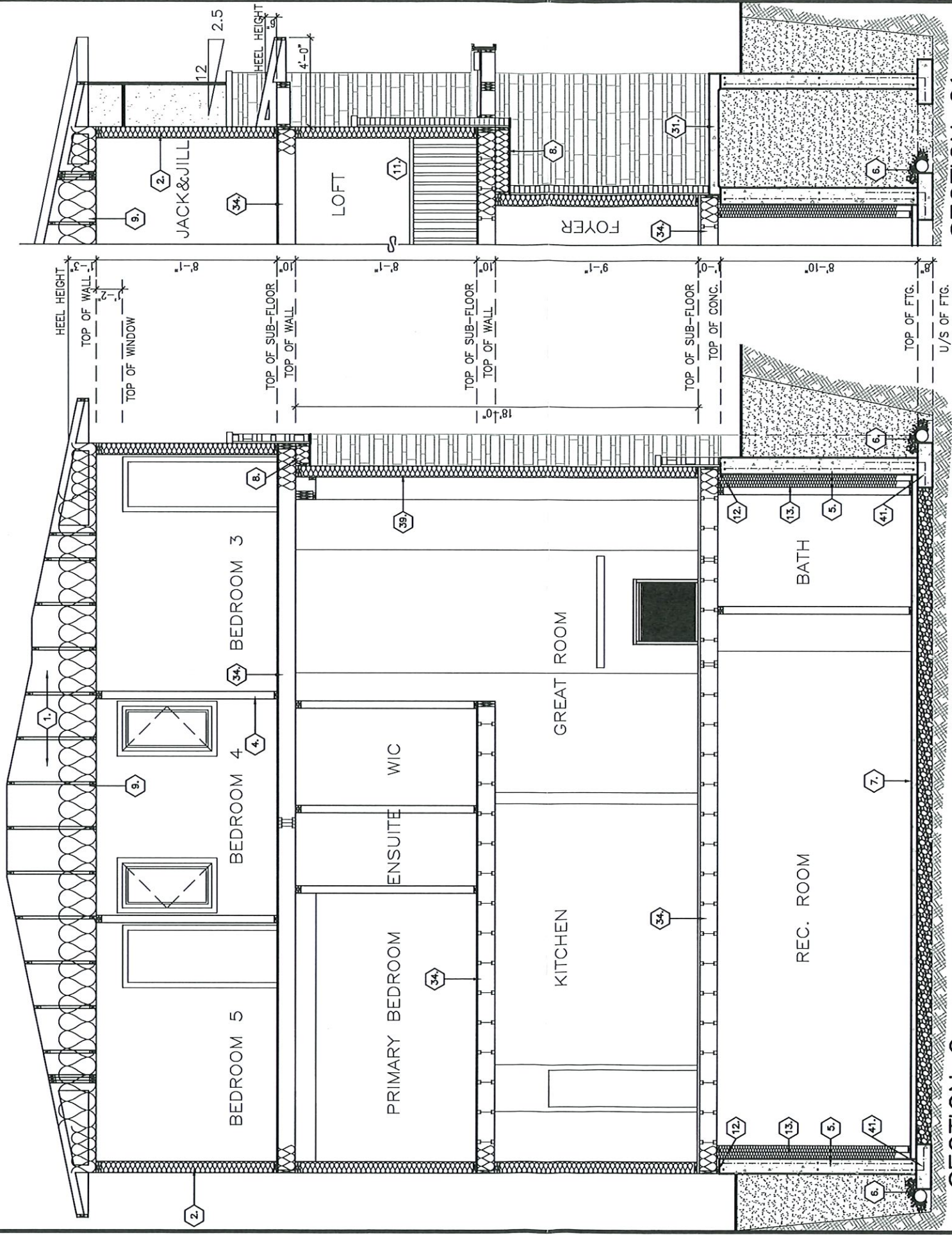
SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE

XXX

No.	Description	REVISIONS	By
10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	21/06/23	CB
9	REVISED BONUS ROOM THIRD FLOOR	20/06/23	CB
8	ISSUED FOR ENGINEERING	31/05/23	CB
7	CABINETS REVISIONS	31/05/23	CB
6	JOIST DIRECTION REVISION	19/05/23	CB
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
495 DUVERNAY DR.			
drawn by: CB		date: FEB/23	sheet no: 12/13
scale: 3/16"=1'-0"			



SECTION C

SECTION C1

City of Ottawa
Building Services Branch

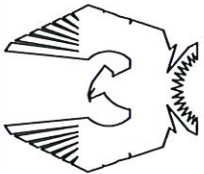
SEP 01 2023

Building Code Reviewed

[Signature]
Signature

6' FOUNDATION POUR
City of Ottawa
AUG 01 2023
101 C.B.S.B. DR.

SECTION C



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
495 DUVERNAY DRIVE

XXX

10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	21/06/23	CB
9	REVISED BONUS ROOM THIRD FLOOR	20/06/23	CB
8	ISSUED FOR ENGINEERING	31/05/23	CB
7	CABINETS REVISIONS	31/05/23	CB
6	JOIST DIRECTION REVISION	19/05/23	CB
5	ENSUITE RAIN SHOWERHEAD AND ADDED POTS	11/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

495 DUVERNAY DR.
drawn by: CB
date: FEB/23
scale: 3/16"=1'-0"
sheet no:
13/13