

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 1" 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 (1'2") BEYOND INNER FACE OF ROOF 8:12 OR W/ALL. (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. ENVESTROUGH, PASCIA, R/WL & 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'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

3.

BRICK VENEER CONSTRUCTION (2'x6")
90mm (4") FACE BRICK, 25mm (1") AIR SPACE
22x180x2.76mm (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 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. FOTN. WALL 20MPa (C/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 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FTG. BRACE FOTN. 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) 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(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 860mm (33") 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")
STAIR COMPONENT MINIMUM MAXIMUM
RISE 125mm (4") 200mm (7")
RUN 255mm (10") 355mm (14")
—BETWEEN ADJACENT TREADS & LANDINGS = 5mm
—BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
—9.8.4.6(1)(b) MAX. NOSING 25mm (1")
—9.8.2.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1")
—9.8.2.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3") INTO REQUIRED WIDTH OF STAIR (SEE 9.8.2.1(1))

11.

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

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 R40 BATT INSULATION. APPROVED V8 TO 8" ABOVE FLOOR LEVEL.
OR
—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)

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, AND 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/CSA-S16.01, AND WITH 102x150x9.5 (4"x6"x3/8") STL. PLATE TOP & BOTTOM, 910x410x10.0 (35"x35"x1/2") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 KPa. MINIMUM AND AS PER SOILS REPORT.

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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
40. 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 UNOBTSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). 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")

2

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

3

MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

4

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MIN. STANDARDS.

5

ALL WINDOWS VENTS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.5.3 CHECK WITH LOCAL AUTHORITIES.

6

ALL WINDOW STUDS TO BE REINFORCED FOR FUTURE GRAB BARS IN BATHROOMS. REIN. OF STUD WALLS SHALL BE PROVIDED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, SEE OBC 9.5.2.3.

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26

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27

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

28

MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

29

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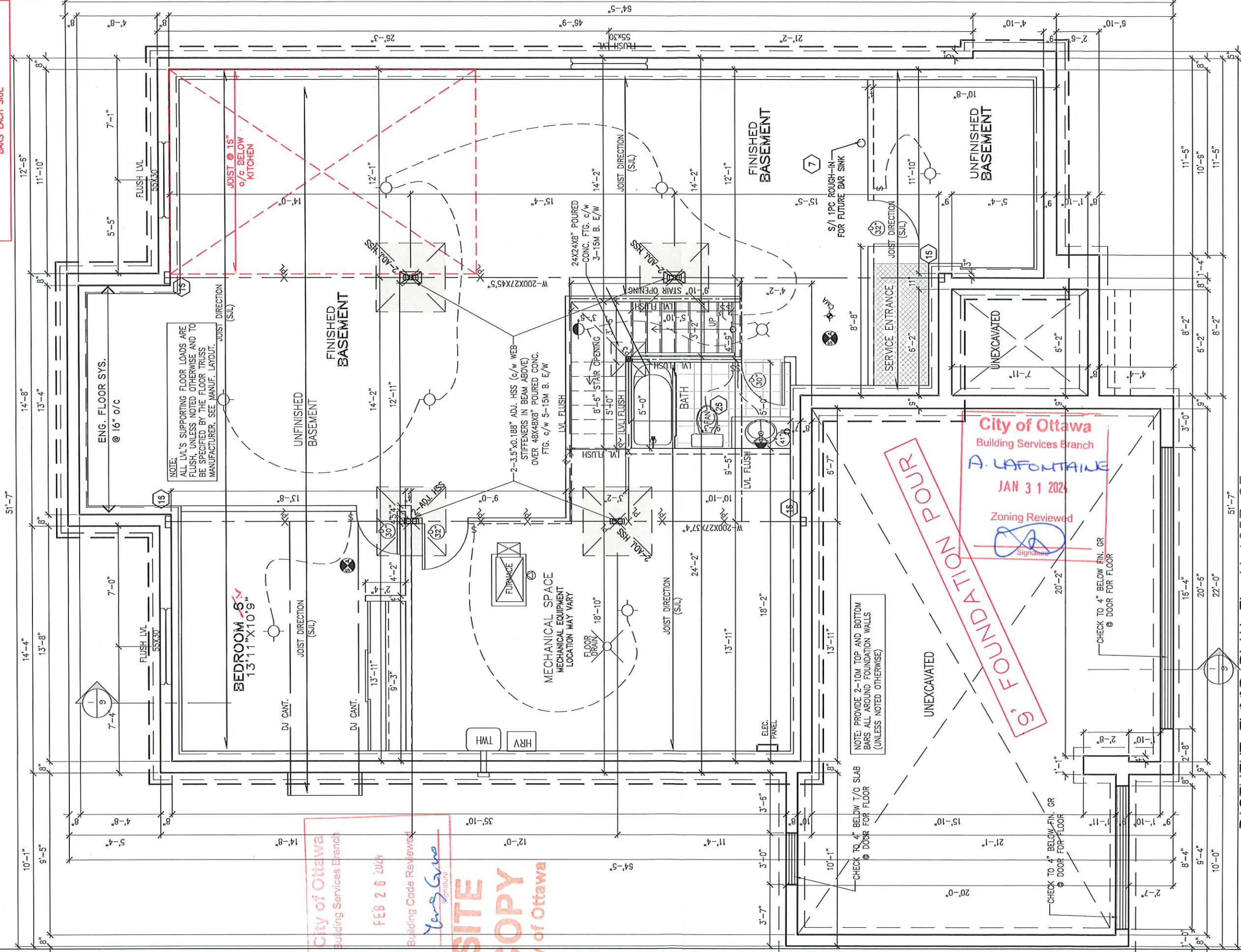
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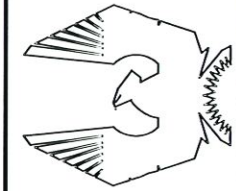
76

MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHAN

****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



BASEMENT FLOOR PLAN EL. M 1257 SF



PHOENIX HOMES

KINGSWOOD-M-2022

SITE: DIAMONDVIEW PH3

LOT NUMBER:

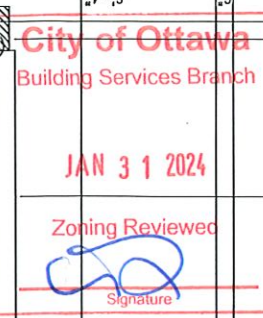
CIVIC ADDRESS:
202 SILVER DART PRIVATE

94

No.	Description	Date	By
5	ISSUED FOR ENGINEERING	JAN-15-24	CB
5	ISSUED FOR LAYOUTS	JAN-08-24	CB
4	BEP BLACKLINES	JAN-02-24	CB
3	B1 BLACKLINES	NOV-09-23	SP
2	REDUCTION OF WINDOW SIZES	SEP-20-22	SP
1	FOR MASTER-PLAN REVIEW	JUN-30-22	SP

file number:	50-22-4M
drawn by:	S.P.
date:	FEB. 2022
scale:	3/16"=1'
sheet no:	D.C.L.-A13
	2M 9

NOTE:
 - ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.
 - REFER TO GENERAL NOTES PAGE FOR BRICK LINTEL SIZES



1892 SF

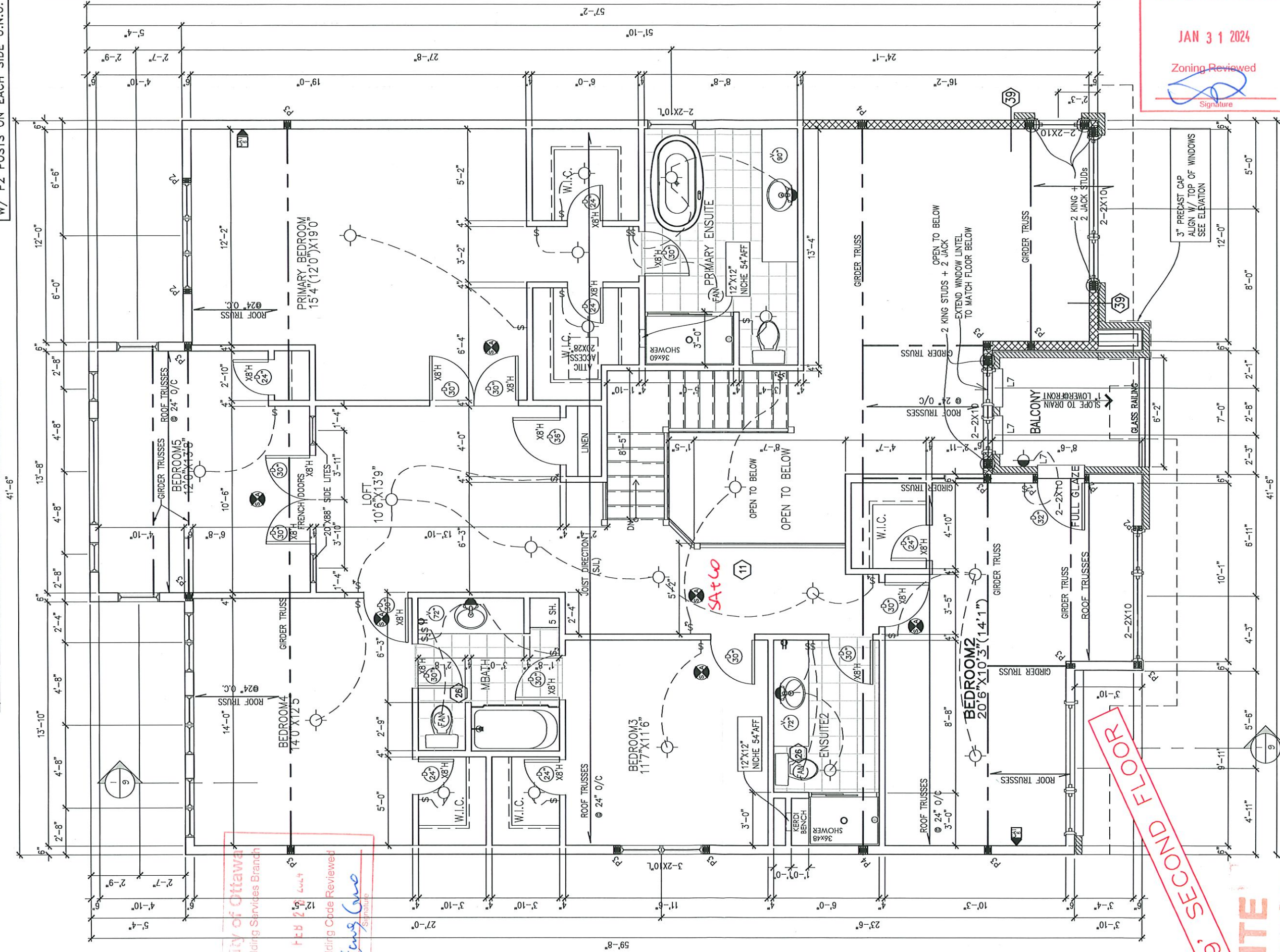


PHOENIX HOMES

file number: 50-22-4M	
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sheet no:	
D.C.L.-A13	

- FLAT CEILINGS THROUGHOUT - NO STIPPLE
- S/I BYPASS SLIDING DOORS IN LIEU OF VINYL

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



City of Ottawa
Building Services Branch
JAN 31 2024
Zoning Reviewed
Signature

1818 SF
COPY SECOND FLOOR PLAN ELEV. M



KINGSWOOD-M-2022

SITE: DIAMONDVIEW PH3

LOT NUMBER:
CIVIC ADDRESS:
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PHOENIX HOMES

6	ISSUED FOR ENGINEERING	JAN-15-24	CB
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REVISIONS			

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4M
9

PHOENIX HOMES



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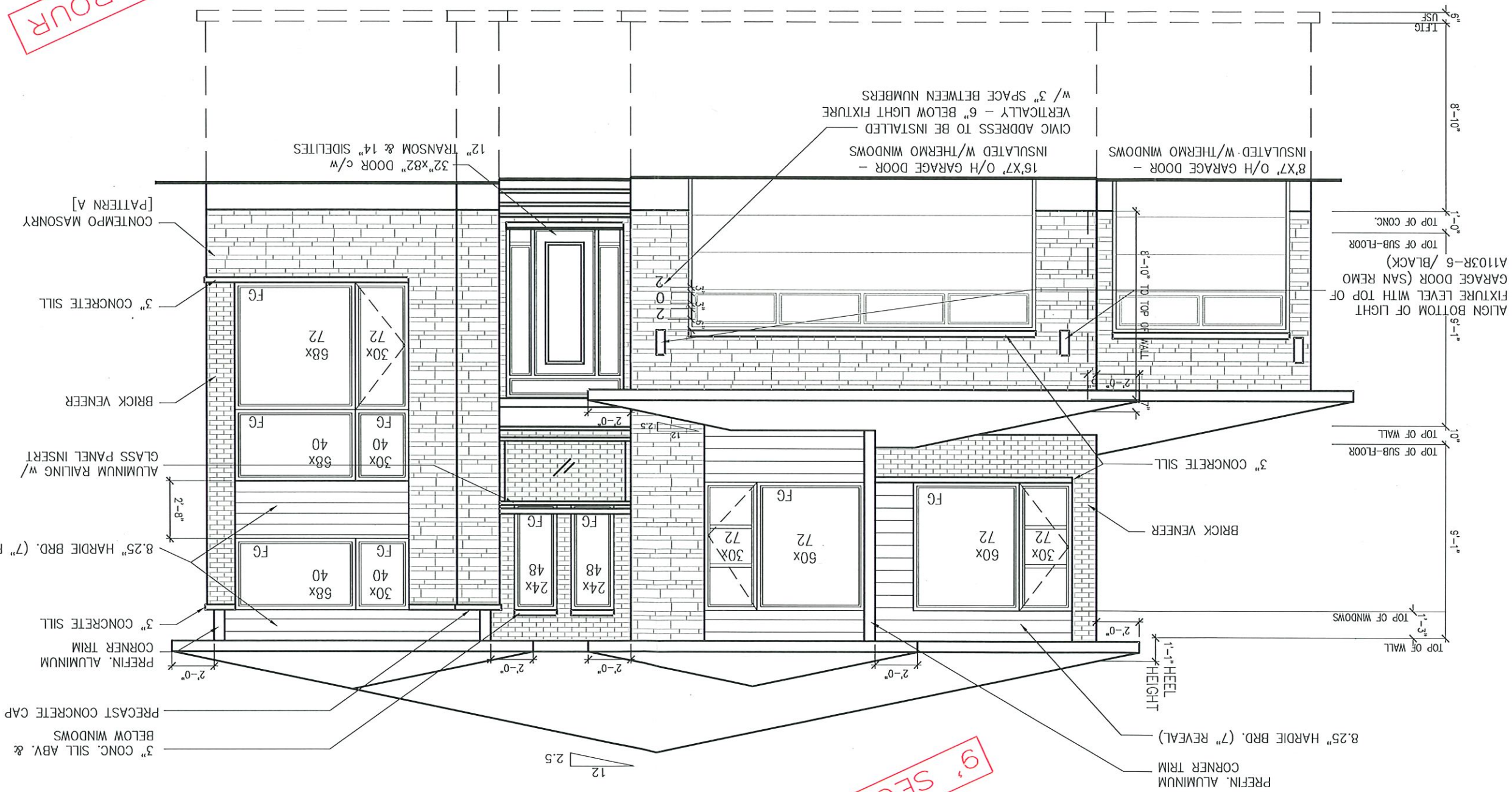
KINGSWOOD-M-2022

94

REVISIONS	
No.	Description
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1	FOR MASTER-PLAN REVIEW
Date	By
JAN-15-24	CB
JAN-08-24	CB
JAN-02-24	CB
NOV-09-23	SP
SEP-20-22	SP
JUN-30-22	SP

file number: 50-22-4M	drawn by: S.P.	date: FEB. 2022	scale: 3/16"=1'	sheet no: D.C.L.-A13
9	5M			

ELEVATION 'M' FRONT ELEVATION



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

3" CONC. SILL ABV. & BELOW WINDOWS

PRECAST CONCRETE CAP

PREFIN. ALUMINUM CORNER TRIM

3" CONCRETE SILL

8.25" HARDIE BRD. (7" REVEAL)

ALUMINUM RAILING w/ GLASS PANEL INSERT

BRICK VENEER

3" CONCRETE SILL

CONTEPO MASONRY [PATTERN A]

12" TRANSOM & 14" SIDELITES

16'x7' O/H GARAGE DOOR - INSULATED w/THERMO WINDOWS

CIVIC ADDRESS TO BE INSTALLED VERTICALLY - 6" BELOW LIGHT FIXTURE w/ 3" SPACE BETWEEN NUMBERS

2-15M CONT. TOP

15M @ 35" o/c DOMESTIC [WHOLE PERIMETER]

2-15M CONT. BOTTOM

SECTION VIEW (N.T.S.)

REINFORCING DETAIL FOR 9' FOUNDATIONS

9' FOUNDATION POUR

City of Ottawa
Building Services Branch
FEB 26 2024
Building Code Reviewed
Signature
Yang Liu

City of Ottawa
COPY
SITE

City of Ottawa
Building Services Branch
JAN 31 2024
Zoning Reviewed
Signature

CIVIC ADDRESS:
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46

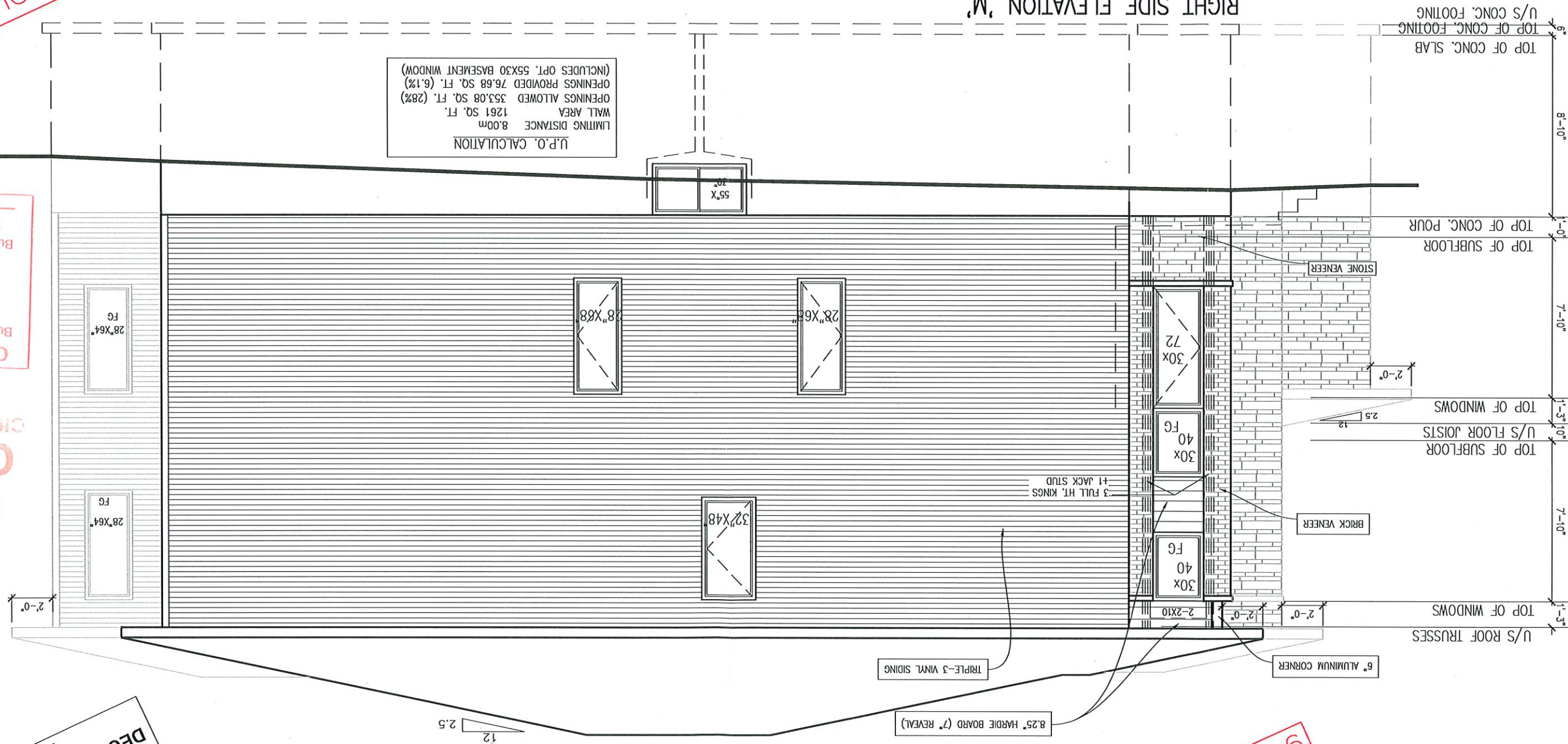
KINGSWOOD-M-2022

REVISIONS		No.	Description	Date	By		
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file number: 50-22-4M	drawn by: S.P.	date: FEB. 2022	scale: 3/16"=1'	9 6M D.C.L.-A13 sheet no:
9 6M D.C.L.-A13 sheet no:				

9' FOUNDATION POUR

RIGHT SIDE ELEVATION 'M'



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8.25" H

9, SECOND FLOOR

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

City of Ottawa
Building Services Branch
FEB 26 2014
Building Code Reviewed
Young Ave
Signature

**SITE
COPY**



LOT NUMBER:

KINGSWOOD-M-2022

file number: 50-22-4M	drawn by: S.P.	date: FEB. 2022	scale: 3/16"=1'	sheet no: D.C.L.-A13	
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SITE
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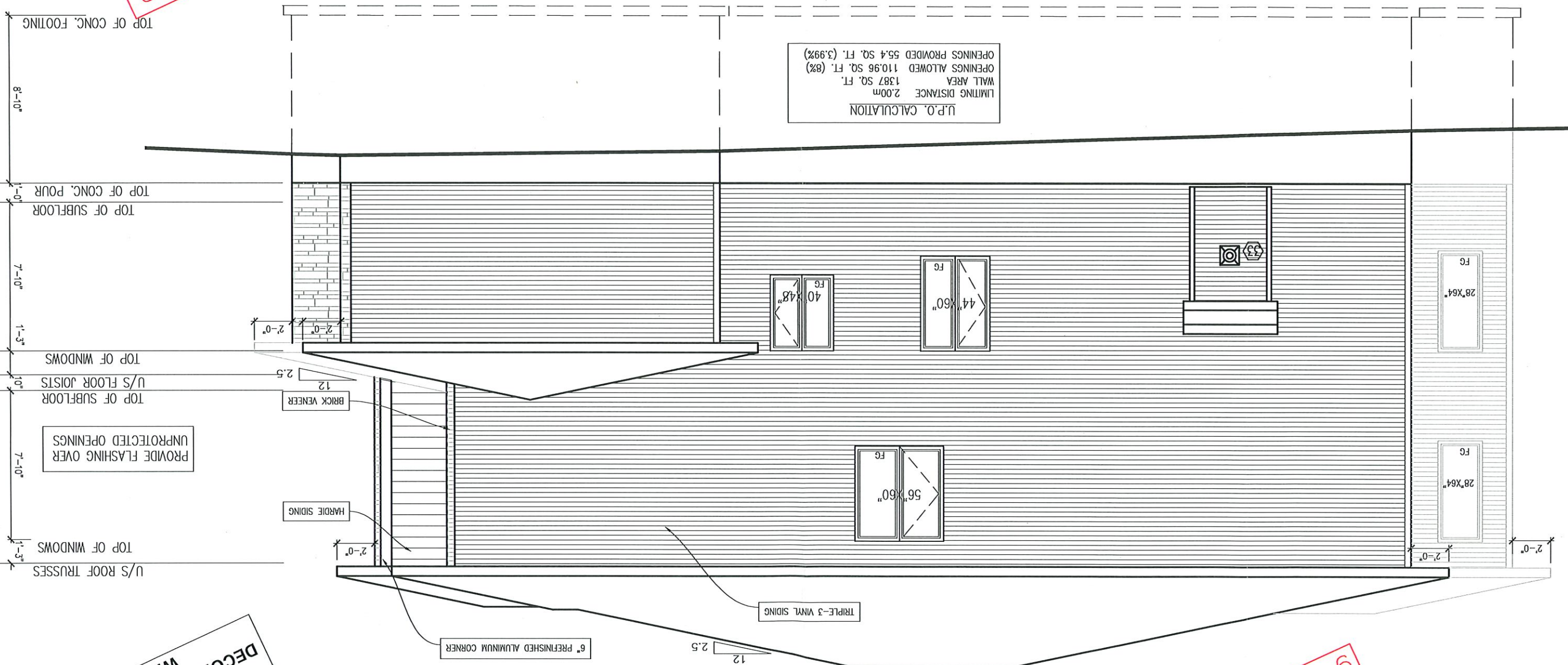
City of Ottawa
Building Services Branch

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FEB 26 1964

FOUNDATION POUR

LEFT SIDE ELEVATION 'M'



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

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9, SECOND FLOOR

PHOENIX HOMES



LOT NUMBER:
CIVIC ADDRESS:
202 SILVER DART PRIVATE

SITE: DIAMONDVIEW PH3

KINGSWOOD-M-2022

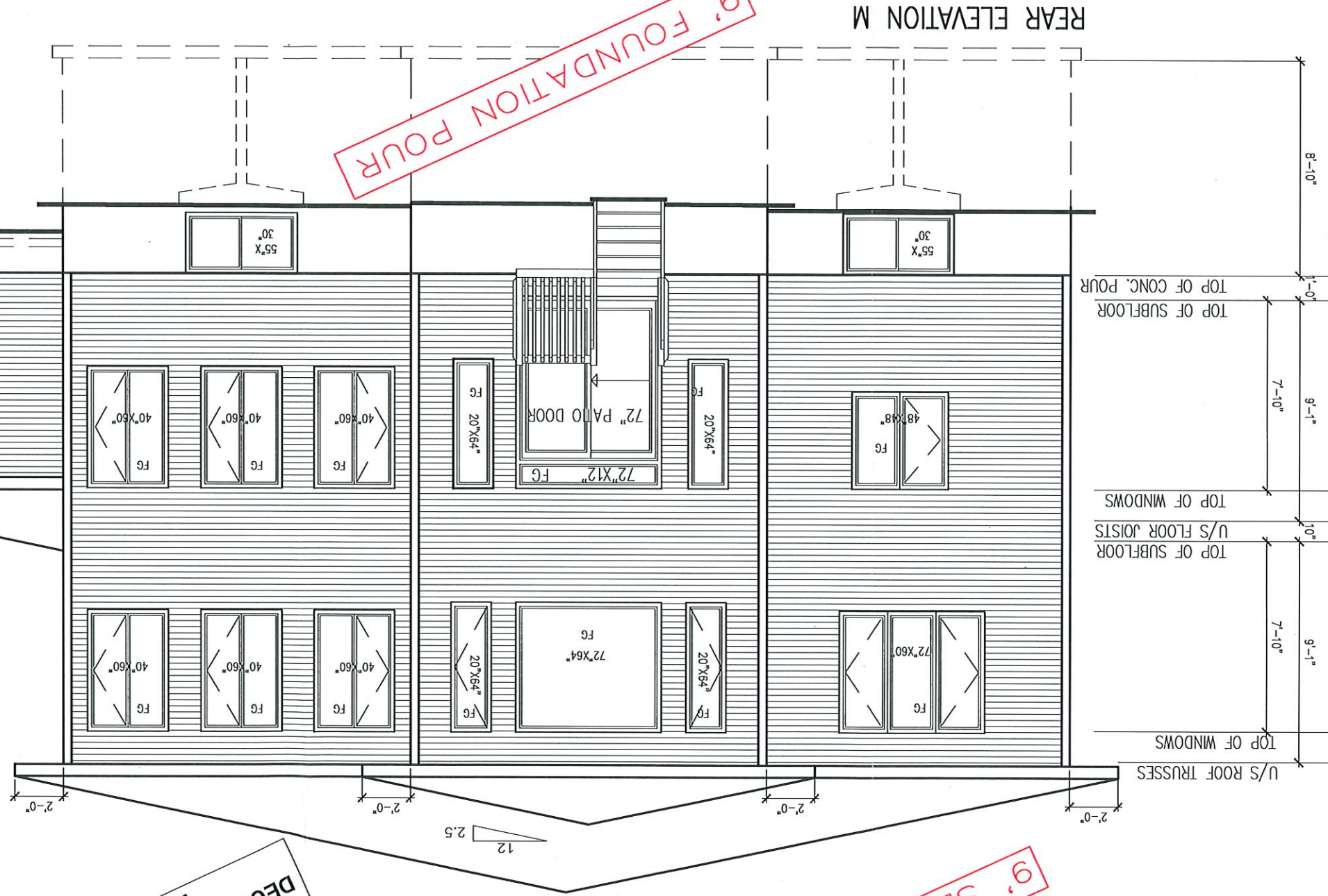
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3	B1 BLACKLINES	SP	NOV-09-23
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1	FOR MASTER-PLAN REVIEW	SP	JUN-30-22

file number: 50-22-4M	drawn by: S.P.	date: FEB. 2022	scale: 3/16"=1'	sheet no: D.C.L.-A13	9
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SITE
COPY
City of Ottawa

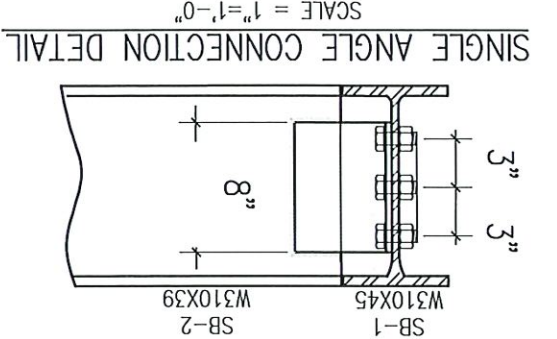
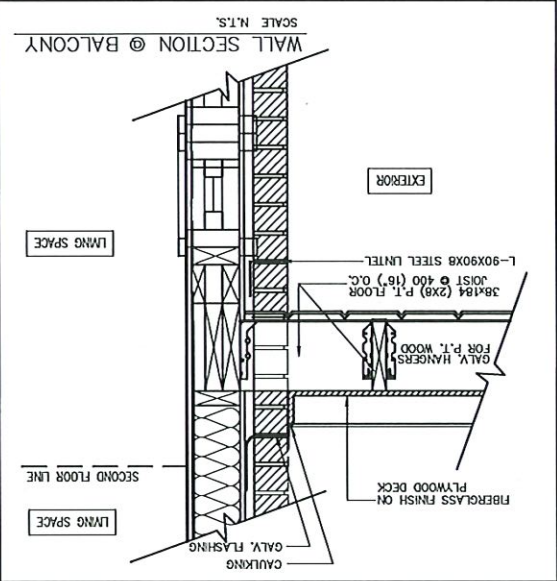
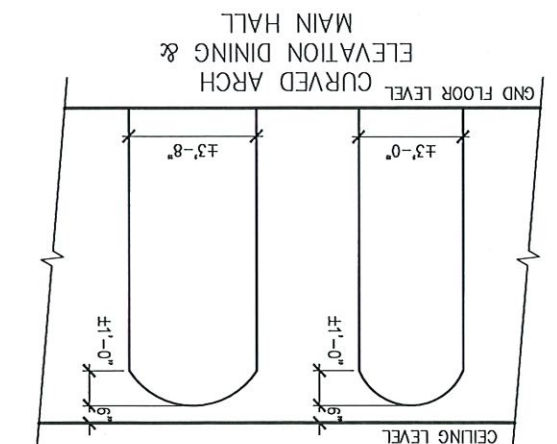


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9' SECOND FLOOR

ATTENTION SIDING CREW
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

City of Ottawa
Building Services Branch
FEB 26 2024
Building Code Reviewed
Signature
Yong Lin



8" LONG, 6"x6"x $\frac{3}{8}$ " STEEL ANGLE WELDED TO END OF SUPPORTED BEAM W/ $\frac{1}{4}$ " E49XX FILLET WELDS...BOLTED TO SUPPORTING BEAM W/ 3- $\frac{1}{2}$ " ASTM BOLTS SPACED 3" APART.

PHOENIX HOMES



LOT NUMBER:
CIVIC ADDRESS:
202 SILVER DART PRIVATE

SITE: DIAMONDVIEW PH3

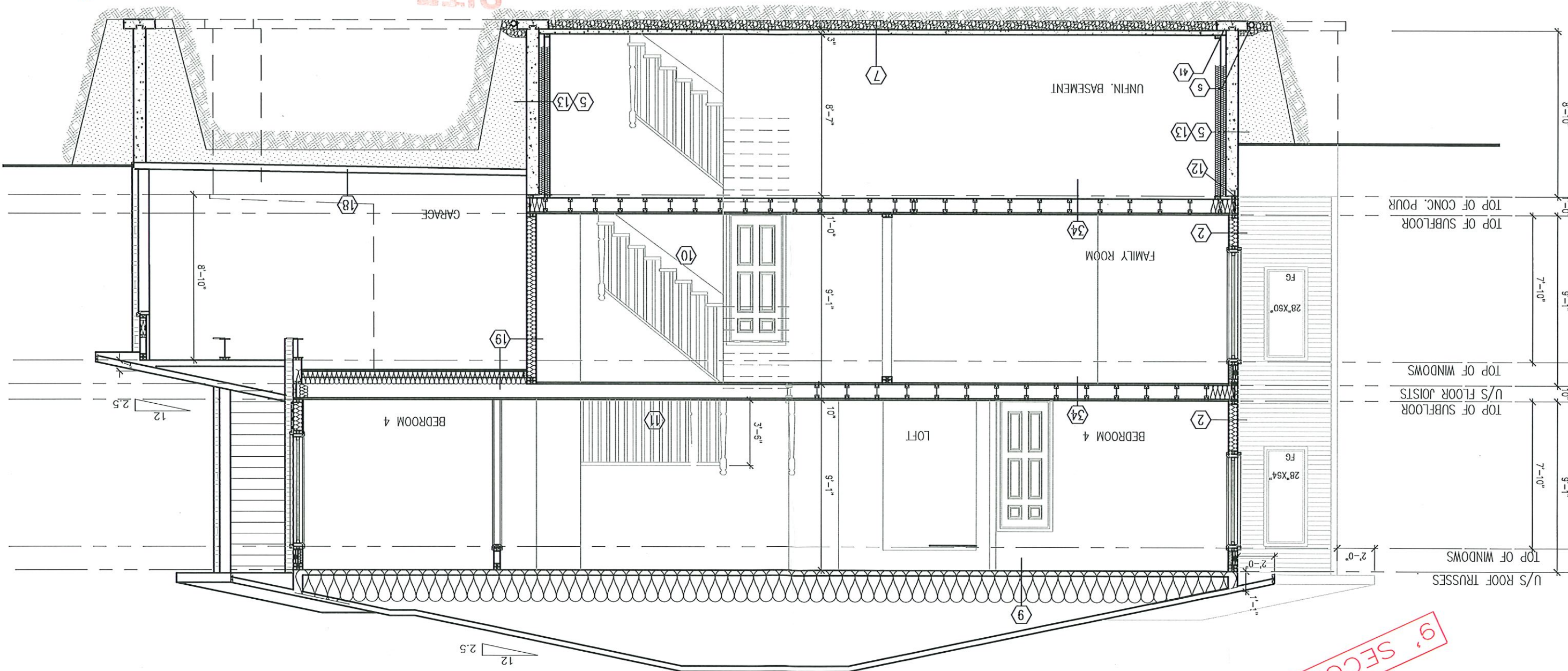
KINGSWOOD-M-2022

94

REVISIONS	
No.	Description
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2	REDUCTION OF WINDOW SIZES
3	B1 BLACKLINES
4	BEP BLACKLINES
5	ISSUED FOR LAYOUTS
6	ISSUED FOR ENGINEERING
By	Date
SP	JUN-30-22
SP	SEP-20-22
SP	NOV-09-23
CB	JAN-02-24
CB	JAN-08-24
CB	JAN-15-24

file number: 50-22-4M
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date: FEB. 2022
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9

SECTION @ STAIRS (ELEV. M SHOWN)



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9' SECOND FLOOR

SITE
COPY

City of Ottawa

9' FOUNDATION POUR

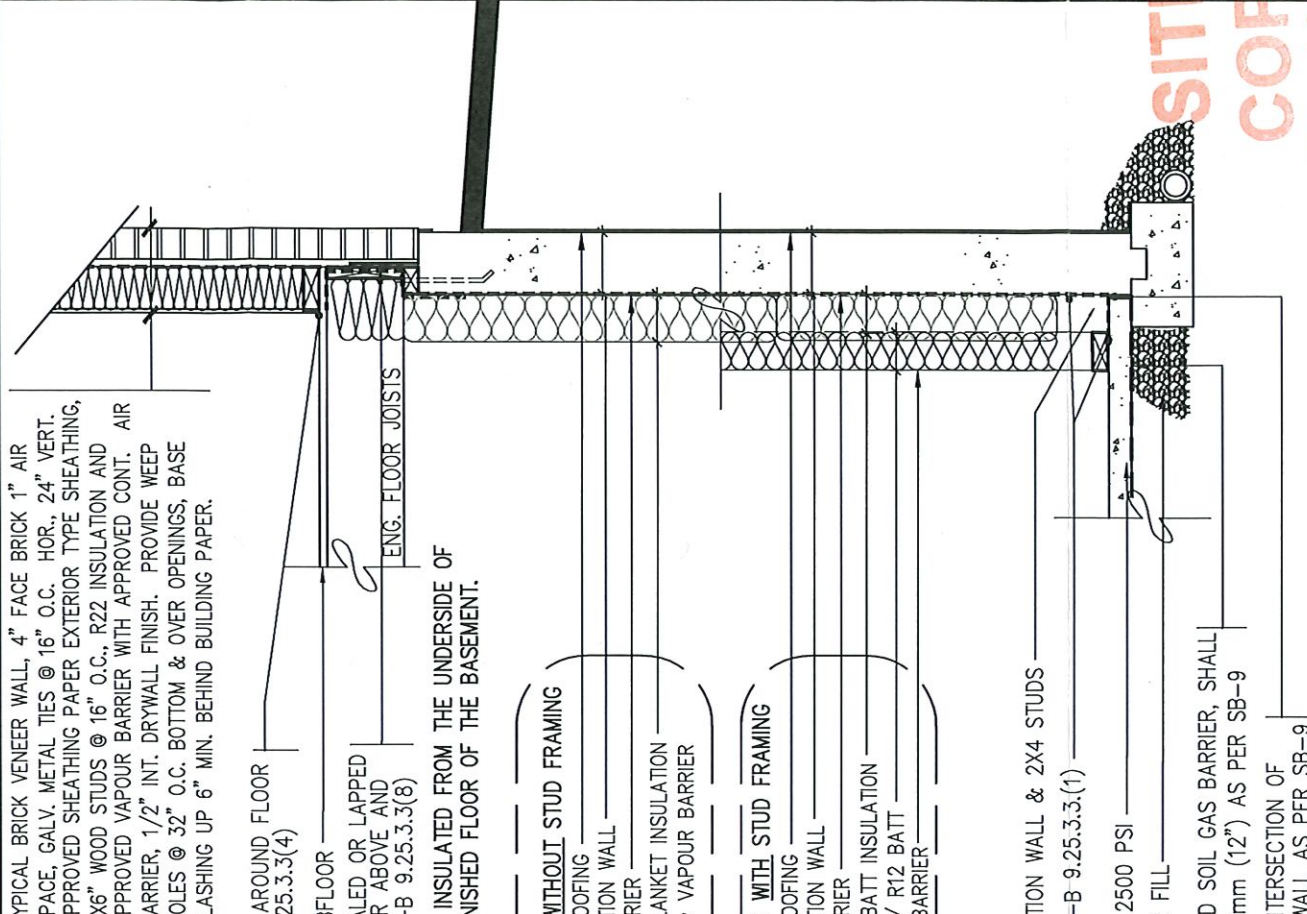
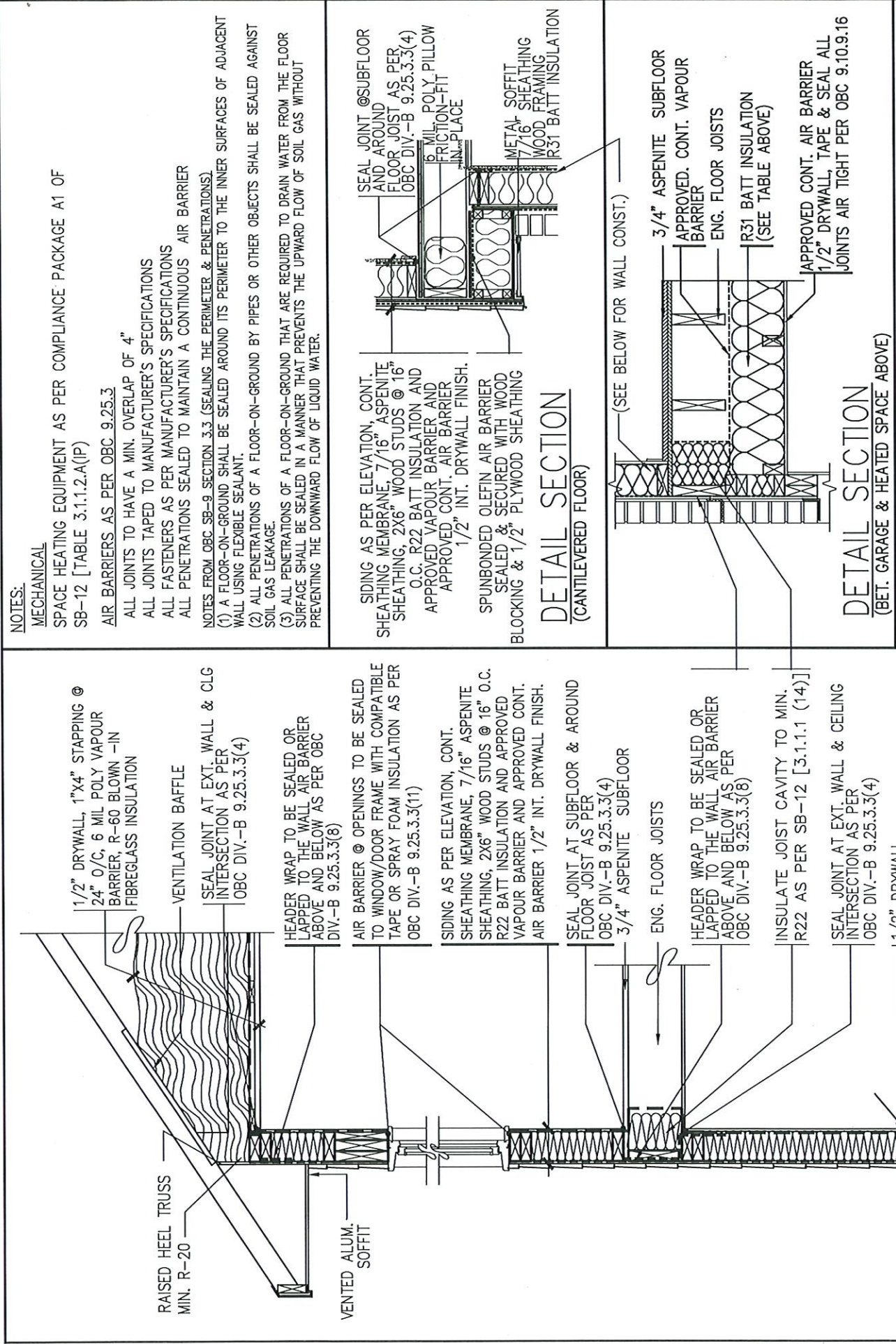
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Building Services Branch

FEB 26 2024

Building Code Reviewed

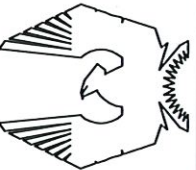
Signature

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



TYP. DETAIL SECTION (PARTIAL)
FOR SIDING APPLICATION

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

**PHOENIX HOMES**

**SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)**

4	SB-12 - 2022 UPDATE	JAN - 2022	SP
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
No.	Description	Date	By
REVISIONS			

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

**SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)**

PHOENIX HOMES

City of Ottawa
Building Services Branch
FEB 26 2024
Building Code Reviewed
Yang Gao
Signature

SITE
COPY