

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS 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 EAVES TRUSSES @ 600mm (24") O.C. MAX. APPROVED WOOD 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 R-12 OR GREATER). 38x89 (2"x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. GAVESTROUGH, PASCA, RNL & VENTED SOFFIT. ATTIC VENTILATION: 1300 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 22x180x60.6mm (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. FDN. WALL 200mm (8") 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 2300 (7'-10") ON 500x135 (20"x6") CONTINUOUS KEVED CONC. FIG. BRACE FDN. 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 9.15.1.6(1)(b) & 9.15.4.5(1) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 150mm (6") MIN. 25MPa (3600psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE GAVESTROUGH AND DAMPROOFING BELOW SLAB.**
8. **EXPLODED 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 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL
10. **STAIRS, STEPS, HANDRAILS—OBC 9.8.2.1**
-9.8.2.1(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 800mm (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 (78")
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)
MINIMUM MAXIMUM
RISE 125mm (5") 200mm (8")
RUN 255mm (10") 355mm (14")
-9.8.4.2 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm
-BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
-9.8.4.4(6)(10) MAX. NOSING 25mm (1")
-9.8.7.5(10) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (2")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (4") 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 (4")
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 (8") 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
OR
-APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HULTI 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)

38. **CONVENTIONAL ROOF FRAMING 38x140 (2"x6") R rafters @ 400mm (16") O.C., FOR MAX. 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT W.D.SPANS, CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2850mm (9'-5") 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"x8" 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
40. **TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.**
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 WALLS TO BE 38x140 (2"x6") STUDS @ 16" O.C. OR 38x89 (2"x4") STUDS @ 12" O.C.**
43. **FLASHING FOR EXT. WALL OPENINGS O.B.C.9.27.3.8(3)**
44. **SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2 -MUST BE SEALED AS PER 9.25.3.3(15)**

WINDOWS:

1. MINIMUM BEDROOM WINDOW -OBC 9.8.10. AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPERABLE AREA WITH MIN. CLEAR WIDTH OF 800mm (2'-7").
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 WITH 1800mm (5'-11")

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 MIN. 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 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 UNFINISHED VENEER LUMBER (L.V.L.) BEAMS, ORDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
5. LVL BEAMS SHALL BE 2.0E W3 MICRO-LAM LVL (P=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 TYPICAL BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA 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 (45lbs.) 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-440-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-440-21 GRADE 350W CLASS "H".
2. REINFORCING STEEL SHALL CONFORM TO CSA-630-18M 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

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	5-1 3/4"x7 1/4" (5-45x184)
LVL5	6-1 3/4"x7 1/4" (6-45x184)
LVL6	7-1 3/4"x7 1/4" (7-45x184)
LVL7	8-1 3/4"x7 1/4" (8-45x184)

SEP 2 8 2023

LEGEND



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



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

PRESSURE TREATED LUMBER

GRIP TRUSS

FLAT ARCH

CURVED ARCH

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

- 100 kPa
- $20'' \times 6''$ STRIP FOOTINGS



BASEMENT PLAN—ELEV. M

		PHOENIX HOMES	
BELFAST M - 2022		SITE: PATHWAYS	
LOT NUMBER: 352		CIVIC ADDRESS: 804 NINAATIK PLACE	
7 ISSUED FOR ENGINEERING		SEP 07-23 CB	
6 ISSUED FOR LAYOUTS		AUG 17-23 CB	
5 BEP BLACKLINES		AUG 16-23 SP	
4 B1 BLACKLINES		MAY 24-23 CB	
3 KITCHEN LIGHT UPDATE		OCT 24-22 SP	
2 STRUCTURAL REVIEW		JUNE 1-22 SP	
No. Description		Date	
By		By	
REVISIONS		REVISIONS	

footprint: 50-22-1M		sheet no: 2M / 8	
drawn by: SP		D.C.L. - A-8	
date: NOV/19		2M	
scale: 3/16"=1'-0"			

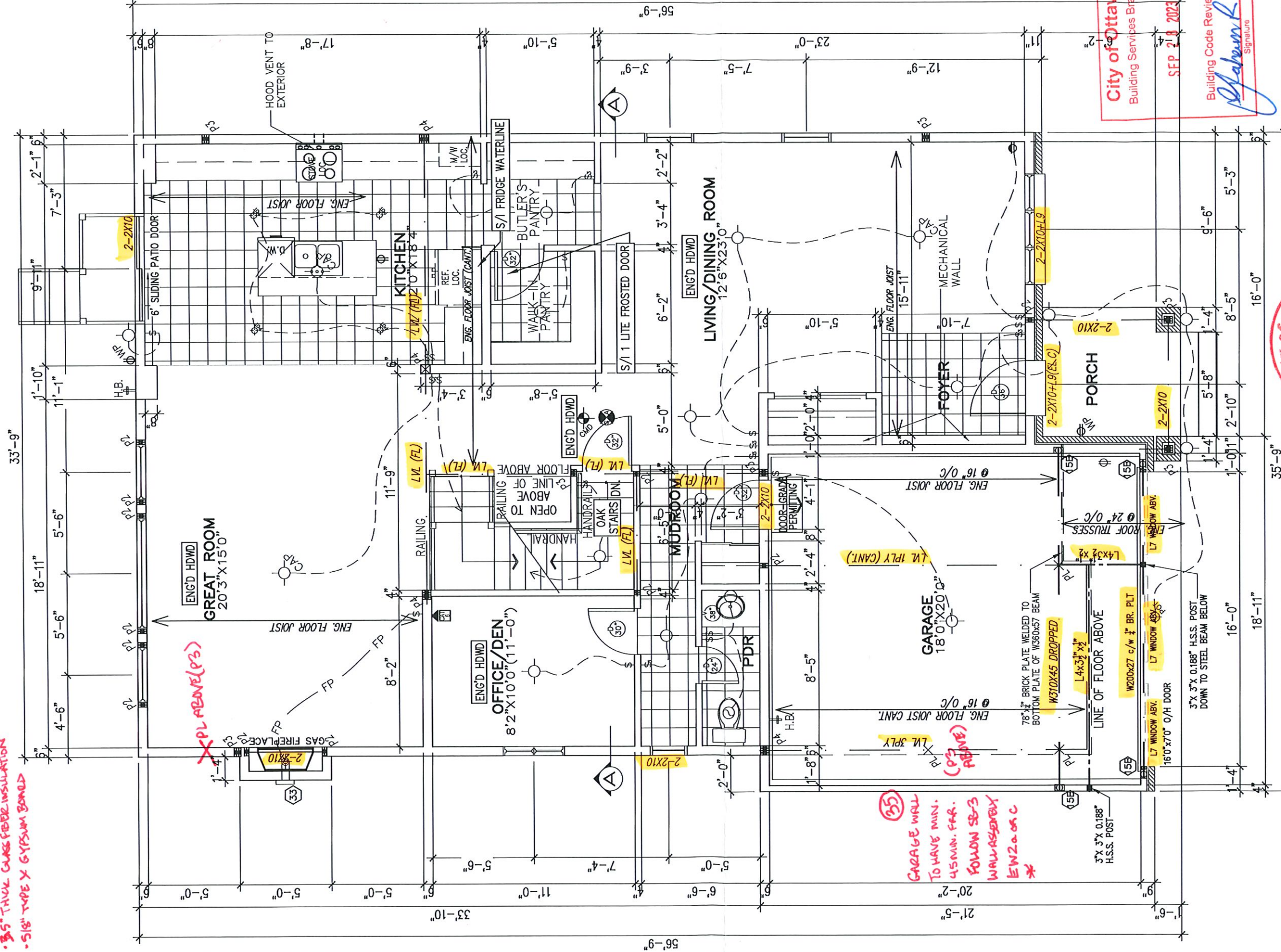
* SB-3 EN2a:

- EXT. SHEATHING + CLADDING
- 2" x 4" @ 2' x 6" @ MAX 16" O/C
- 3/5" THICK GLASS FIBER INSULATION
- 5/8" TYPE X GYPSUM BOARD

- 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

SEP 21 2023

Building Code Reviewed

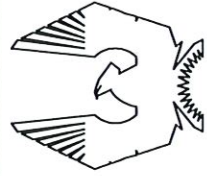
Signature

GROUND FLOOR PLAN M

1310 SF

City of Ottawa
SEP 15 2023

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



PHOENIX HOMES

BELFAST M - 2022

SITE: PATHWAYS

LOT NUMBER:

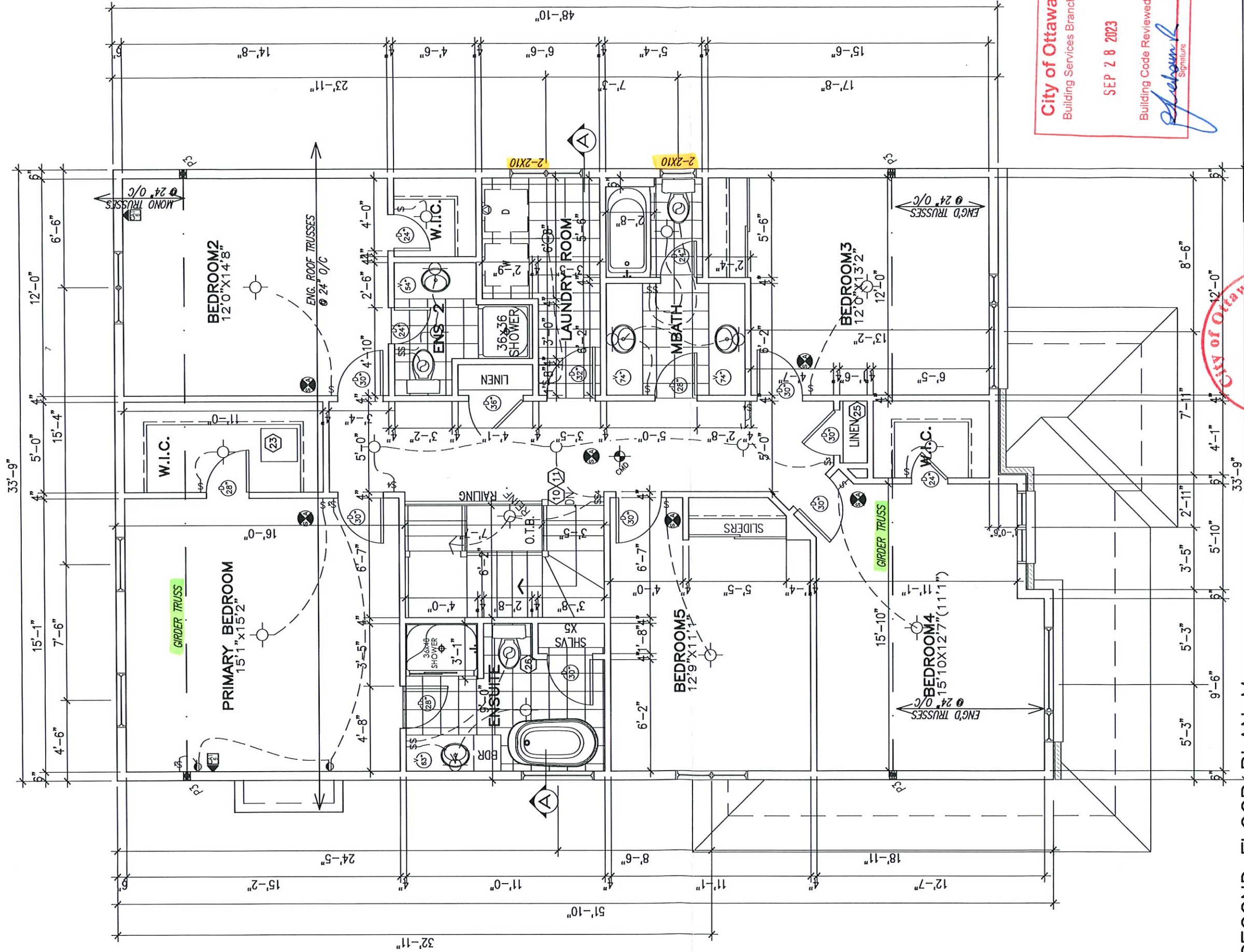
CIVIC ADDRESS:
804 NINAATIK PLACE

352

7	ISSUED FOR ENGINEERING	SEP 07-23	CB
6	ISSUED FOR LAYOUTS	AUG 17-23	CB
5	BEP BLACKLINES	AUG 16-23	SP
4	B1 BLACKLINES	MAY 24-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
No.	Description	Date	By

footprint:	50-22-1M
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	3M
D.C.L. - A-8	8

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

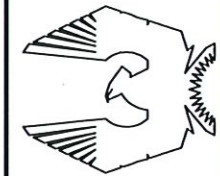


City of Ottawa
Building Services Branch
SEP 28 2023
Building Code Reviewed
[Signature]

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

City of Ottawa
SEP 15 2023
101 C.B.C.S.B. Building Code

SECOND FLOOR PLAN M
5 BEDROOM
1519 SF



PHOENIX HOMES

BELFAST M - 2022

SITE: PATHWAYS

LOT NUMBER:

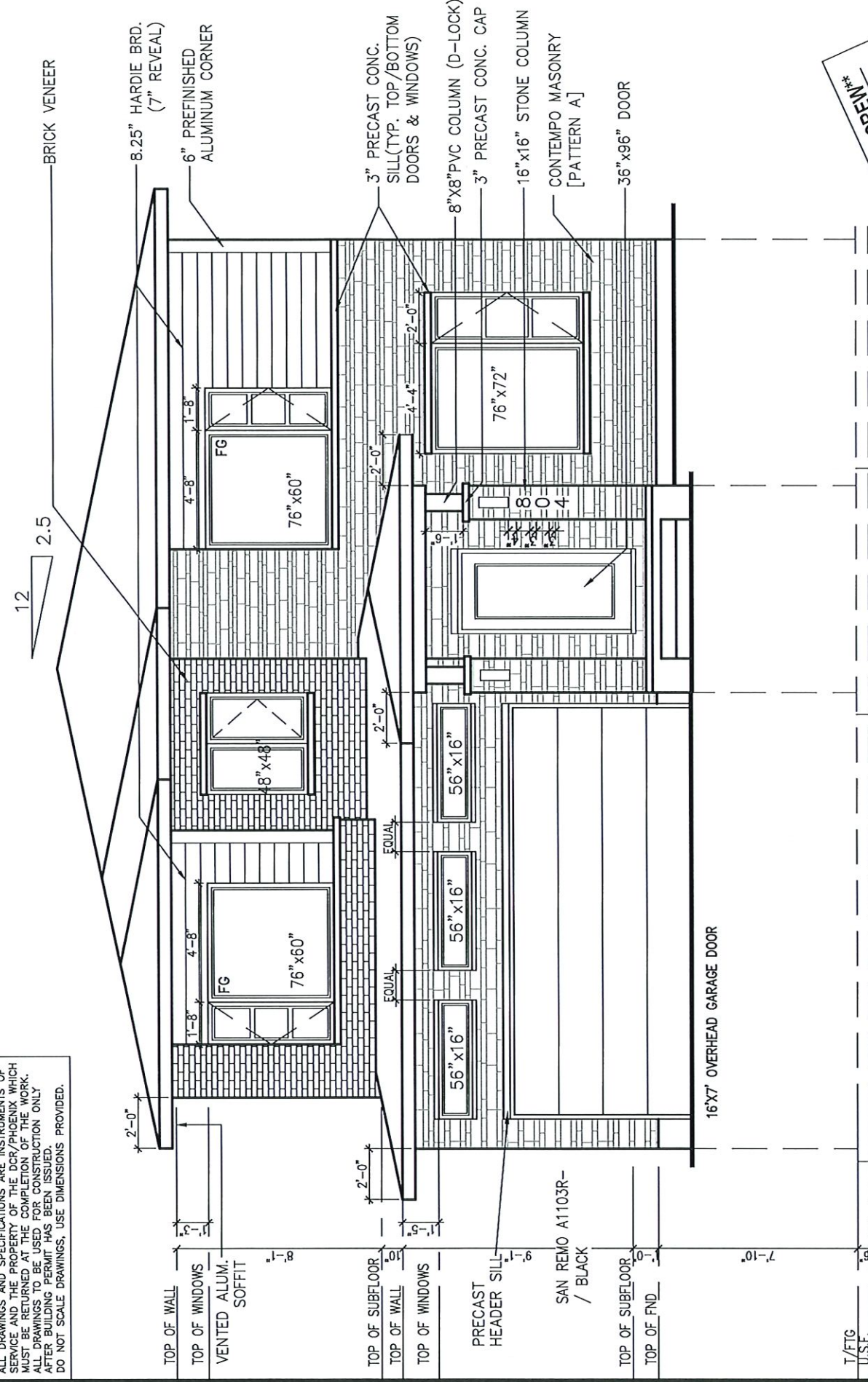
CIVIC ADDRESS:
804 NINAAATIK PLACE

352

No.	Description	REVISIONS
7	ISSUED FOR ENGINEERING	SEP 07-23 CB
6	ISSUED FOR LAYOUTS	AUG 17-23 CB
5	BEP BLACKLINES	AUG 16-23 SP
4	B1 BLACKLINES	MAY 24-23 CB
3	KITCHEN LIGHT UPDATE	OCT 24-22 SP
2	STRUCTURAL REVIEW	JUNE 1-22 SP
		By Date

footprint:	50-22-1M
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	4
D.C.L. - A-8	8
4M 5BED	

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



FRONT ELEVATION—M

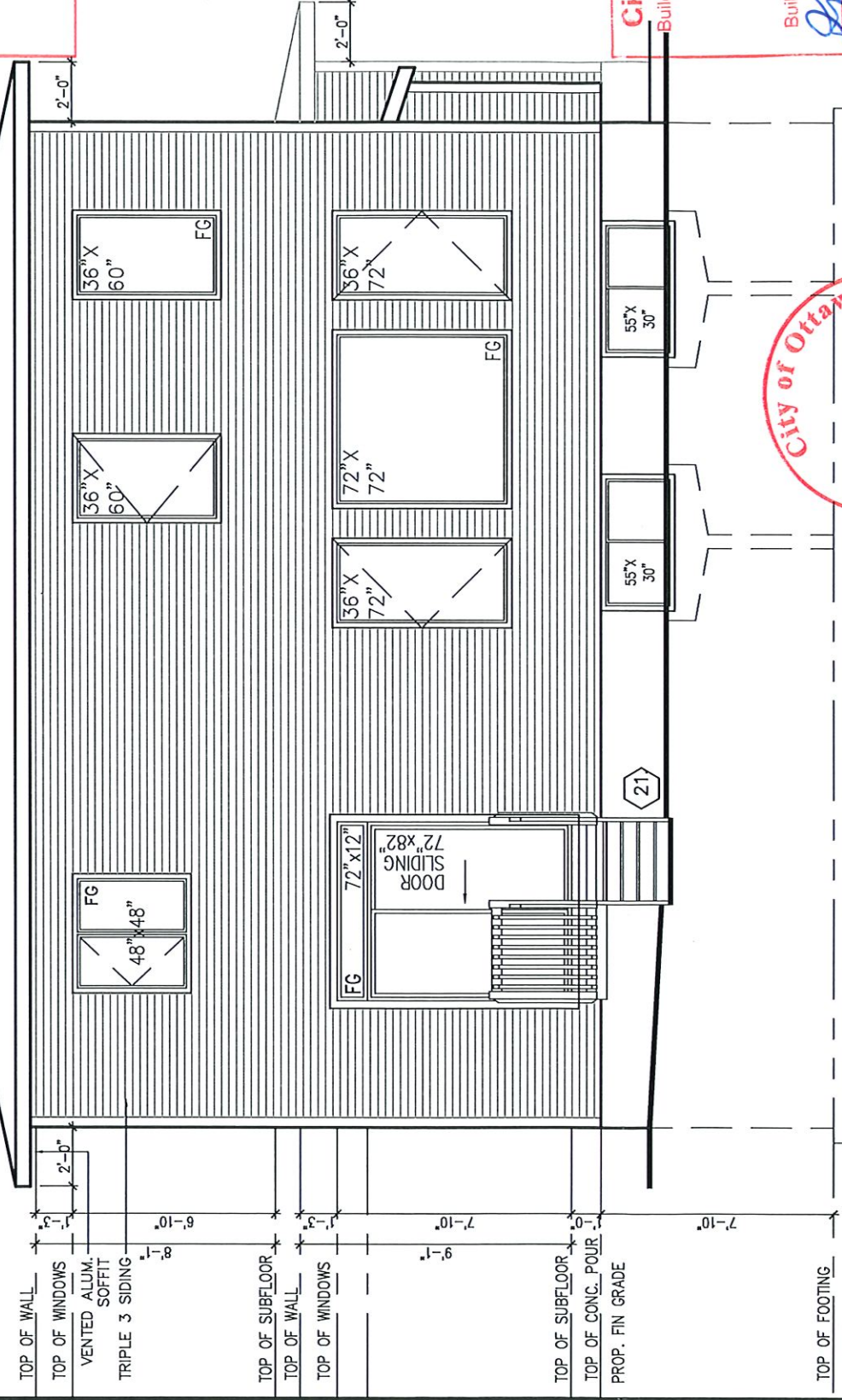
WINDOWS
DECORATIVE TRIM AROUND
DO NOT INSTALL
ATTENTION SIDING CREW

A trapezoid with a top base of 2.5 and a bottom base of 12.

City of Ottawa
Building Services Branch

SEP 21 2023

Zoning Reviewed
Canwell
Signature



City of Ottawa
Building Services Branch

SEP 28 2023

Building Code Reviewer

[Signature]
Signature

REAR ELEVATION-M



BELFAST M - 2022

PATHWAYS



LOT NUMBER:
CIVIC ADDRESS:
804 NINAA TK P

PHOENIX HOMES

7	ISSUED FOR ENGINEERING	SEP 07-23	CB
6	ISSUED FOR LAYOUTS	AUG 17-23	CB
5	BEP BLACKLINES	AUG 16-23	SP
4	BT BLACKLINES	MAY 24-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
No.	Description	Date	By
REVISIONS			

15 CB

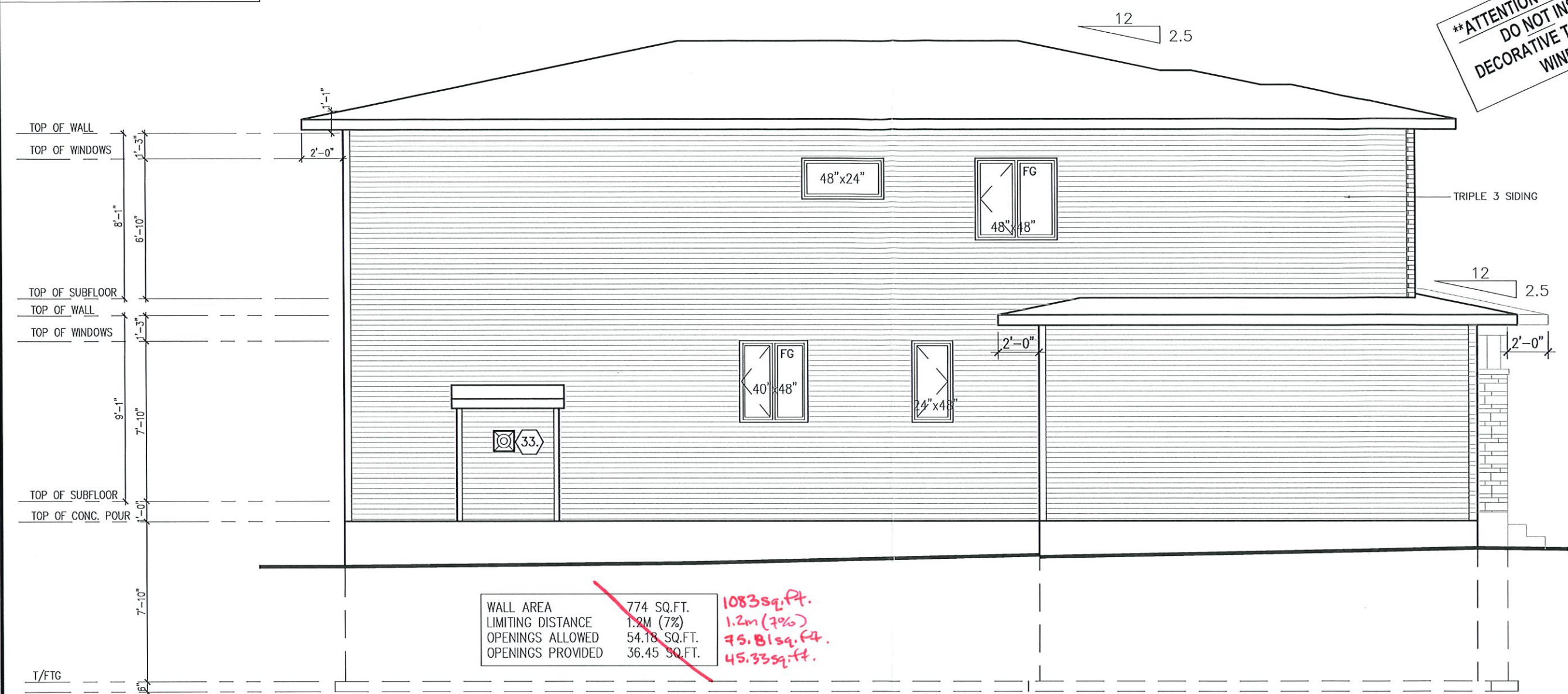
footprint: 50-22-1M
 drawn by: SP
 date: NOV/19
 scale: 3/16"=1'-0"
 sheet no:

5 / 8

 D.C.L. - A-8
 5M

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.

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



LEFT SIDE ELEVATION-M
(5 BEDROOM)



City of Ottawa
Building Services Branch
SEP 28 2023
Building Code Reviewed
[Signature]
Signature

PHOENIX HOMES

BELFAST M - 2022

SITE: **PATHWAYS**

LOT NUMBER: **352**

CIVIC ADDRESS:
804 NINAATIK PLACE

7	ISSUED FOR ENGINEERING	SEP 07-23	CB
6	ISSUED FOR LAYOUTS	AUG 17-23	CB
5	BEP BLACKLINES	AUG 16-23	SP
4	B1 BLACKLINES	MAY 24-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
No.	Description	Date	By
REVISIONS			

footprint: 50-22-1M

drawn by: SP

date: NOV/19

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

sheet no: 6

D.C.L. - A-8 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.

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



RIGHT SIDE ELEVATION—M
(5 BEDROOM)



City of Ottawa
Building Services Branch

SEP 28 2023

Building Code Reviewed
Shaham R
Signature



PHOENIX HOMES

BELFAST M — 2022

SITE: **PATHWAYS**

LOT NUMBER: **352**

CIVIC ADDRESS:
804 NINAATIK PLACE

7	ISSUED FOR ENGINEERING	SEP 07-23	CB
6	ISSUED FOR LAYOUTS	AUG 17-23	CB
5	BEP BLACKLINES	AUG 16-23	SP
4	B1 BLACKLINES	MAY 24-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
No.	Description	Date	By
REVISIONS			

footprint: 50-22-1M

drawn by: SP

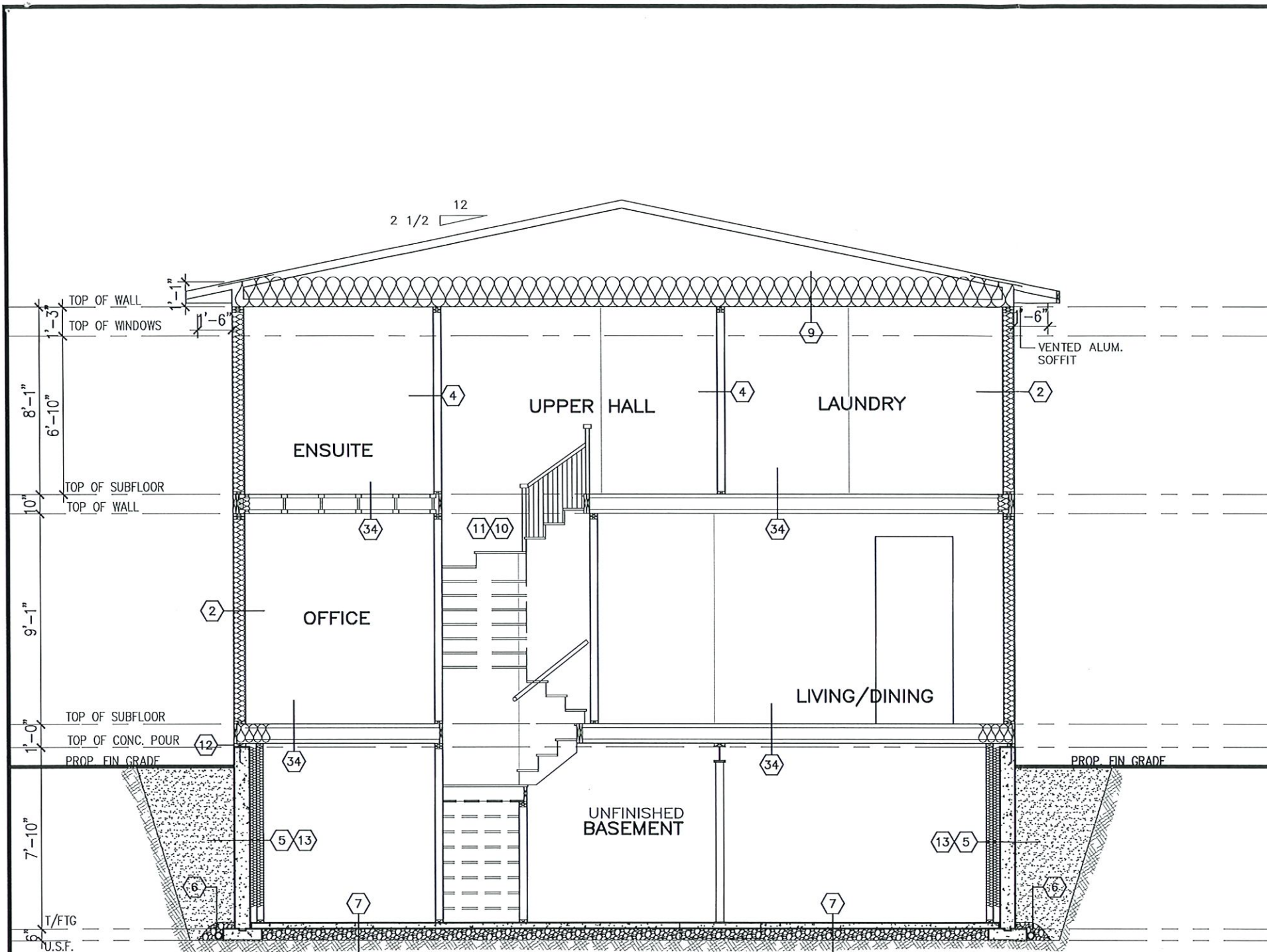
date: NOV/19

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

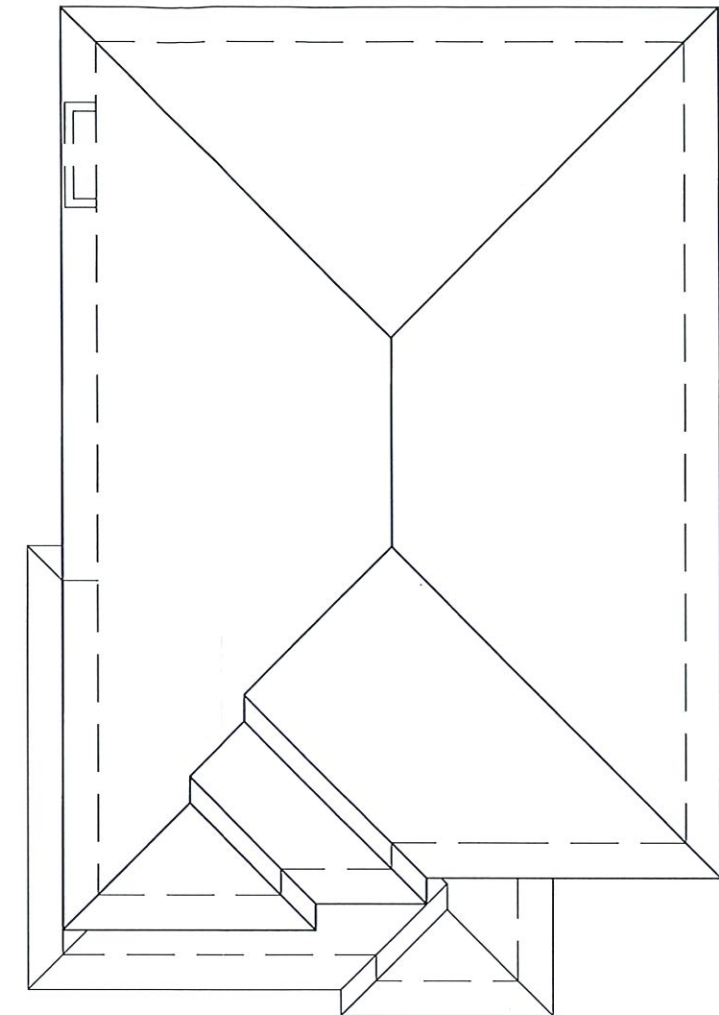
sheet no: 7/8

D.C.L. - A-8

7M



SECTION "AA" @ STAIR



ROOF PLAN-M
NTS



BELFAST M - 2022

SITE: PATHWAYS

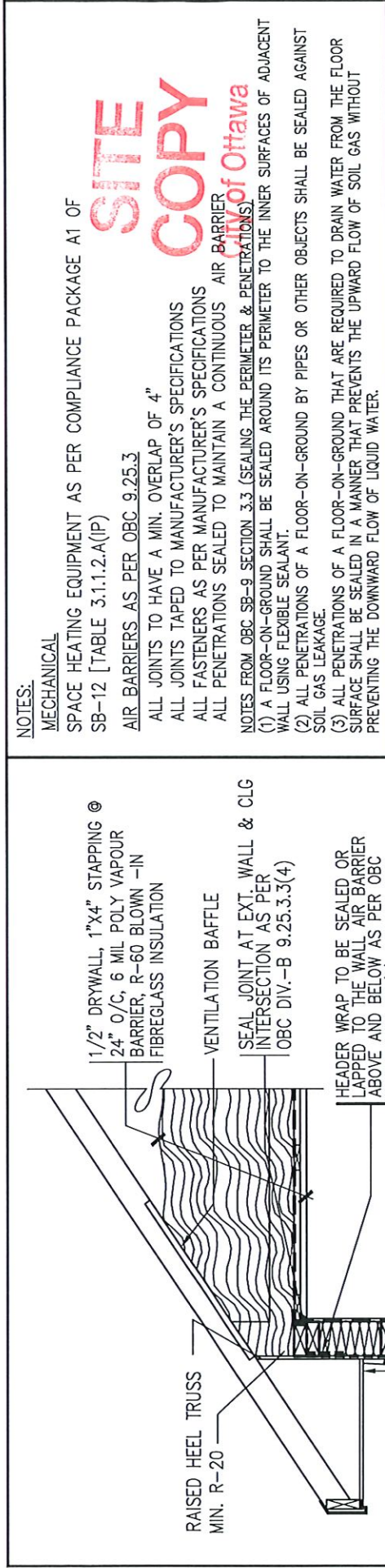
LOT NUMBER:

352

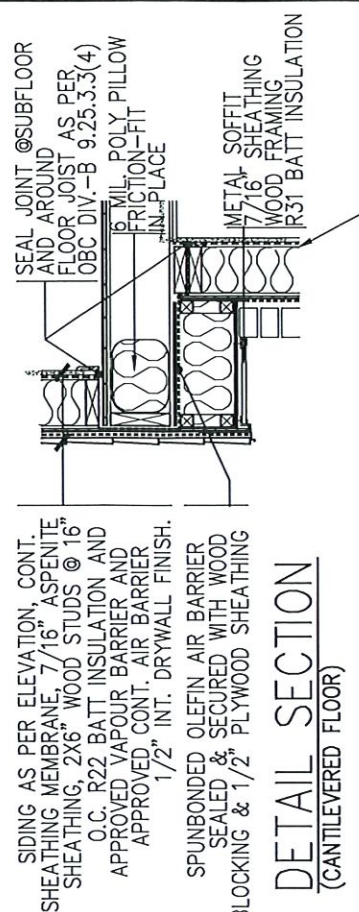
CIVIC ADDRESS:
804 NINAATIK PLACE

7	ISSUED FOR ENGINEERING	SEP 07-23	CB
6	ISSUED FOR LAYOUTS	AUG 17-23	CB
5	BEP BLACKLINES	AUG 16-23	SP
4	B1 BLACKLINES	MAY 24-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
No.	Description	Date	By
REVISIONS			

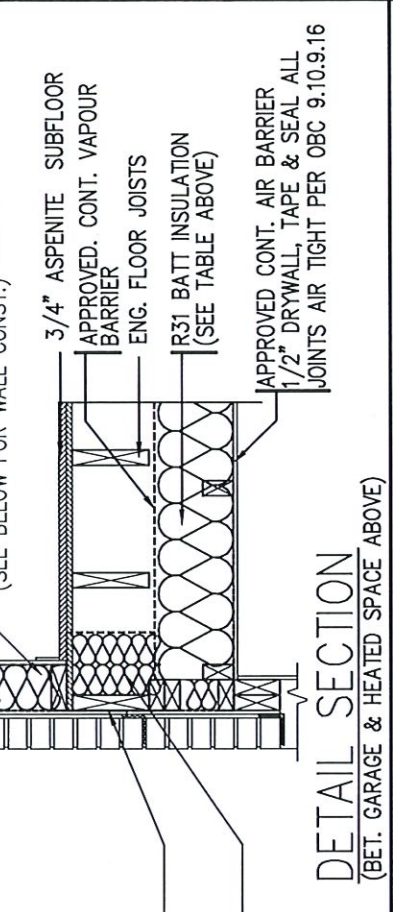
footprint:	50-22-1M
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	8
D.C.L. - A-8	8M



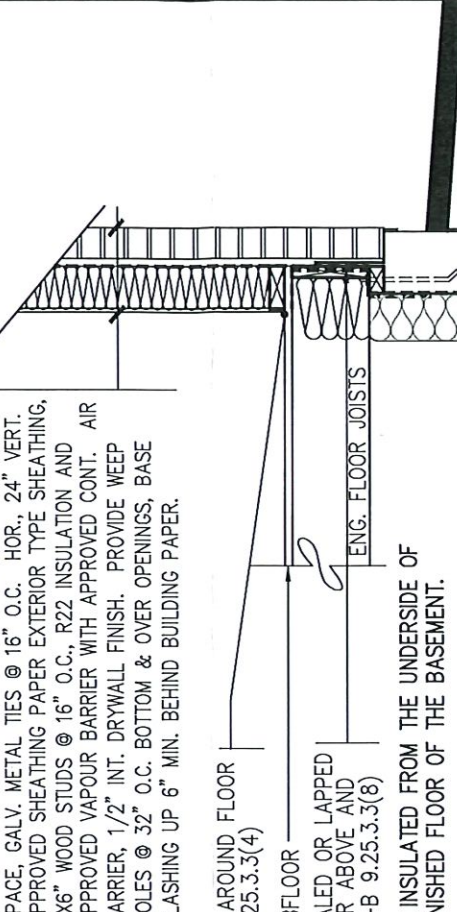
NOTES:
MECHANICAL
SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(P)]
AIR BARRIERS AS PER OBC 9.25.3
ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"
ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS
ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS
ALL PENETRATIONS SEALED TO MAINTAIN 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.



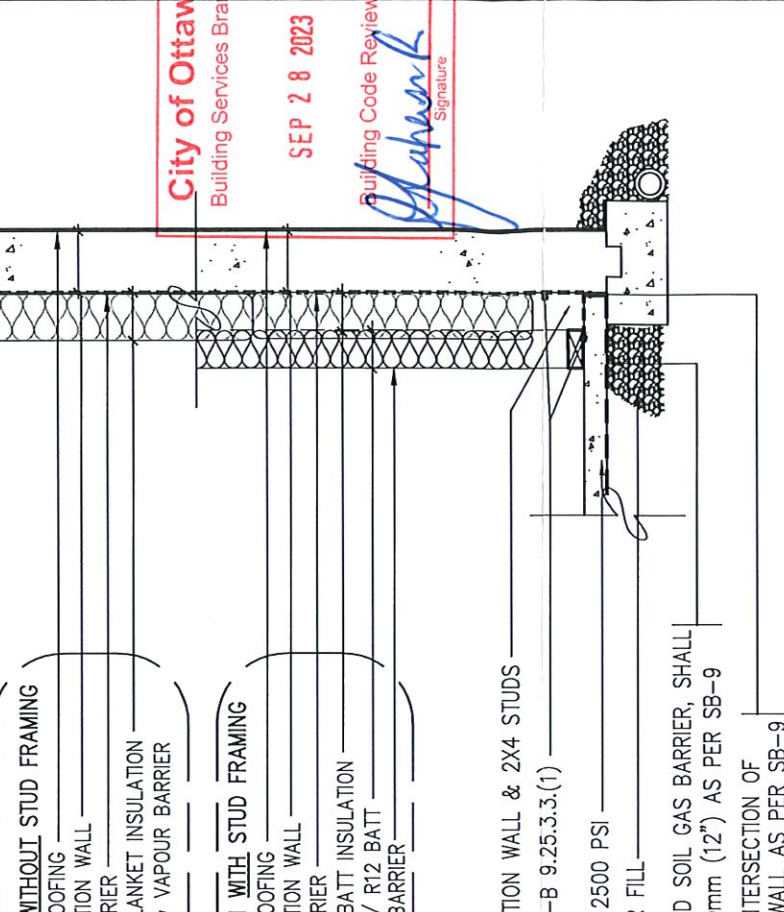
SIDING AS PER ELEVATION, CONT.
SHEATHING MEMBRANE, 7/16" ASPENITE, SHEATHING, 2X6" WOOD STUDS @ 16" O.C. R22 BATT INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER 1/2" INT. DRYWALL FINISH.
SPUNBONDED OLEFIN AIR BARRIER SEALED & SECURED WITH WOOD BLOCKING & 1/2" PLYWOOD SHEATHING
DETAIL SECTION
(CANTILEVERED FLOOR)



(SEE BELOW FOR WALL CONST.)
3/4" ASPENITE SUBFLOOR
APPROVED. CONT. VAPOUR BARRIER
ENG. FLOOR JOISTS
R31 BATT INSULATION (SEE TABLE ABOVE)
APPROVED CONT. AIR BARRIER 1/2" DRYWALL, TAPE & SEAL ALL JOINTS AIR TIGHT PER OBC 9.10.9.16
DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)



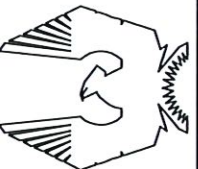
TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR SPACE, GALV. METAL TIES @ 16" O.C. HOR., 24" VERT. APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS @ 16" O.C., R22 INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" O.C. BOTTOM & OVER OPENINGS, BASE FLASHING UP 6" MIN. BEHIND BUILDING PAPER.
ENG. FLOOR JOISTS
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 8" ABOVE THE FINISHED FLOOR OF THE BASEMENT.



(TYPICAL INSULATION APPLICATION WITHOUT STUD FRAMING)
APPROVED DAMPROOFING
8" CONCRETE FOUNDATION WALL
FELT PAPER BARRIER
R20ci - 6" OWENS CORNING BLANKET INSULATION (MECHANICALLY FASTENED) c/w VAPOUR BARRIER
(TYPICAL INSULATION APPLICATION WITH STUD FRAMING)
APPROVED DAMPROOFING
8" CONCRETE FOUNDATION WALL
FELT PAPER BARRIER
3 1/2" OF CONTINUOUS R10 BATT INSULATION
2X4 WALL @ 24" o/c w/ R12 BATT
6mil POLY VAPOUR BARRIER
3 1/2" SPACE BETWEEN FOUNDATION WALL & 2X4 STUDS
SEAL JOINT PER OBC DIV.-B 9.25.3.3.(1)
3" CONC. FLOOR @ 2500 PSI
4" min. GRANULAR FILL
6 MIL POLY, SLAB DAMPROOFING AND SOIL GAS BARRIER, SHALL BE LAPPED NOT LESS THAN 300mm (12") AS PER SB-9
FLEXIBLE SEALANT AT INTERSECTION OF CONCRETE SLAB AND FDN. WALL AS PER SB-9

City of Ottawa
Building Services Branch
SEP 28 2023
Building Code Reviewed
Signature

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

**PHOENIX HOMES**

SB-12 COMPLIANCE PACKAGE DETAILS (ALL MODELS)

**SEP 15 2023**
BCSB
Centrepoin

No.	Description	By	Date
4	SB-12 - 2022 UPDATE	SP	JAN - 2022
3	SB-12 - 2017 UPDATE	SP	JAN - 2017
2	ADDED CANTILEVERED FLOOR DETAIL	TL	MAR28-12
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	TL	JAN22-12

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