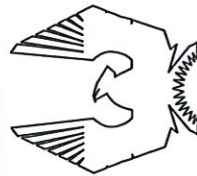


CONSTRUCTION NOTES

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")
ASPHENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD
TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES
PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF
AND MIN. 300mm (12") BETWEEN INNER FACE OF EXTERIOR
WALL (EAVES PROTECTION NOT REQ'D. FOR ROOF R-12 OR
GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0")
O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTRUGH, FASCIA
RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED
CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC
9.19.1.2)
2. FRAME WALL CONSTRUCTION (2"x6")
(17/16") SIDING AS PER ELEVATION. APPROVED AIR BARRIER 11.1mm
(7/16") EXTERIOR TYPE SHEATHING. 38x140 (2"x6") STUDS @
400mm (16") O.C. RSI 3.35 (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 (24") O.C. VERTICAL. APPROVED
AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING.
38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.35 (R22)
INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED
INSULATION. 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.
- 3A. BRICK VENEER CONSTRUCTION (2"x4") GARAGE WALL
90mm (4") FACE BRICK 25mm (1") AIR SPACE.
22x180x76mm (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. FDTN. 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 2350 (7'-10") ON SLOPED (2'-4") CONTIGUOUS
RET. CD. FILL BRACE FDTN. WALL FROM TO BACKFILLING
ALL FOOTINGS SHALL REST ON NATURAL SOUNDING CAPACITY OF
75% OR GREATER. IF SOIL BEARING DOES NOT MEET MIN.
CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. LENGTH OF
LIVE LOAD OF 2.4Mpa(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
DAMP-PROOFING BELOW SLAB.
8. EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (R31)
INSULATION, FINISHED VAPOUR BARRIER AND CONTINUOUS AIR
BARRIER, FINISHED SOFFIT.
9. OBC 12.2.2.1 & 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-
-9.8.2.1(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR
GUARDS SHALL BE NOT LESS THAN 860mm (33 1/8") FOR
REQUIRED EXIST. STAIRS SERVING A HOUSE OR DWELLING UNIT.
-9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS
THAN 1950mm (78 3/4")
-9.8.2.4 STEP DIMENSIONS (TABLE 9.8.4.1)
STAR COMPONENT MINIMUM MAXIMUM
RISE 125mm (4 1/8") 200mm (7 7/8")
RUN 255mm (10 1/8") 355mm (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")
-9.8.7.2(5)(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE
BEHIND IT TO BE MIN. 50mm (1 3/8")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm
(3 1/8") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
GUARDS -OBC 9.8.8.3-
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 1/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/8") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 1/8")
11. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR
BOULTS 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)
12. -R12 (3") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL
INSULATED 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
(COMES WITH PLASTIC WASHER)
DAMP-PROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION
WALL AND INSULATION UP TO GRADE LEVEL.
(SEE DETAIL ON "3B-12 DETAILS" PAGE)



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
489 DUVERNAY DRIVE

XXX

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
11	PLANS FLIPPED FOR SECOND BUILDING	06/07/23	CB
10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	21/06/23	CB
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7	CABINetry REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

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

38. CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS @
400mm (16"O.C.), FOR MAX. 11'-7" SPAN. 38x184 (2"x8")
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
40. 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.

41. STRIP FOOTING SUPPORTING EXTERIOR WALLS
-SEE OBC 9.15.3
-ASSIGNING MASONRY VENEER CONSTRUCTION, MAX. FLOOR
LIVE LOAD OF 2.4MPa (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 STUD WALL 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.(16)

WINDOWS:

- 1 MINIMUM BEDROOM WINDOW -OBC. 9.9.1.10, 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. 9.8.8.1.1. 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 BUILDINGS PER OBC 9.26.18.2 AND MIN. STANDARDS.
3 PROVIDE STUD WALL REINFORCEMENT FOR FUTURE 68# BARS IN BATHROOMS. REINFC. 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 UNPAINTED 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 (F=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 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) 642-3175 OR
EQUIL 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 ml. 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-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-BM GRADE 400R.

WOOD LUMBER AND BUILT-UP WOOD BEAMS

WOOD LUMBER AND BUILT-UP WOOD BEAMS	WOOD LUMBER AND BUILT-UP WOOD BEAMS
L1 2/38 x 184 (2/2" x 8") SPR.#2	L7 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")
B1 3/38 x 184 (3/2" x 8") SPR.#2	L8 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")
B2 4/38 x 184 (4/2" x 8") SPR.#2	L9 100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L3 2/38 x 235 (2/2" x 10") SPR.#2	L10 125 x 90 x 8.0L (5" x 3-1/2" x 5/16")
B3 3/38 x 235 (3/2" x 10") SPR.#2	L11 125 x 90 x 10.0L (5" x 3-1/2" x 3/8")
B4 4/38 x 235 (4/2" x 10") SPR.#2	L12 150 x 100 x 10.0L (6" x 4" x 3/8")
L5 2/38 x 286 (2/2" x 12") SPR.#2	STEEL COLUMNS (UNLESS NOTED OTHERWISE)
B5 3/38 x 286 (3/2" x 12") SPR.#2	TP = (1) 3" DIA. ADJ. ST. POSTS
B6 4/38 x 286 (4/2" x 12") SPR.#2	2TP = (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"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)

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
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.
-510.13.1(12) 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 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.

City of Ottawa
Building Code Reviewed
Signature

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.

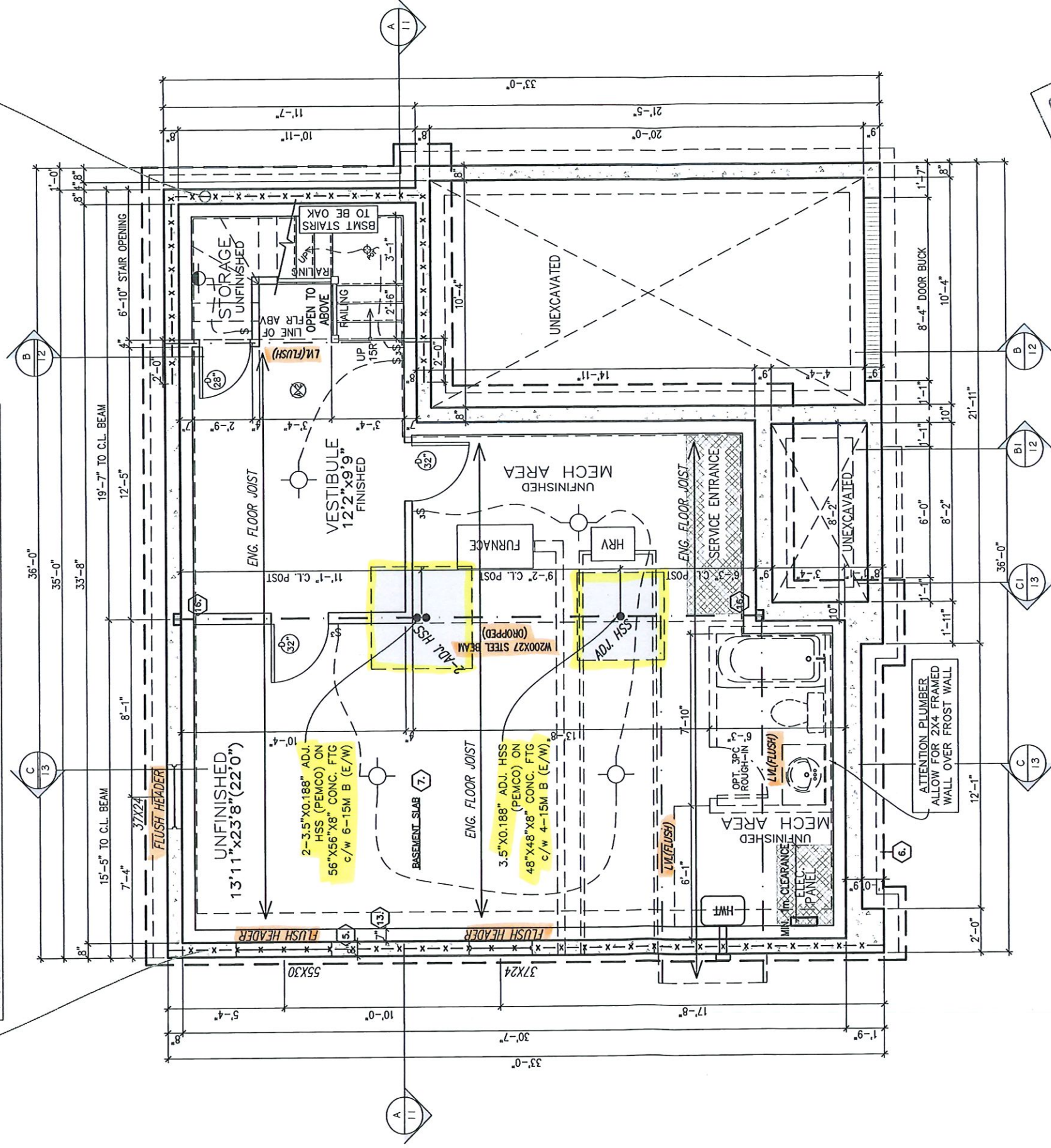
• TO BE READ WITH PATERSON GROUP
GEO-TECHNICAL EXCAVATION REVIEW DATED
OCTOBER 2, 2023

• 7.5kPa
• 24" x 8" STRIP
FOOTINGS

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

OFFSET FOOTING ALONG LEFT SIDE - EDGE TO BE FLUSH WITH FOUNDATION WALL - REINFORCEMENT:
- 24"x8" FTGS C/W 3-15M LONGITUDINAL BARS @10"O/C. REINFORCEMENT TO BE 3" FROM THE BOTTOM OF THE FTGS.
- CONNECT THE FTGS TO THE FOUNDATION WALLS WITH 20M BENT DOWELS (48"V. X 16"H.) @16"O/C. HORIZONTAL LEG INSTALLED BELOW THE 3-15M LONGITUDINAL BARS IN THE FTGS.
- FOUNDATION WALLS TO HAVE 2-15M(H.) BARS @24"O/C WITH 15M BENT BARS AROUND THE CORNERS (18"x18").
- FOUNDATION WALLS TO HAVE 15M(V.) BARS @16"O/C. VERTICAL BARS PLACED 2" FROM THE INSIDE FACE OF THE FOUNDATION WALLS.
- THE BENT DOWELS ARE TO BE IN THE SAME LOCATION AS VERTICAL BARS IN THE FOUNDATION WALLS.
- FTG CONCRETE STRENGTH TO BE 20MPa OR GREATER

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



City of Ottawa
Building Services Branch

OCT 04 2023

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9. FOUNDATION POUR
REQUIRED FOR 9 FOUNDATION WALLS.
GREATER THAN 7'-0" AT TOP, MIDDLE & BOTTOM OF FOUNDATION WALL.
2-15M(H.) BARS @ 20" o/c
2-15M(V.) BARS @ 20" o/c
CONNECTING FOUNDATION WALLS TO
-2-15M(H.) BARS @ 20" o/c
-15M(V.) BARS @ 20" o/c

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

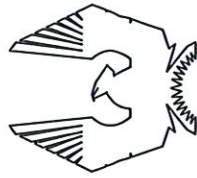
LOT NUMBER:

CIVIC ADDRESS:
489 DUVERNAY DRIVE

XXX

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
11	PLANS FLIPPED FOR SECOND BUILDING	06/07/23	CB
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	CABINETRY REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			
489 DUVERNAY DR.			
drawn by: CB		date: FEB/23	
scale: 3/16"=1'-0"		sheet no:	
			2/13

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



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

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12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
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489 DUVERNAY DR.

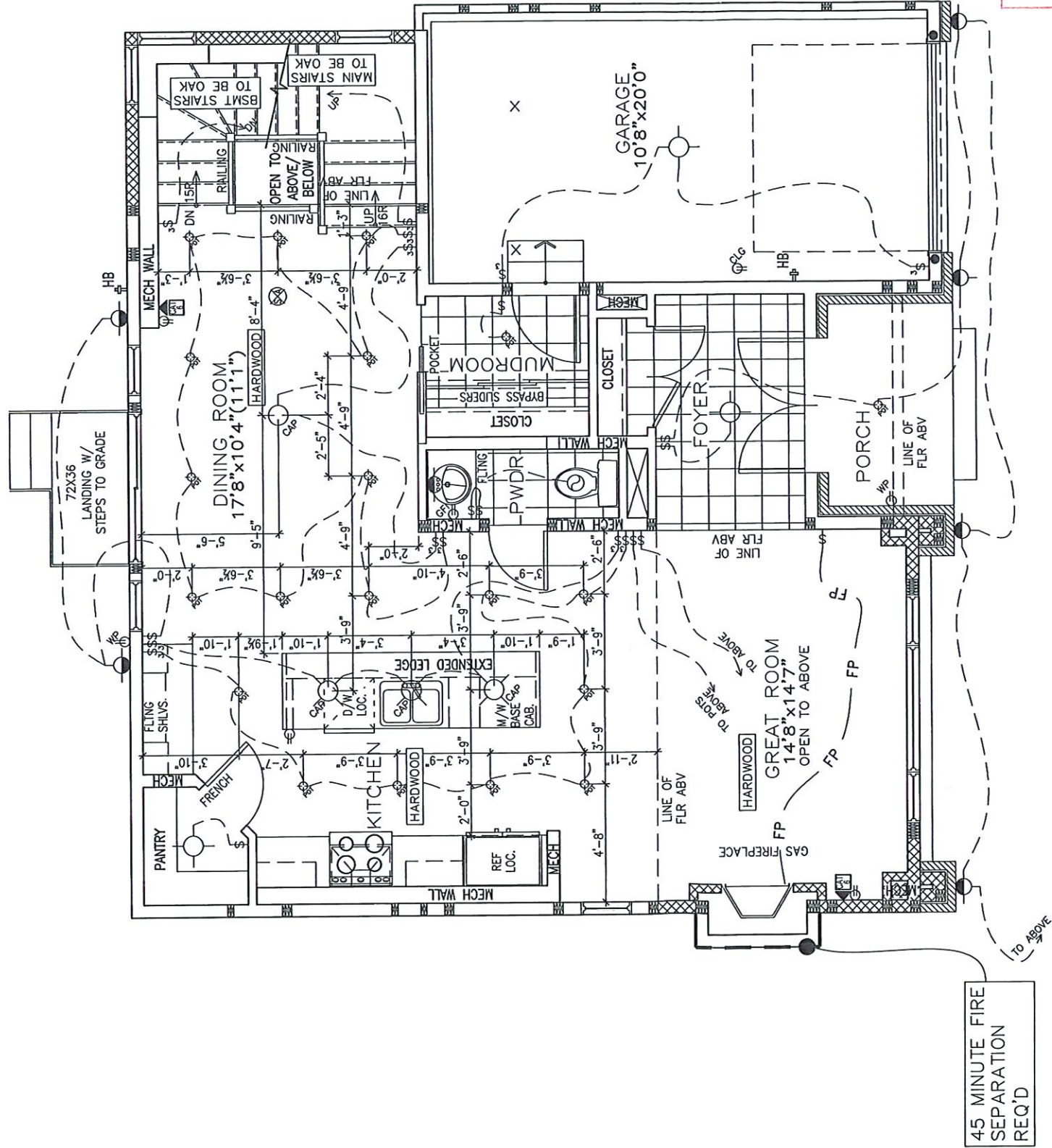
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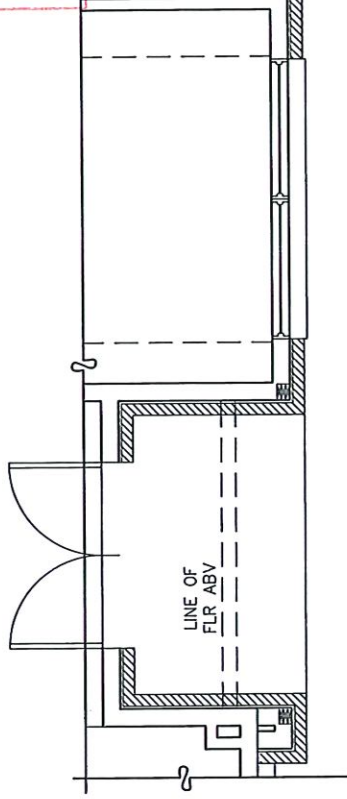
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45 MINUTE FIRE
SEPARATION
REQ'D

City of Ottawa
Building Services Branch
OCT 04 2023
Building Code Reviewed
[Signature]



STRUCTURE FOR WINDOWS AND
FLAT ROOF ABOVE GARAGE DOOR

GROUND FLOOR PLAN
885 SQ. FT.

PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAVY DRIVE

LOT NUMBER: XXX

CIVIC ADDRESS:
489 DUVERNAVY DRIVE

No.	Description	REVISIONS	dd/mm/yy	By
12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB	
11	PLANS FLIPPED FOR SECOND BUILDING	06/07/23	CB	
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	CABINETRY REVISIONS	31/05/23	CB	
REVISIONS				

489 DUVERNAVY 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:

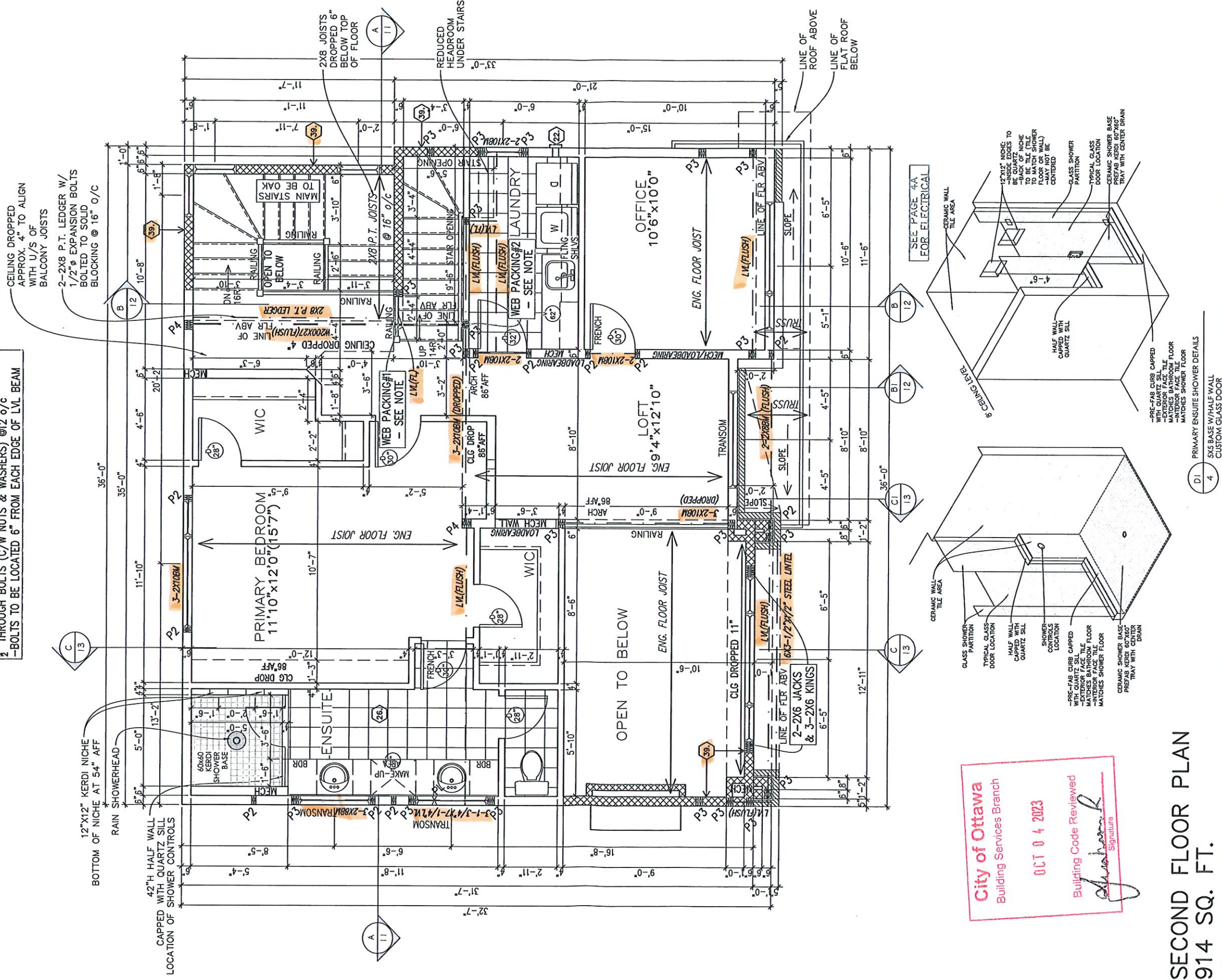
- PROVIDE 24" LONG WEB PACKING CENTERED ON FLUSH LVL BEAM TO FASTEN THE FACE MOUNTED BEAM HANGERS
- WEB PACKING TO BE BOLTED TO STEEL BEAM WEB W/2 ROWS
- THROUGH BOLTS (C/W NUTS & WASHERS) @12" o/c
- BOLTS TO BE LOCATED 6" FROM EACH EDGE OF LVL BEAM

NOTE

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

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
- THROUGH BOLTS (C/W NUTS & WASHERS) @12" o/c
- BOLTS TO BE LOCATED 6" FROM EACH EDGE OF LVL BEAM



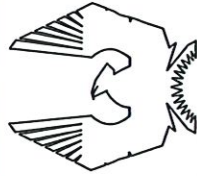
City of Ottawa
Building Services Branch

OCT 04 2023

Building Code Reviewed

Signature

SECOND FLOOR PLAN 914 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
489 DUVERNAY DRIVE

XXX

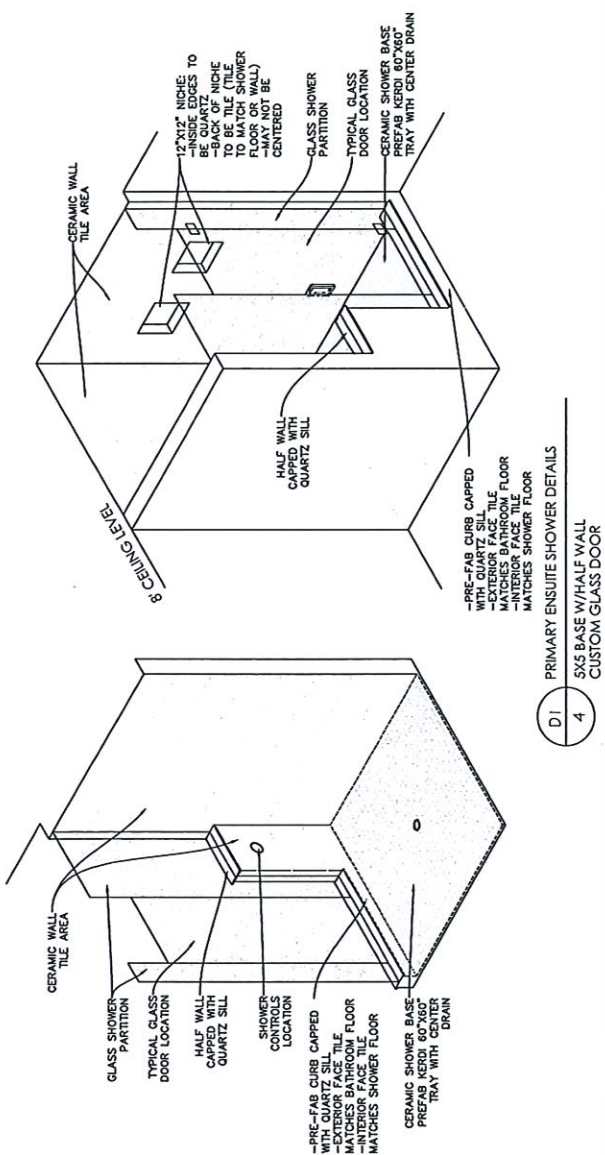
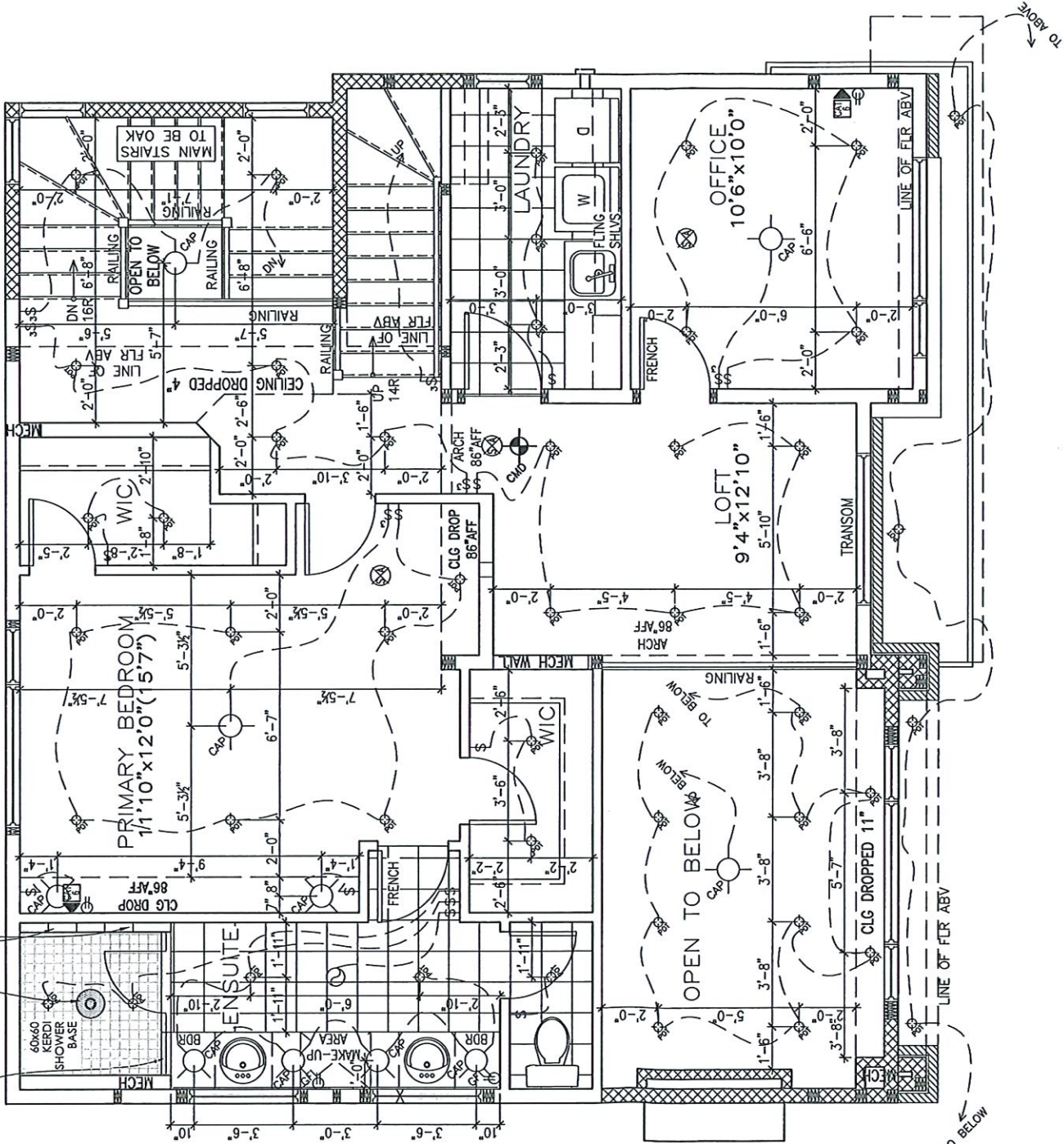
No.	Description	Revisions
12	FOOTING REVISION - LEFT ELEVATION	02/10/23 CB
11	PLANS FLIPPED FOR SECOND BUILDING	06/07/23 CB
10	MECH WALL ADDED AT PANTRY & 2ND FLOOR	21/06/23 CB
9	REVISED BONUS ROOM THIRD FLOOR	20/06/23 CB
8	ISSUED FOR ENGINEERING	31/05/23 CB
7	CABINETS REVISIONS	31/05/23 CB

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

12"x12" KERDI NICHE
BOTTOM OF NICHE AT 54" AFF

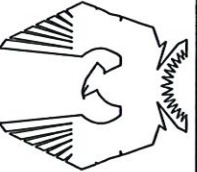
RAIN SHOWERHEAD

42"H HALF WALL
CAPPED WITH QUARTZ SILL
LOCATION OF SHOWER CONTROLS



SECOND FLOOR PLAN

914 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER: XXX

CIVIC ADDRESS:
489 DUVERNAY DRIVE

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
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7	CABINETRY REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

489 DUVERNAY DR.

drawn by: CB

date: FEB/23

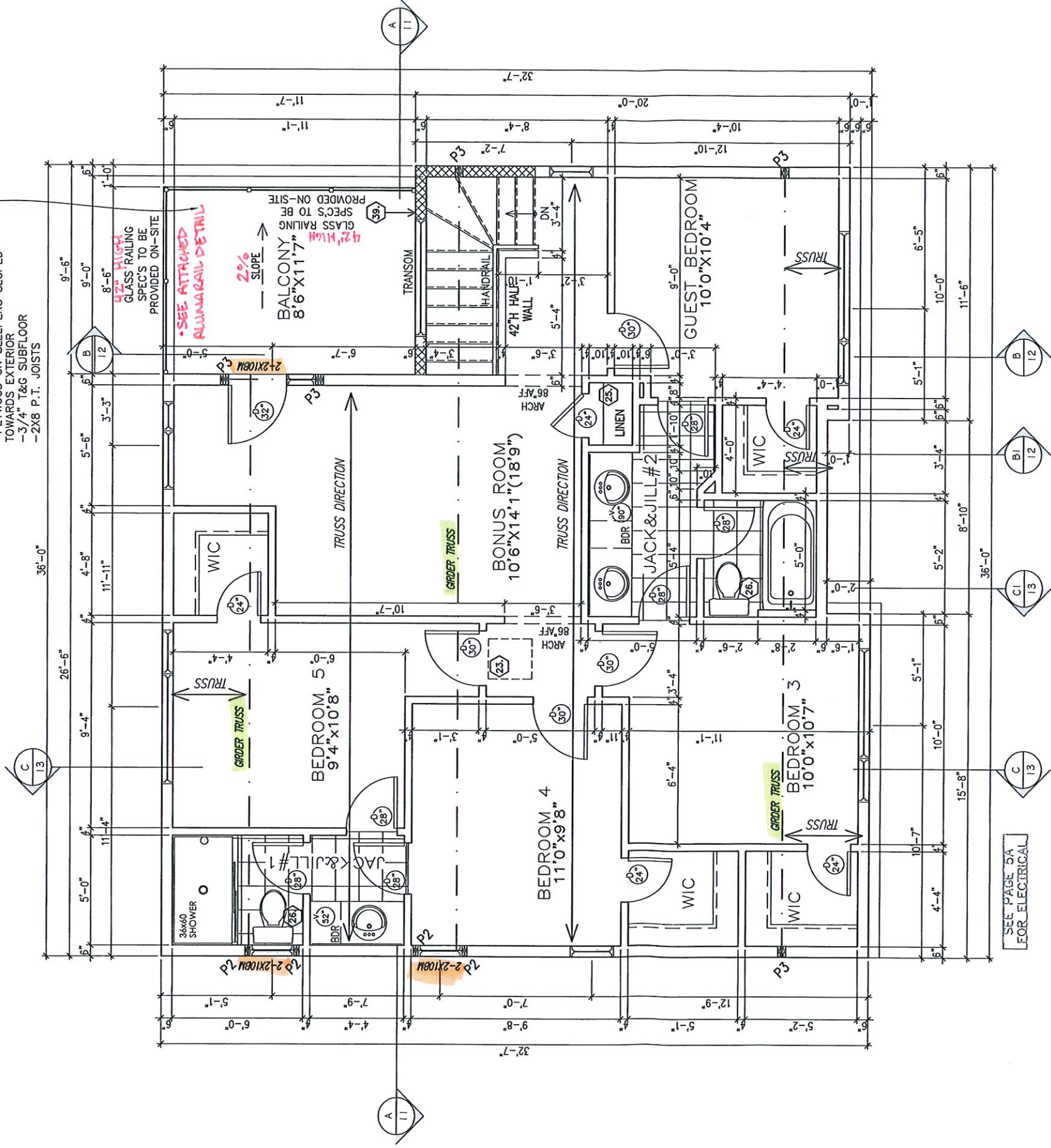
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sheet no: 4A
13

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.

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



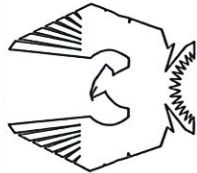
City of Ottawa
Building Services Branch

OC 10 4 2023

Building Code Reviewed

Signature

THIRD FLOOR PLAN 972 SQ. FT.



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

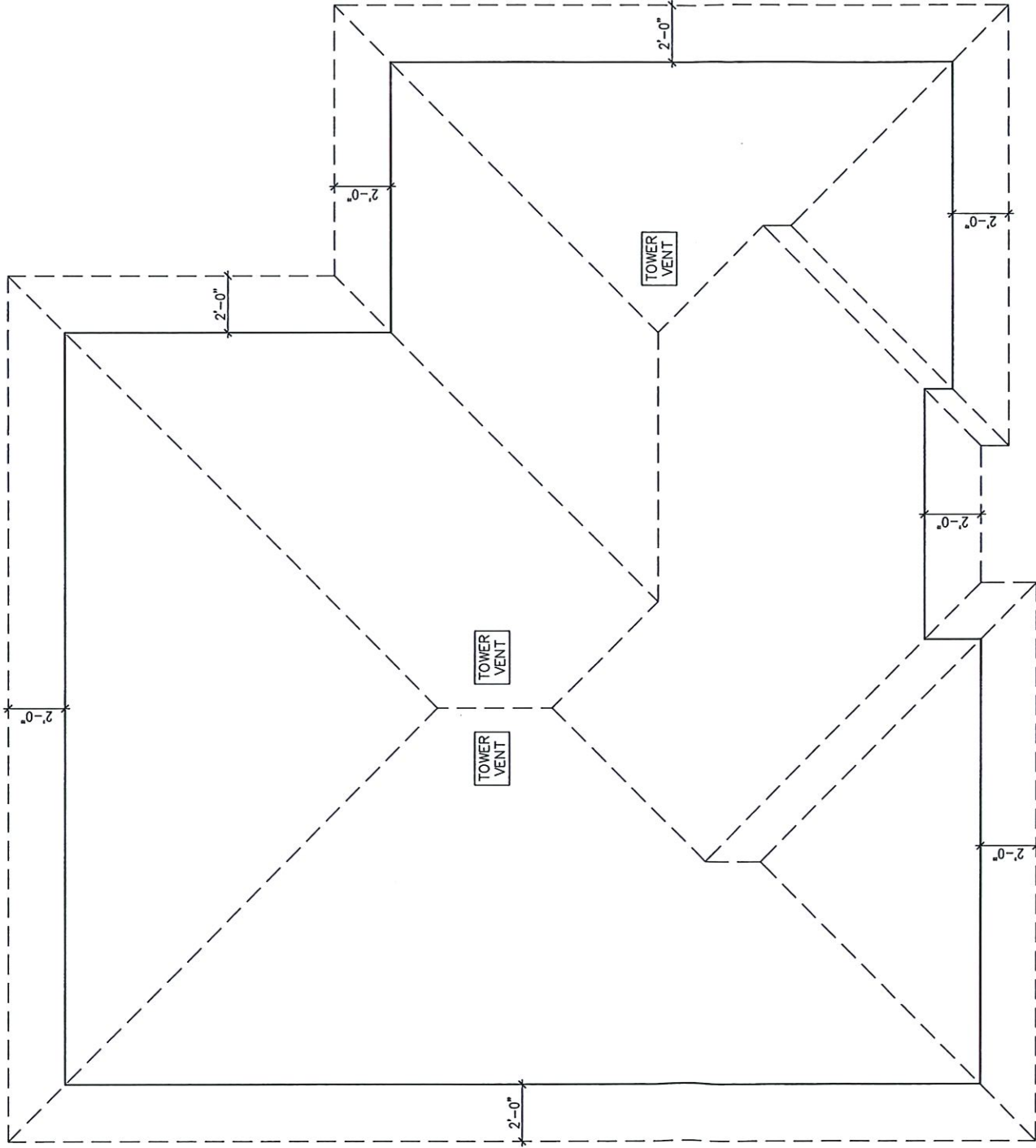
LOT NUMBER:

CIVIC ADDRESS:
489 DUVERNAY DRIVE

XXX

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	OB
11	PLANS FLIPPED FOR SECOND BUILDING	06/07/23	OB
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7	CABINETRY REVISIONS	31/05/23	OB
No.	Description	dd/mm/yy	By
REVISIONS			

489 DUVERNAY DR.	drawn by: OB
	date: FEB/23
	scale: 3/16"=1'-0"
	sheet no: 5/13

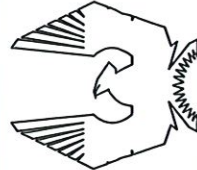


ROOF PLAN

City of Ottawa
Building Services Branch

OCT 04 2023

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[Signature]
Signature



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAVY DRIVE

LOT NUMBER: XXX

CIVIC ADDRESS:
489 DUVERNAVY DRIVE

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
11	PLANS FLIPPED FOR SECOND BUILDING	06/07/23	CB
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8	ISSUED FOR ENGINEERING	31/05/23	CB
7	CABINETRY REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

489 DUVERNAVY DR.

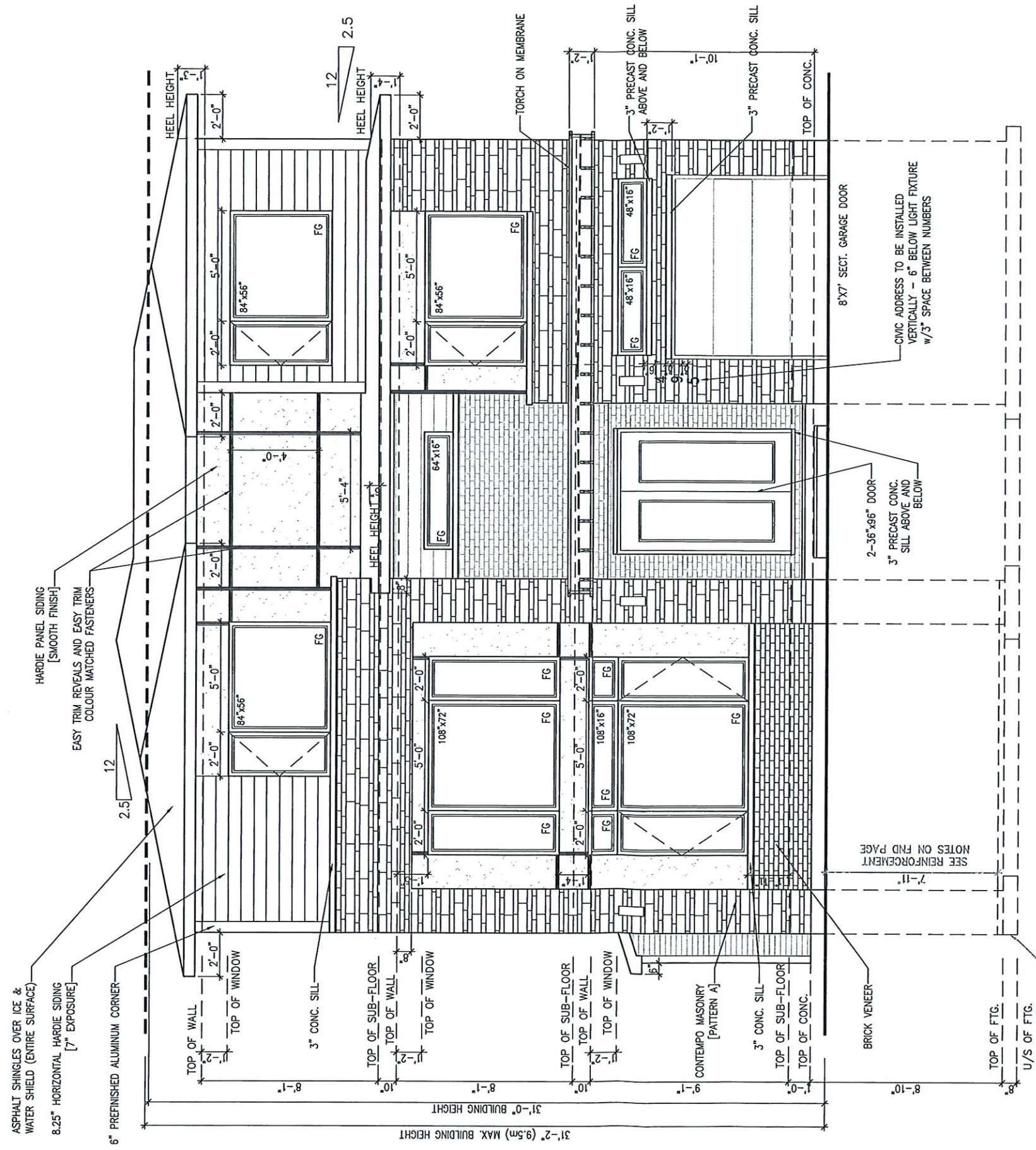
drawn by: CB

date: FEB/23

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

sheet no:

6
13



OFFSET FOOTING ALONG LEFT SIDE
EDGE TO BE FLUSH WITH FOUNDATION WALL
-SEE FOUNDATION PAGE FOR
REINFORCEMENT DETAILS

City of Ottawa
Building Services Branch

OCT 04 2023

Building Code Reviewed

City of Ottawa
Building Services Branch

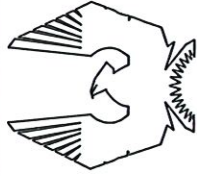
MAR 25 2024

Zeroing Reviewed

Signature _____

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FRONT ELEVATION



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
489 DUVERNAY DRIVE

XX

12	FOOTING REVISION – LEFT ELEVATION	02/10/23	CB
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7	CABINETRY REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

489 DUVERNAY DR.

drawn by: CB

date: FEB/23

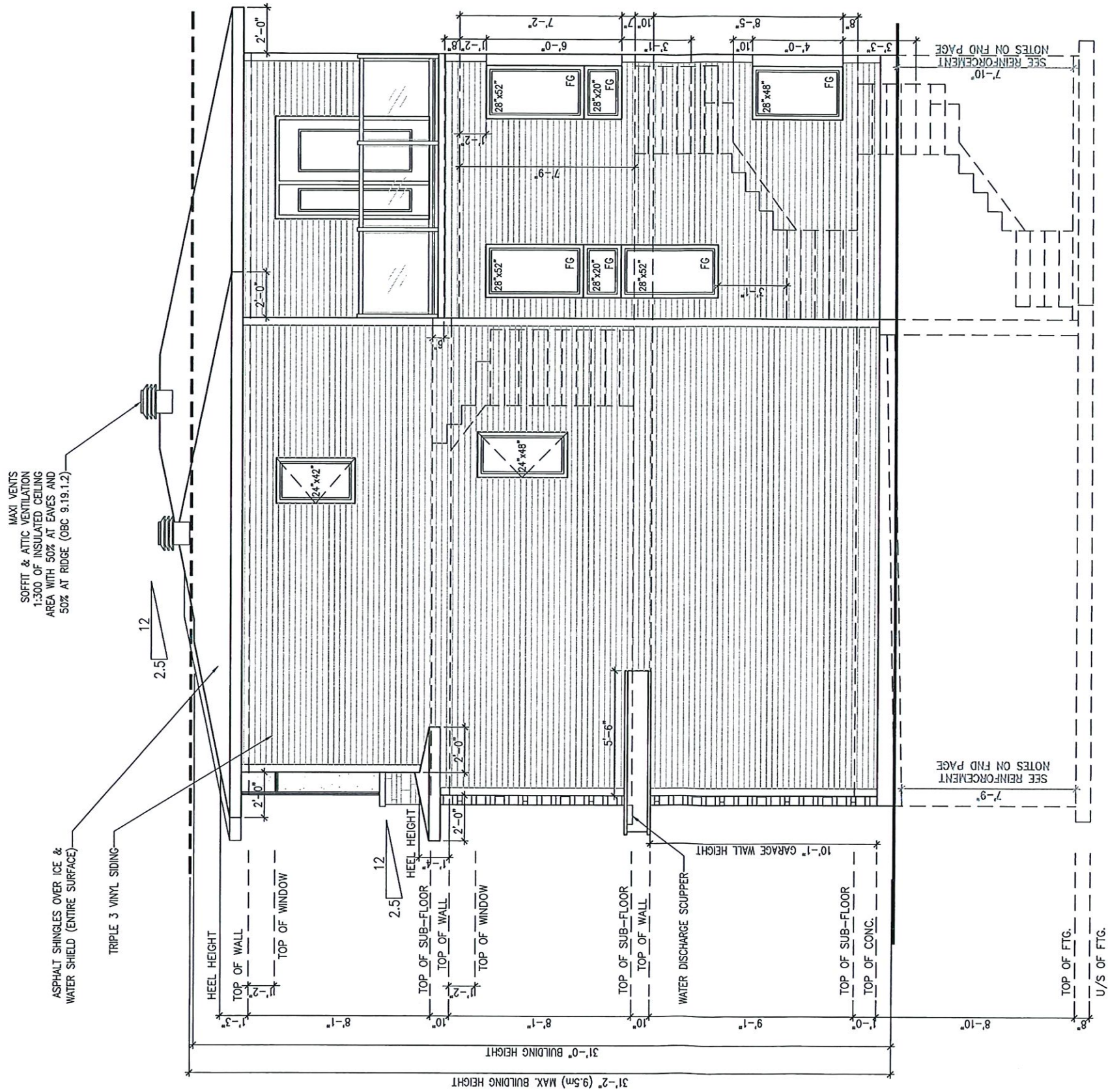
scale: $3/16''=1'-0''$

sheet no:

7

1

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



U.P.O. CALCULATION
LIMITING DISTANCE 1.20m
WALL AREA 924.5 SQ. FT.
OPENINGS ALLOWED 64.72 SQ. FT. (7%)
OPENINGS PROVIDED 54.79 SQ. FT. (5.92%)

City of Ottawa
Building Services Branch
06/04/2023
Building Code Reviewed
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6' FOUNDATION POUR

RIGHT ELEVATION

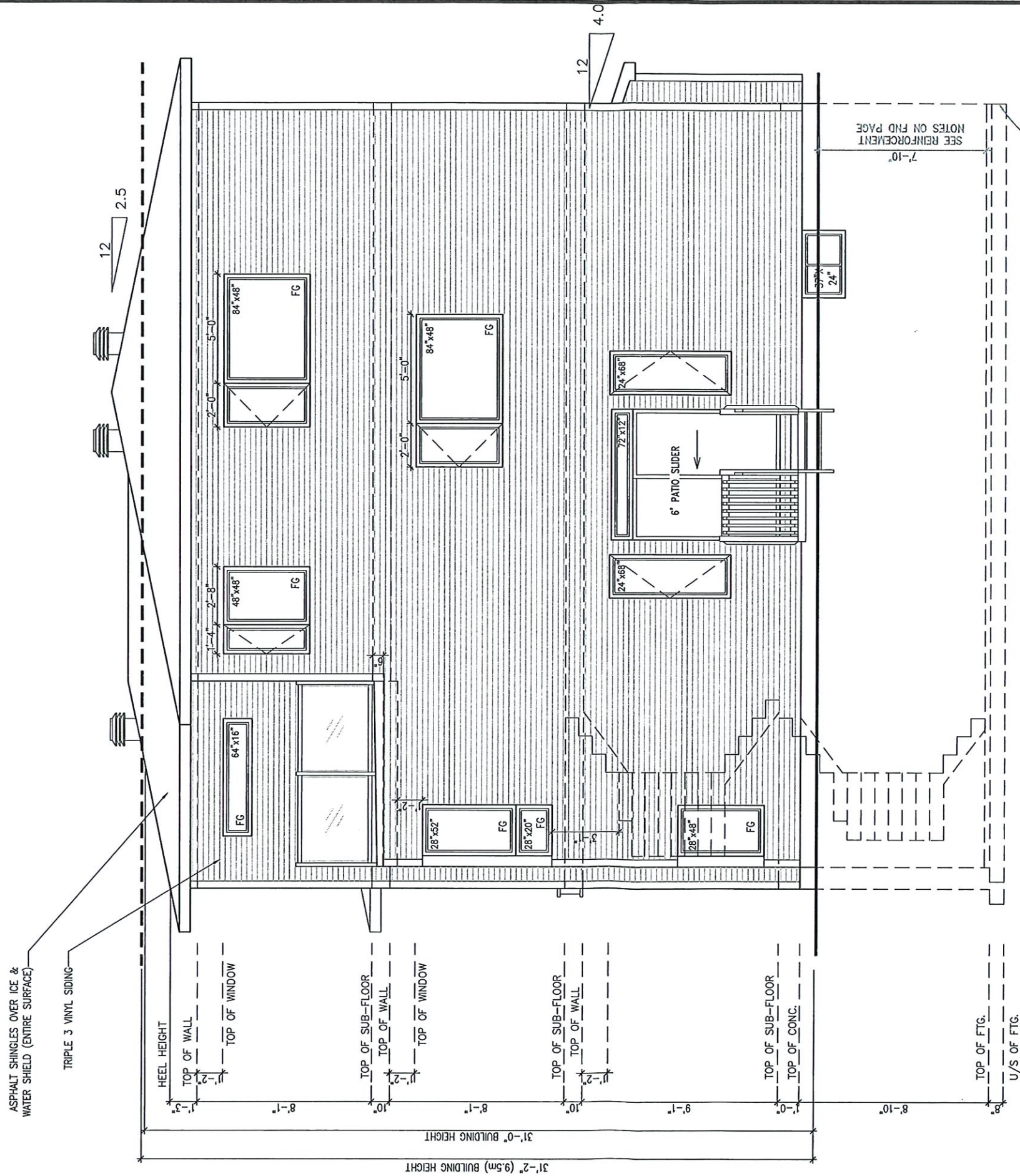
PHOENIX HOMES

THREE STOREY SINGLE
SITE: DUVERNAY DRIVE
LOT NUMBER: XXX
CIVIC ADDRESS: 489 DUVERNAY DRIVE

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
11	PLANS FLIPPED FOR SECOND BUILDING	06/07/23	CB
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7	CABINETS REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

489 DUVERNAY DR.
drawn by: CB
date: FEB/23
scale: 3/16"=1'-0"
sheet no: 8/13

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



OFFSET FOOTING ALONG LEFT SIDE
EDGE TO BE FLUSH WITH FOUNDATION WALL
-SEE FOUNDATION PAGE FOR
REINFORCEMENT DETAILS

City of Ottawa
Building Services Branch
06/10/2023
Building Code Reviewed
Signature

6' FOUNDATION POUR

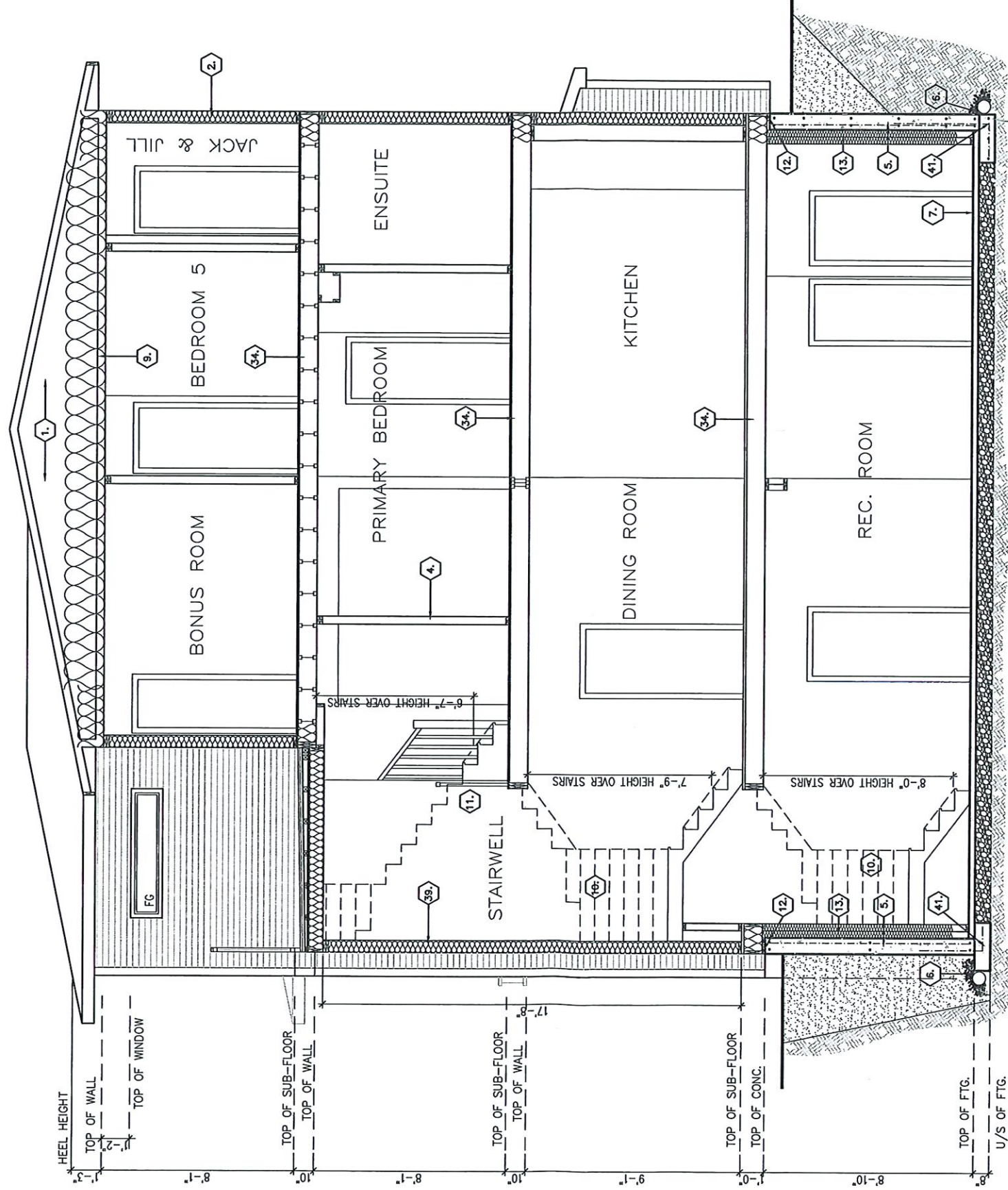
REAR ELEVATION

PHOENIX HOMES

THREE STOREY SINGLE
SITE: DUVERNAY DRIVE
LOT NUMBER: XXX
CIVIC ADDRESS: 489 DUVERNAY DRIVE

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
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7	CABINETS REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

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



SECTION A

OFFSET FOOTING ALONG LEFT SIDE
EDGE TO BE FLUSH WITH FOUNDATION WALL
-SEE FOUNDATION PAGE FOR
REINFORCEMENT DETAILS

City of Ottawa
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2023 04 04
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6' FOUNDATION FOUR

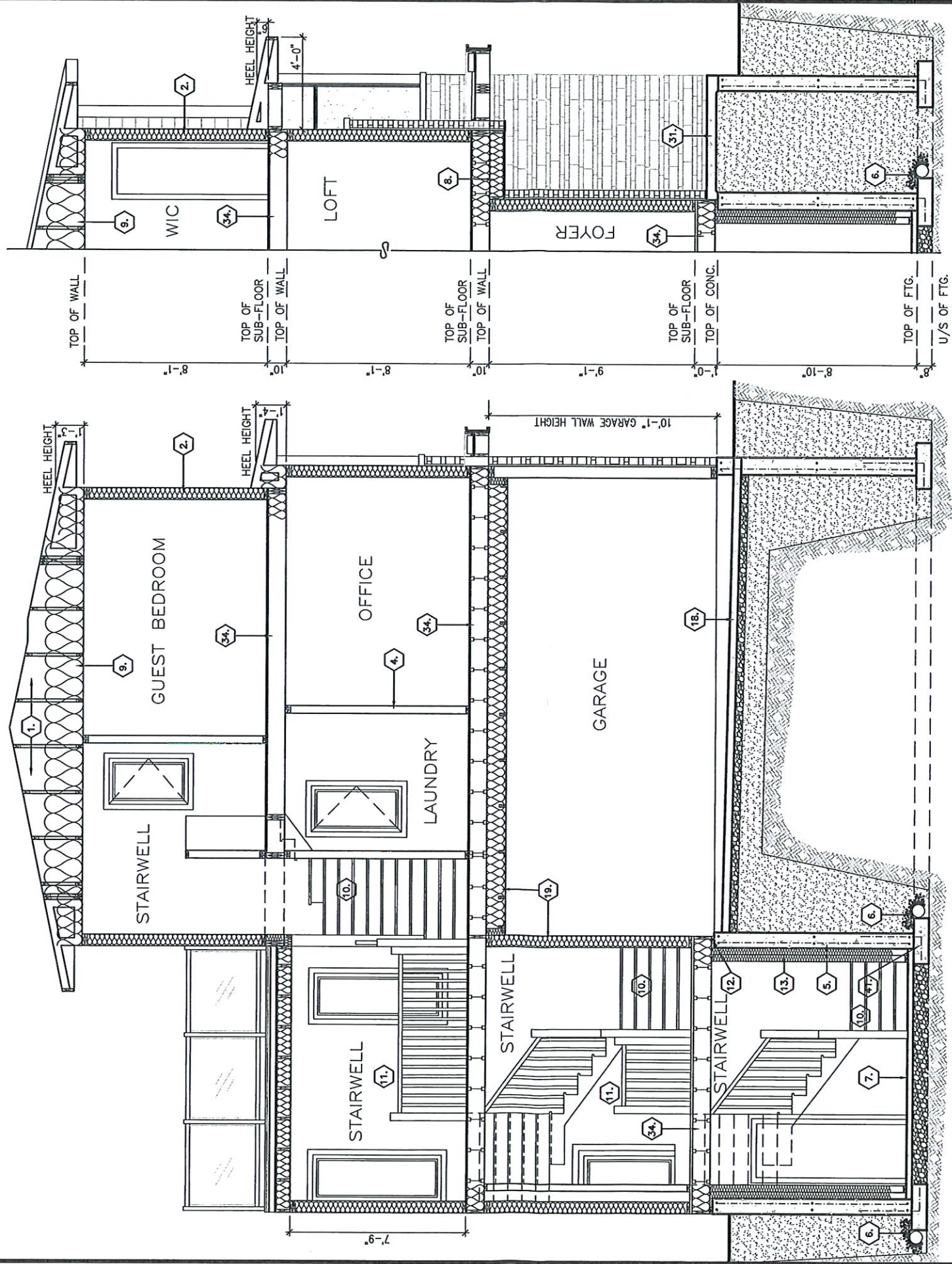
SECTION A

PHOENIX HOMES

THREE STOREY SINGLE
SITE: DUVERNAY DRIVE
LOT NUMBER: XXX
CIVIC ADDRESS: 489 DUVERNAY DRIVE

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
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7	CABINETRY REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

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



SECTION B

SECTION B1

City of Ottawa
Building Services Branch
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Building Code Reviewed
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6. FOUNDATION POUR

SECTION B

PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER: XXX

CIVIC ADDRESS: 489 DUVERNAY DRIVE

12	FOOTING REVISION - LEFT ELEVATION	02/10/23	CB
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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
No.	Description	dd/mm/yy	By
REVISIONS			

489 DUVERNAY DR.

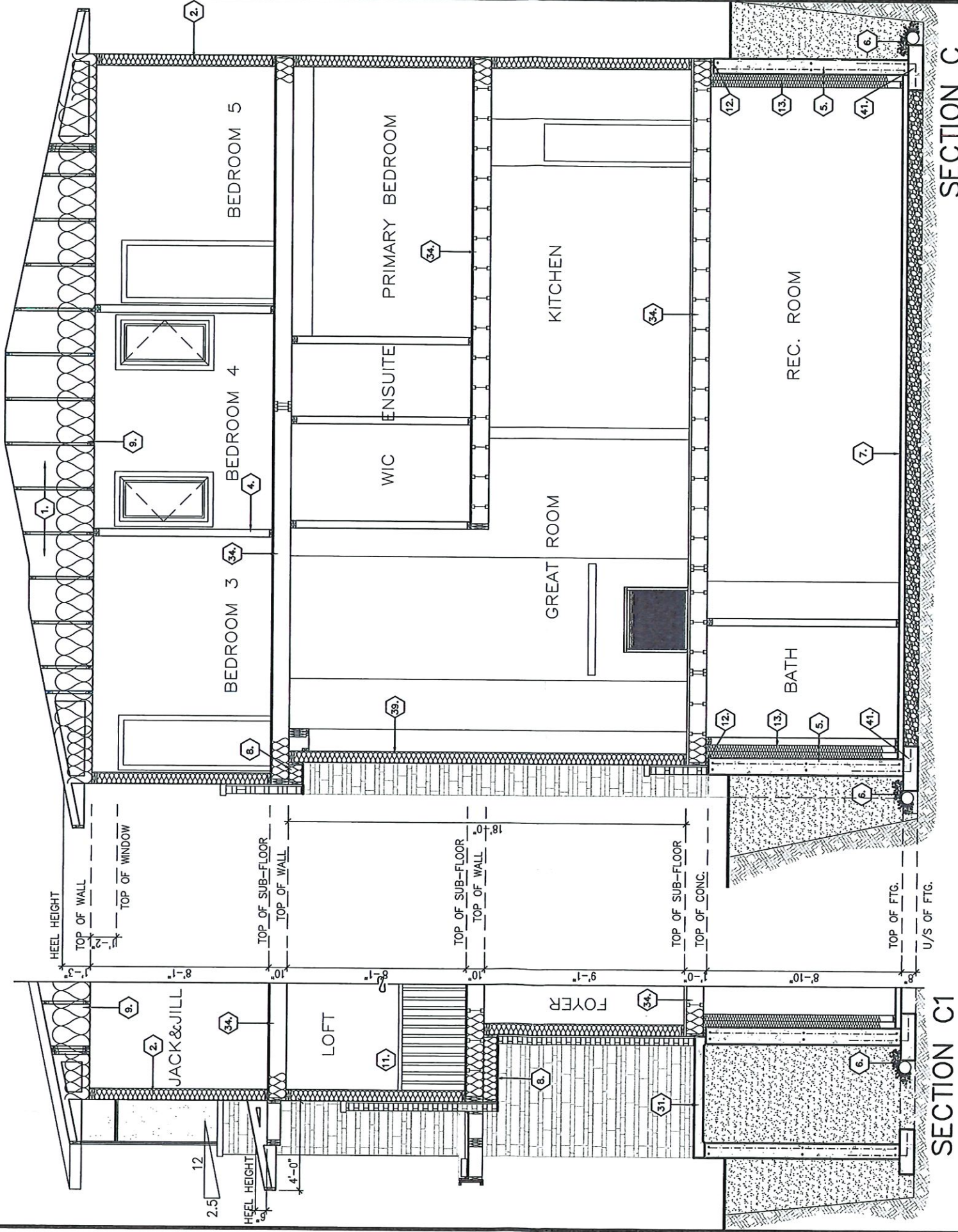
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sheet no:

12/13



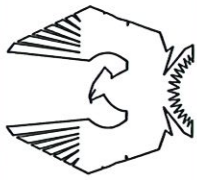
SECTION C1

SECTION C

City of Ottawa
Building Services Branch
04 2023
Building Code Reviewed
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6. FOUNDATION FOUR

SECTION C



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER: XXX
CIVIC ADDRESS: 489 DUVERNAY DRIVE

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7	CABINETS REVISIONS	31/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

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

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

City of Ottawa
Building Services Branch

OCT 04 2023

Building Code Reviewed

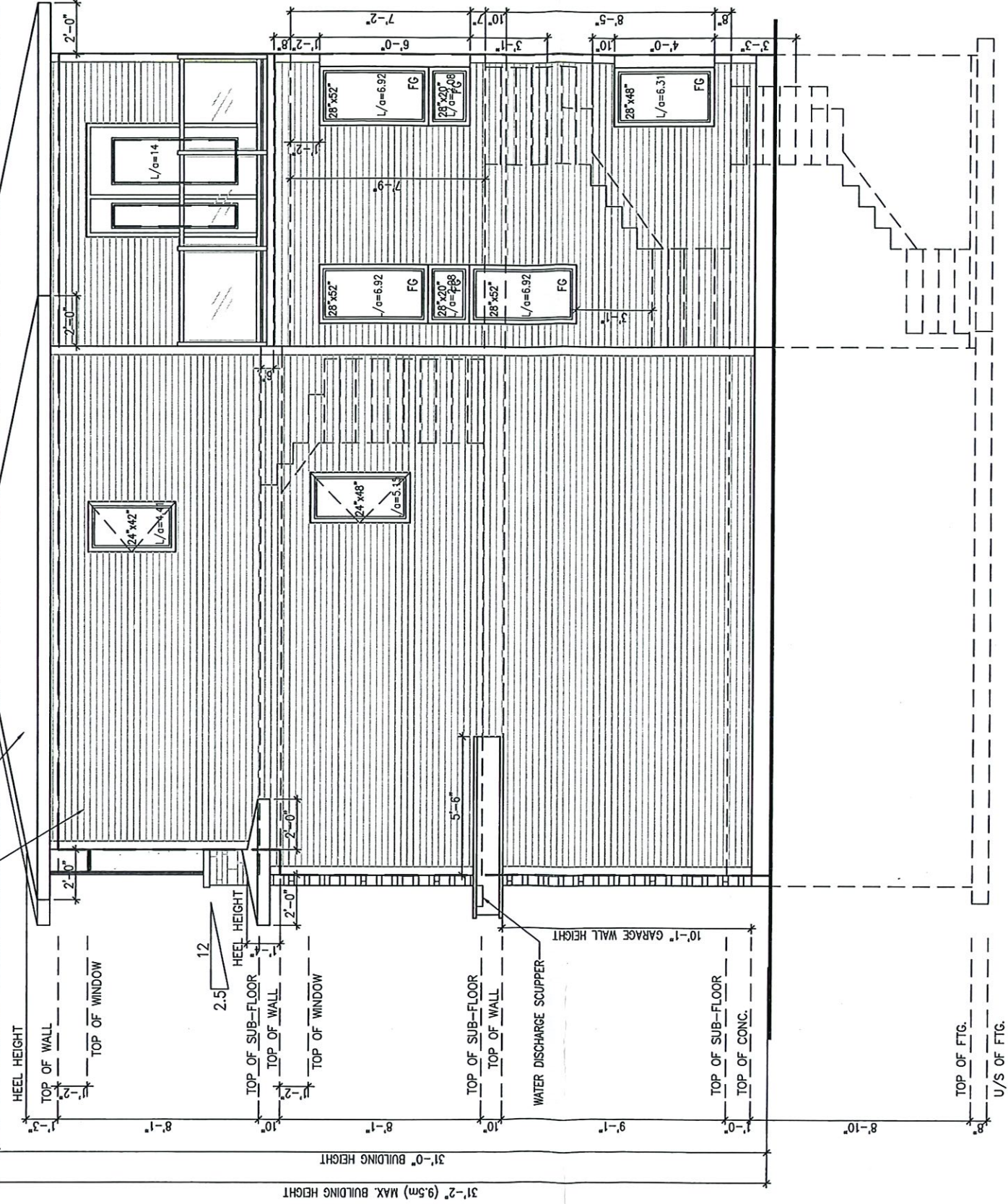
[Signature]
Signature

MAXI VENTS
SOFFIT & ATTIC VENTILATION
1:300 OF INSULATED CEILING
AREA WITH 50% AT EAVES AND
50% AT RIDGE (OBC 9.19.1.2)

ASPHALT SHINGLES OVER ICE &
WATER SHIELD (ENTIRE SURFACE)

TRIPLE 3 VINYL SIDING

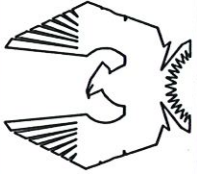
2.5
12



U.P.O. CALCULATION
LIMITING DISTANCE 1.20m
WALL AREA 924.5 SQ. FT.
OPENINGS ALLOWED 64.72 SQ. FT. (7%)
OPENINGS PROVIDED 54.79 SQ. FT. (5.92%)

9' FOUNDATION POUR

RIGHT ELEVATION



PHOENIX HOMES

THREE STOREY SINGLE

SITE: DUVERNAY DRIVE

LOT NUMBER:

CIVIC ADDRESS:
489 DUVERNAY DRIVE

XXX

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7	CABINETRY REVISIONS	31/05/23	CB
6	JOIST DIRECTION REVISION	19/05/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

489 DUVERNAY DR.	drawn by: CB
date: FEB/23	scale: 3/16"=1'-0"
sheet no:	8
	13