

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS 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. OUT. REC. 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") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQD. FOR ROOF BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. ENASTROUGH, FASCIA, RVL. & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT ROOF (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, 22x180x40.76mm (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 CONT. 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"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 BIRUDENUS 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 KEVED CONC. FTG. 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. 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 150mm (6") CONC. WITH DAMPROOFING BELOW SLAB.
- (8) EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
- (9) OBC. 12.3.2.1 & 12.3.3.7 ATTIC INSULATION (REQD) 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(1) STAIR WITH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 7/8") -9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4") -9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)
- (11) GUARDS -OBC. 9.8.2.3.1 -INTERIOR GUARDS: =900mm (2'-11") MIN. EXTERIOR GUARDS: =1070mm (3'-6") MIN. STAIR/LANDING GUARDS =1500mm (4'-11") MIN. @10M ABOVE ADJ. GROUND
- (12) 38x89 (2"x4") STILL 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 @ LEVEL STILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.1)
- (13) R12 (3") CONTINUOUS BATT INSULATION, 2"x4" STUD WALL PLACED 3/4" AWAY FROM WALL, FILL STUD CAVITY WITH R10 BATT INSULATION, APPROVED VA TO 8" ABOVE FLOOR LEVEL, DAMPROOF WITH BUILDING PAPER BETWEEN THE EXTERIOR WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAIL" PAGE)

- (14) BEARING STUD PARTITIONS 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") STILL 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, ADJ. HORIZ. BLOCKING AT MIN-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-S-7.2M, AND WITH 150x150x9.5 (6"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 125 kPa. MINIMUM AND AS PER SOILS REPORT.
- (16) STEEL BASEMENT COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 3"x3"x1/8" NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON UNDISTURBED SOIL OR ENGINEERED FILL, CAPABLE OF SUSTAINING A PRESSURE OF 125 kPa. MIN. AND AS PER SOILS REPORT.
- (17) STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 5"x3"x1/8" NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE, 120x250x12.5 (4' 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG 30mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
- (18) STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 80mm (3-1/2") DIA. 478mm (18") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE, 120x250x12.5 (4' 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG 30mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
- (19) STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.
- (20) GARAGE SLAB, 100mm (4") 32MPa (4600psi) CONC. SLAB WITH 5-8" AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN. 13mm (1/2") GYPSUM BO. ON WALL AND
- (21) 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.
- (22) DOOR AND FRAME CASPROOFED. DOOR EQUIPPED WITH SEAL CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.15.13 WOOD STEP, C/W HANDRAIL & LANDING IF MORE THAN 3 RISERS. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10 (9-1/2") CAPED DRYER EXHAUST VENTED TO EXTERIOR. USE 100mm (4") DIA. SMOOTH WALL VENT PIPE (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) ROOF INSUL. BACKING OBC 9.19.2 (9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10 (9-1/2") CAPED DRYER EXHAUST VENTED TO EXTERIOR. USE 100mm (4") DIA. SMOOTH WALL VENT PIPE (OBC 6.2.3.8.(7))
- (24) 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.
- (25) 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FTG. OBC 9.17.4 (2'-2"x4"x12") MIN. HORIZ. STEP = 600mm (23'-5/8") FOR FIRM SOILS.
- (26) PORCH SLAB/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 6% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS @400 (16") O.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
- (27) DIRECT VENT FURNACE TERMINAL MIN. 900mm (35") FIN. FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HAV INTAKE TO BE A MIN. OF 130mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
- (28) DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
- (29) SUBFLOOR, JOIST STRAPPING AND BRIDGING -19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1 *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2 *) ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4) **NOTE:CEILING OF MECHANICAL ROOM FOR PRIMARY UNIT TO HAVE 8" TYPE X DRYWALL (SEE DETAILS ON PAGE PD-1)
- (30) FLOOR ASSEMBLY F9c (SB-3/OBC) 60min. F.R.R. -ENG. FLOOR JOIST @ 16" O/C -FIBERGLASS BATT (CANNY FILL) 6" O/C -2 LAYERS OF 5/8" TYPE X GYPSUM
- (31) EXPOSED BUILDING FACE -OBC. 9.10.14.5- EXTERIOR WALL TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
- (32) EXTERIOR WALL: Wdg. -Fiberglass (6" U.B.) -STC 511
- (33) 5/8" TYPE X GYPSUM BOARD RESILIENT METAL CHANNELS @ 16" o.c. 2x4 WOOD STUDS @ 16" o.c. FILL CAVITY WITH SOUND ATTENUATING MINERAL FIBER 2 LAYERS 5/8" TYPE X GYPSUM BOARD

- (37) THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3'-1/2") THICK TO A MAX. DEPTH OF 350mm (13'-3/4") AND SHALL BE TIED TO THE FRAMING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FRAMING 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"x8") ROOF BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPAN. 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 BEAMS, LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.
- (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) 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 390 mm (1'-3").
- (45) 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 (6'-11")
- (46) ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND S612 PREScriptive COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7
- (47) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- (48) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
- (49) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY. 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, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).
- (50) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
- (51) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- (52) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- (53) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GDR. TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
- (54) LVL BEAMS SHALL BE 2.0E W MICRO-LAM LVL (Fb=2800psi,MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
- (55) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SC" MANUFACTURED BY MCA CONNECTOR LTD. TEL. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
- (56) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS
- (57) 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 (45lb) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.
- (58) TWO STOREY VOLUME SPACES FOR HIGH WALK UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 4'-0" O/C # SHEATHING: 7/16" ASPHENITE 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" @12" O/C 3. BRICK TO 4'-0" - 2"x6" @12" O/C 4. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
- (59) 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").
- (60) 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)
- (61) SLUMP PITS (WHERE REQD.) SEE O.B.C. 9.14.5.2 -MUST BE SEALED AS PER 9.25.3.3.(16)

BRICK LINTEL SCHEDULE (OBC2012) 9.20.3.2A	
MAXIMUM OPENINGS	BRICK LINTEL SIZE
4'-0"	3 1/2" x 3 1/2" x 1/4"
5'-0"	3 1/2" x 3 1/2" x 5/16"
7'-0"	4" x 3 1/2" x 5/16"
8'-0"	5" x 3 1/2" x 5/16"
9'-0"	5" x 3 1/2" x 7/16"
10'-0"	6" x 4" x 7/16"

WOOD LINTEL SCHEDULE (OBC2012) 9.23.12	
SF BEAM	MAX. OPENINGS
2-2X8	6'-4"
2-2X10	7'-9"
2-2X12	9'-2"

LEGEND

- EXHAUST VENT/FAN
- DUPLEX OUTLET
- GROUND FAULT CIRCUIT
- WEATHERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- POT LIGHT
- LIGHT FIXTURE (CEILING MOUNTED)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- FLOOR DRAIN
- HOSE BIB
- DOUBLE JOIST
- TRIPLE JOIST
- LVL
- LAMINATED VENEER LUMBER
- POINT LOAD FROM ABOVE
- P.T.
- G.T.
- BY ROOF TRUSS MANUF.



CARBON MONOXIDE DETECTOR (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

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.
AFTER DRAWINGS TO BE USED FOR CONSTRUCTION ONLY.
DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED.



PHOENIX HOMES

MIRAPOSA + W/ 2CAR

SITE: PATHWAYS

LOT NUMBER: 353

CIVIC ADDRESS: 802 NINAATIK PLACE

No.	Description	Revisions
10	REVISED PER CITY COMMENTS	20/06/24 SP
9	ISSUED FOR CABINERY REVISIONS	03/06/24 CB
8	ISSUED FOR PERMIT APPLICATION	05/04/24 CB
7	ISSUED FOR ENGINEERING	19/03/24 CB
6	BFP BLACKLINES REVISED	18/03/24 CB
5	BFP BLACKLINES	08/03/24 SP

Footprint: 35-33

drawn by: SP

date: OCT/16

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

sheet no: 1

DCL-A41

8

City of Ottawa
Building Services Branch

JUN 27 2024

Building Code Reviewed

City of Ottawa

ELEC.
PANEL

POWERED
FILING
7" UP
\$

3'-10"

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CAR

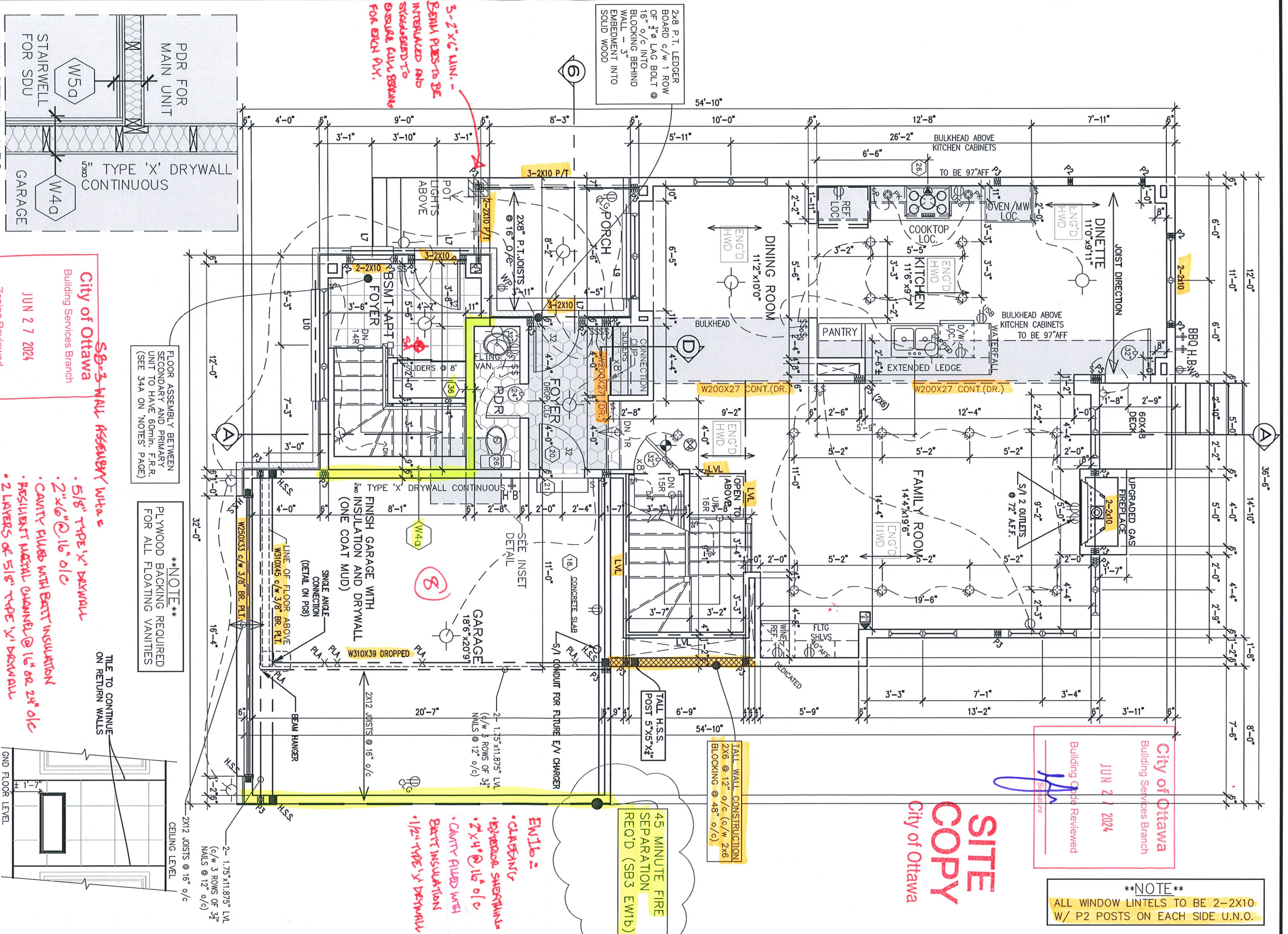
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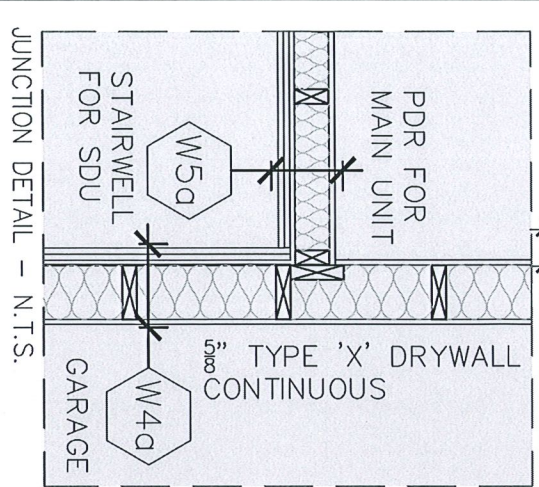
City of Ottawa
Building Services Branch
JUN 27 2024
Building Code Reviewed
Signature

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

SITE COPY
City of Ottawa

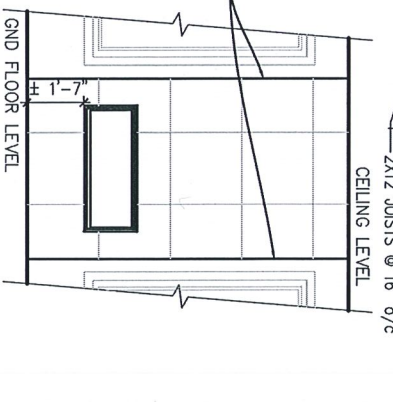


ELEVATION M GROUND FLOOR PLAN WITH BASEMENT APARTMENT



City of Ottawa
Building Services Branch
JUN 27 2024
Zoning Reviewed

- 5/8" TYPE 'X' DRYWALL
- 2"x6" @ 16" o/c
- CANTY FILLED WITH BATT INSULATION
- RESILIENT METAL CHANNEL @ 16" @ 24" o/c
- 2 LAYERS OF 5/8" TYPE 'X' DRYWALL
- (1x FRR, 51 STC)



PHOENIX HOMES

LOT NUMBER: 353

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MIRAPOSA + W/ 2CAR

CIVIC ADDRESS: 802 NINAATIK PLACE

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5	BEP BLACKLINES	08/03/24	SP

No.	Description	By
1	REVISIONS	dd/mm/yy

footprint: 35-33

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

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3

8

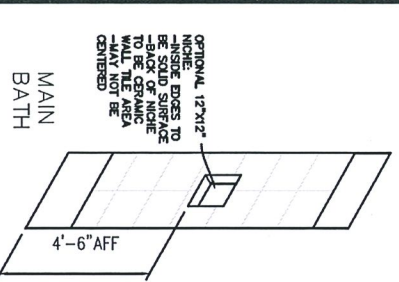
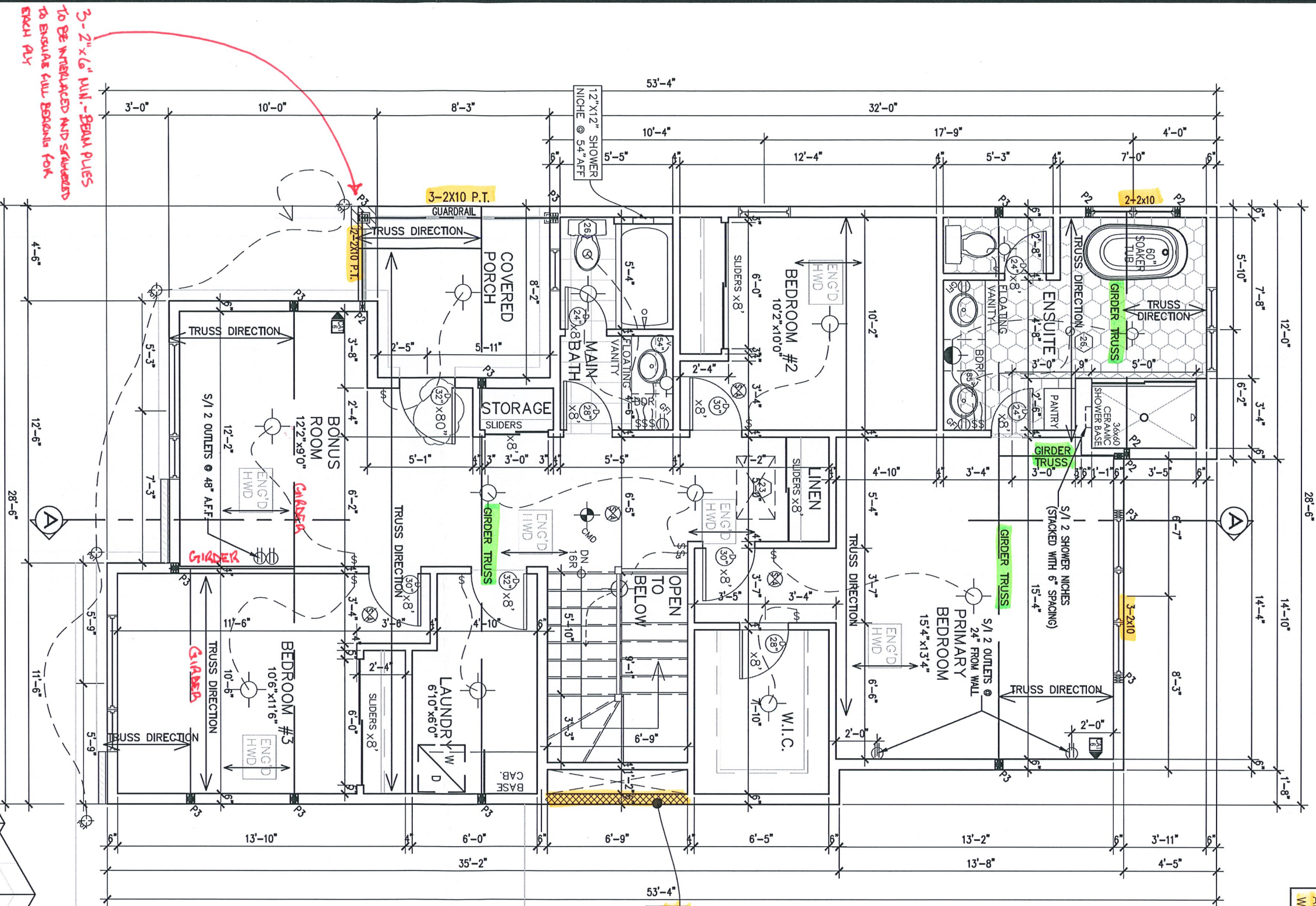
NOTE
ALL WINDOW UNITS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

SITE COPY
City of Ottawa

TALL WALL CONSTRUCTION
2X6 @ 12" o/c (c/w 2x6
BLOCKING @ 48" o/c)

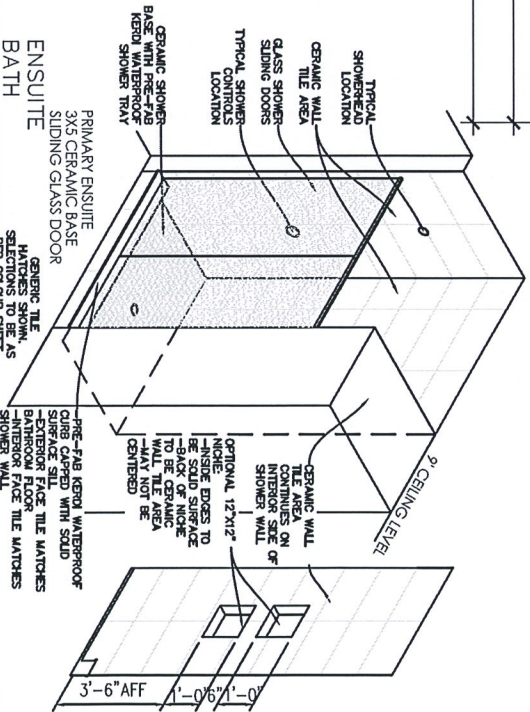
City of Ottawa
Building Services Branch
JUN 27 2024
Reviewed
Signature

City of Ottawa
Building Services Branch
JUN 27 2024
Building Code Reviewed
Signature



NOTE
PLYWOOD BACKING REQUIRED
FOR ALL FLOATING VANITIES

ELEVATION M SECOND FLOOR PLAN



PHOENIX HOMES

MIRAPOSA + W/ 2CAR

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
802 NINATIK PLACE

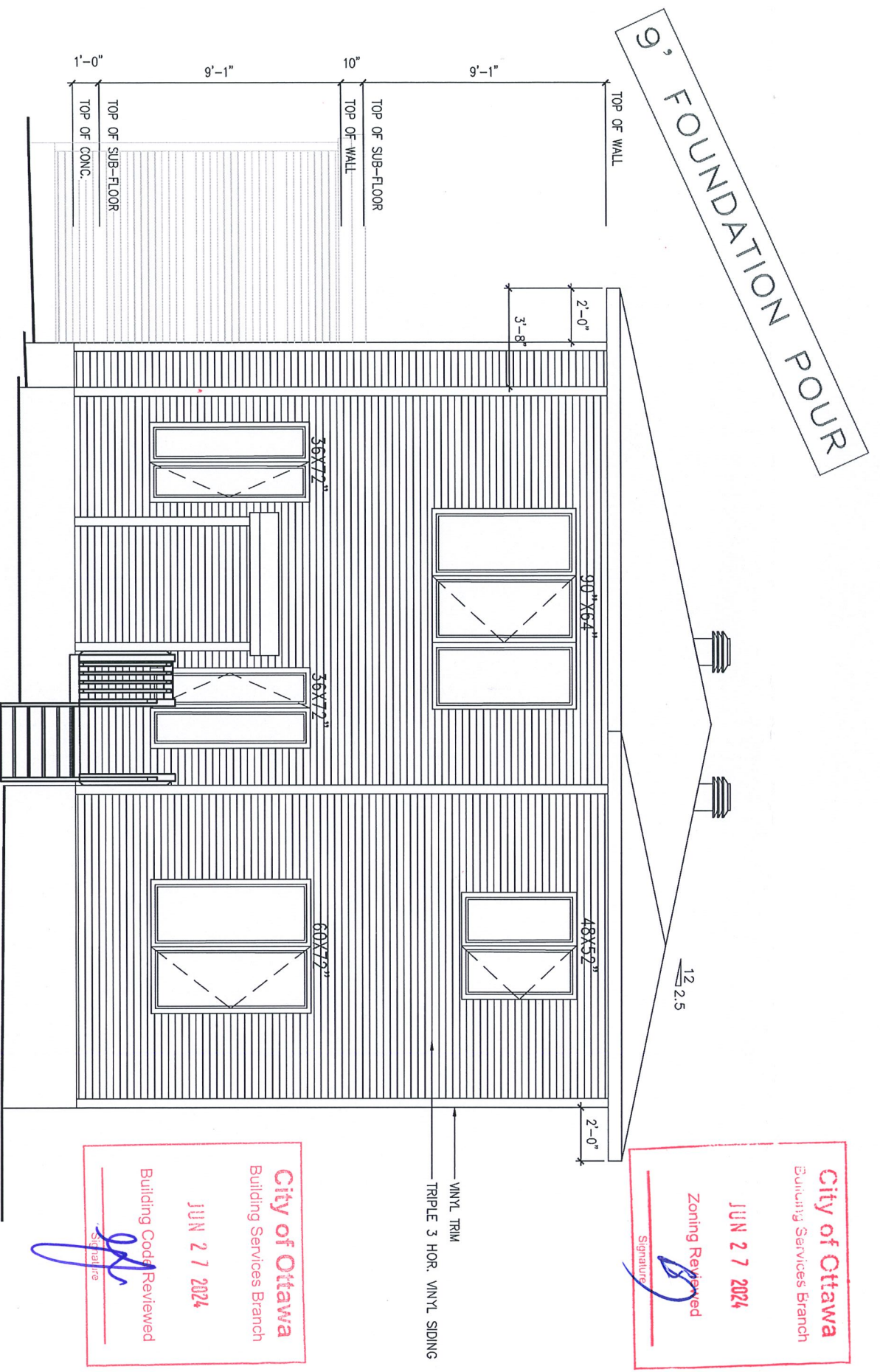
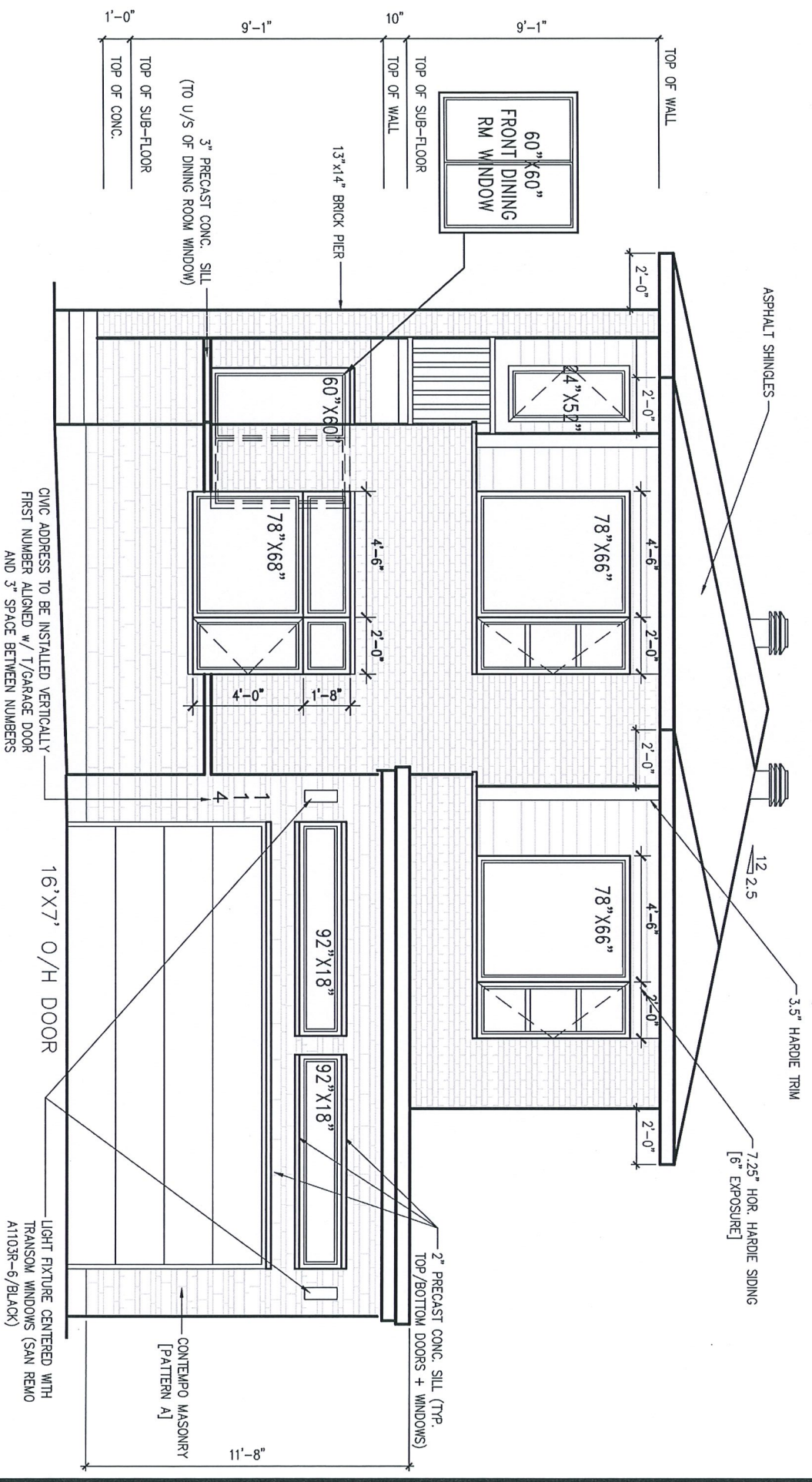
353

10	REVISED PER CITY COMMENTS	20/06/24	SP
9	ISSUED FOR CABINERY REVISIONS	03/06/24	CB
8	ISSUED FOR PERMIT APPLICATION	05/04/24	CB
7	ISSUED FOR ENGINEERING	19/03/24	CB
6	BEP BLACKLINES REVISED	18/03/24	CB
5	BEP BLACKLINES	08/03/24	SP
REVISIONS		dd/mm/yy	By

footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16" = 1'-0"
sheet no:	DCL-A41
4/8	

**SITE
COPY**
City of Ottawa

ROOM 9, SECOND FLOOR



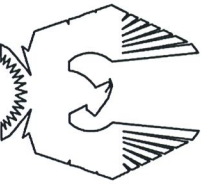
City of Ottawa
Building Services Branch

JUN 27 2024

Zoning Reviewed

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Building Services Branch
JUN 27 2024
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PHOENIX HOMES

MIRAPOSA + W/ 2CAR

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
802 NINAATK PLACE

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10	REVISED PER CITY COMMENTS	20/06/24	SP	footprint:	35-33
9	ISSUED FOR CABINETRY REVISIONS	03/06/24	CB	drawn by:	SP
8	ISSUED FOR PERMIT APPLICATION	05/04/24	CB	date:	oct/16
7	ISSUED FOR ENGINEERING	19/03/24	CB	scale:	3/16"=1'-0"
6	BEP BLACKLINES REVISED	18/03/24	CB	sheet no:	
5	BEP BLACKLINES	08/03/24	SP	DCL-A41	
No. Description	dd/mm/yy	By			
REVISIONS					

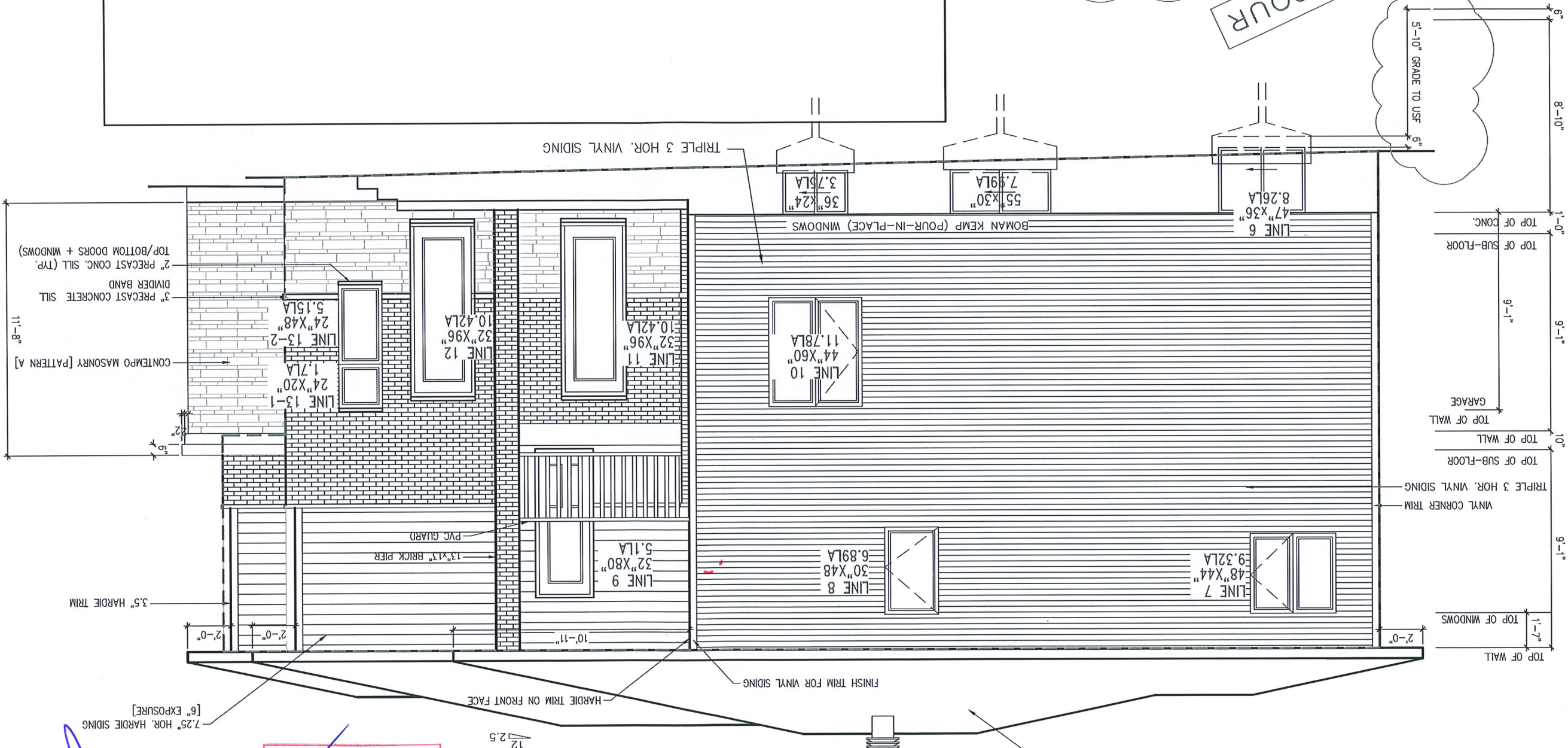
5	8
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5	8
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LEFT SIDE ELEVATION M

9' FOUNDATION POUR

UNPROTECTED OPENINGS CALCULATION
WALL AREA 1160.00 SQ.FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 81.2 SQ.FT.
OPENINGS PROVIDED 80.78 SQ.FT.



9' SECOND FLOOR

SITE
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Signature



PHOENIX HOMES

MIRAPOSA + W/ 2CAR

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
802 NINAATIK PLACE

353

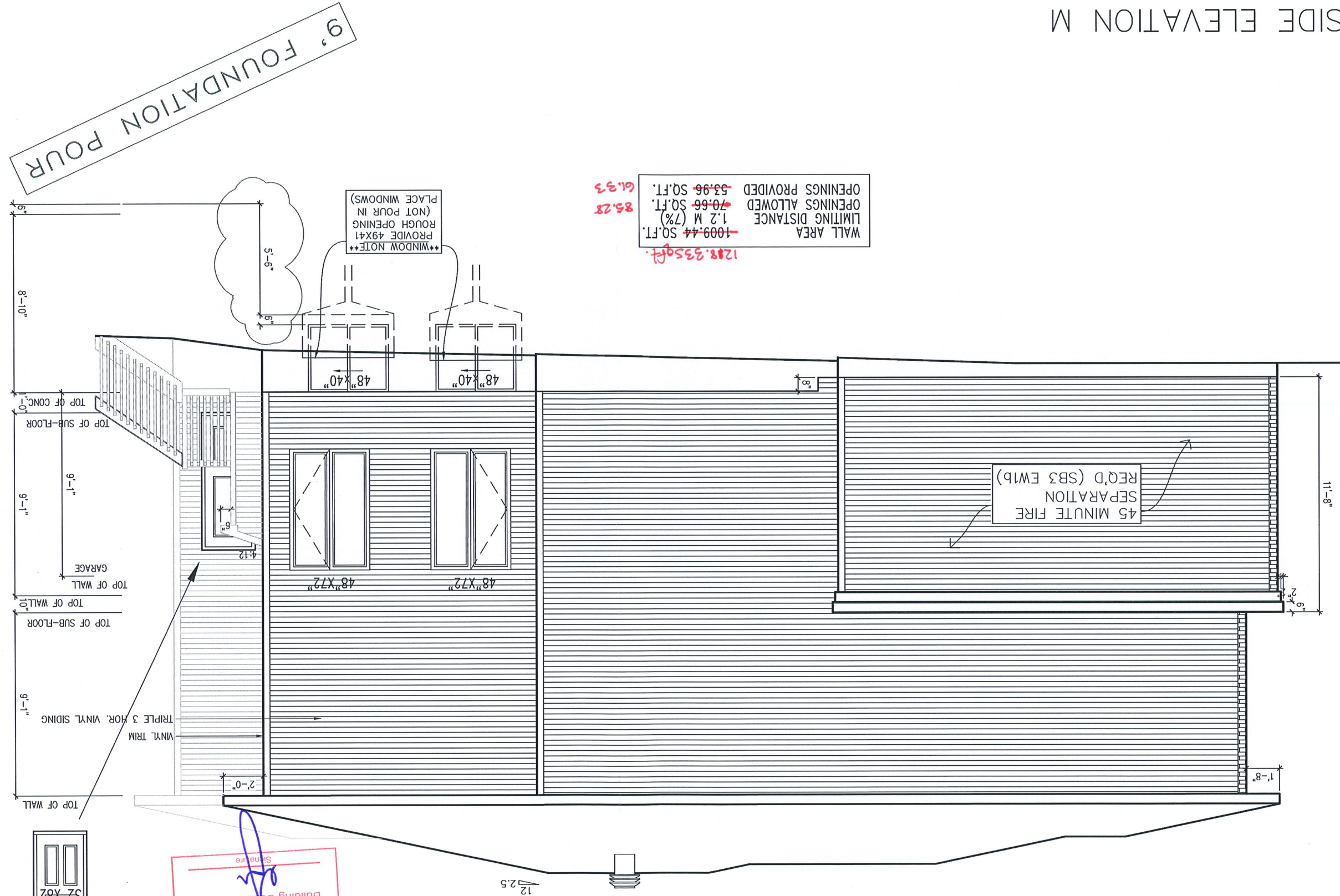
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6	BEP BLACKLINES REVISED	CB	18/03/24
7	ISSUED FOR ENGINEERING	CB	19/03/24
8	ISSUED FOR PERMIT APPLICATION	CB	05/04/24
9	ISSUED FOR CABINETRY REVISIONS	CB	03/06/24
10	REVISED PER CITY COMMENTS	SP	20/06/24

footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	DCL-A41
	6/8

9' SECOND FLOOR

SITE
COPY
City of Ottawa

RIGHT SIDE ELEVATION M



WALL AREA
LIMITING DISTANCE
1.2 M (7%)
1009.44 SQ.FT.
OPENINGS ALLOWED
70.66 SQ.FT.
53.96 SQ.FT.
1218.335 sq.ft.
61.33
85.28

WINDOW NOTE
PROVIDE 49X41
ROUGH OPENING
(NOT POUR IN
PLACE WINDOWS)

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JUN 27 2024
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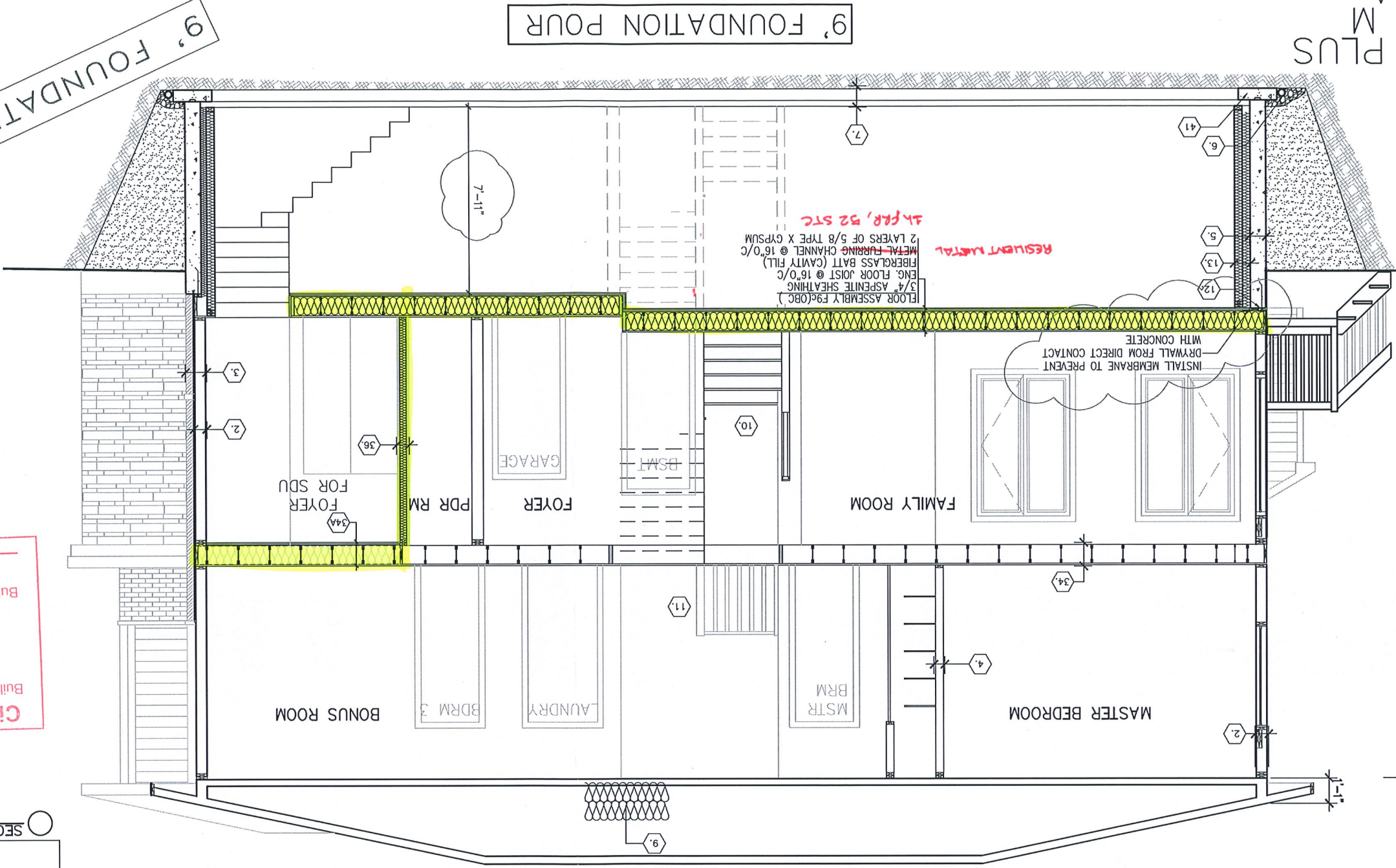
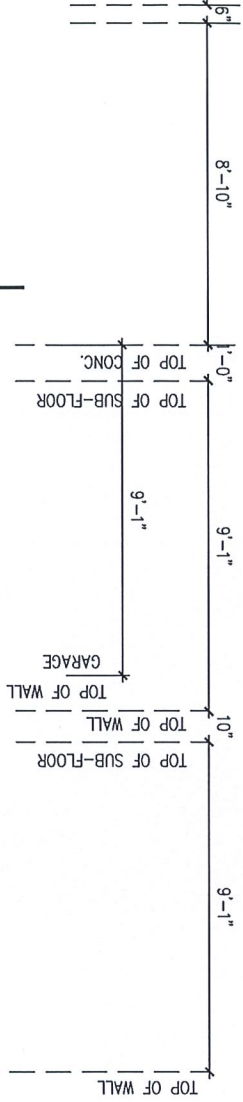
9' FOUNDATION POUR

10	REVISED PER CITY COMMENTS	20/06/24	SP	footprint: 35-33
9	ISSUED FOR CABINETRY REVISIONS	03/06/24	CB	drawn by: SP
8	ISSUED FOR PERMIT APPLICATION	05/04/24	CB	date: OCT/16
7	ISSUED FOR ENGINEERING	19/03/24	CB	scale: 3/16"=1'-0"
6	BEP BLACKLINES REVISED	18/03/24	CB	sheet no: DCL-A41
5	BEP BLACKLINES	08/03/24	SP	
No. Description		dd/mm/yy	By	
REVISIONS				

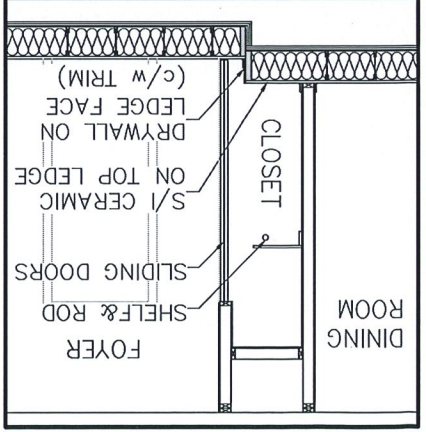
MIRAPOSA + W/P2CAR
SITE: PATHWAYS
LOT NUMBER: 353
CIVIC ADDRESS: 802 NINAATIK PLACE



MIRAPOSA PLUS
ELEVATION M
SECTION AA

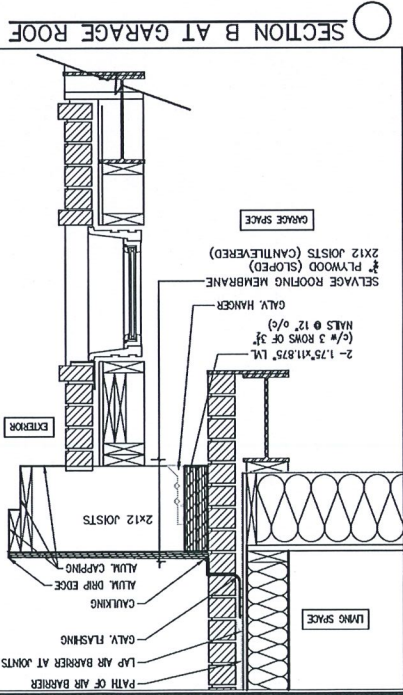
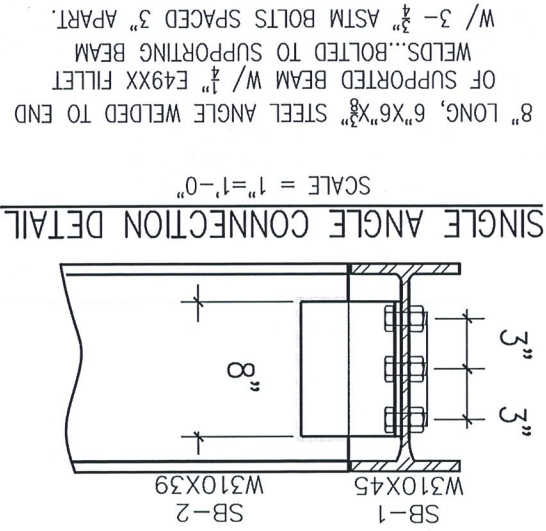


SECTION D
THRU FOYER CLOSET



SITE COPY
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9' SECOND FLOOR



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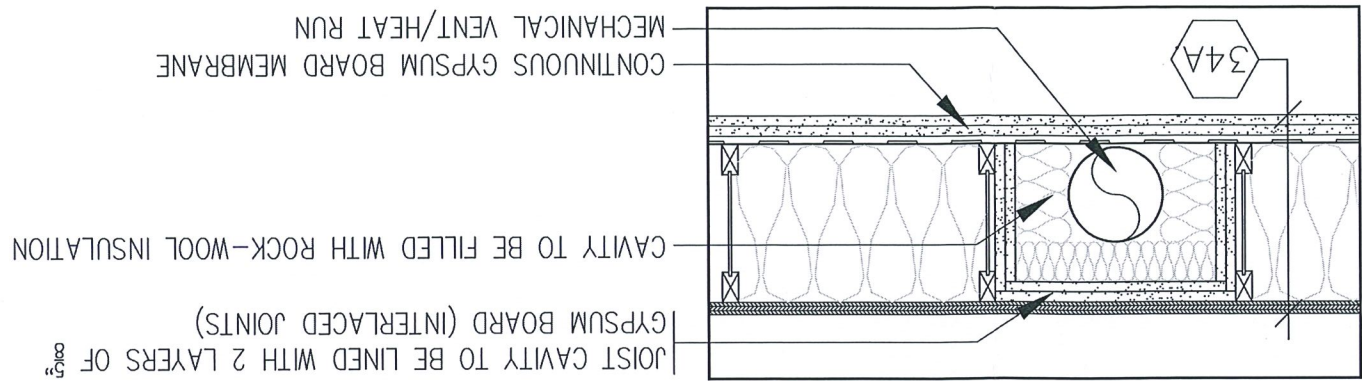


MIRAPOSA + W/P2024B
SITE: PATHWAYS
LOT NUMBER: 353
CIVIC ADDRESS: 802 NINAATIK PLACE

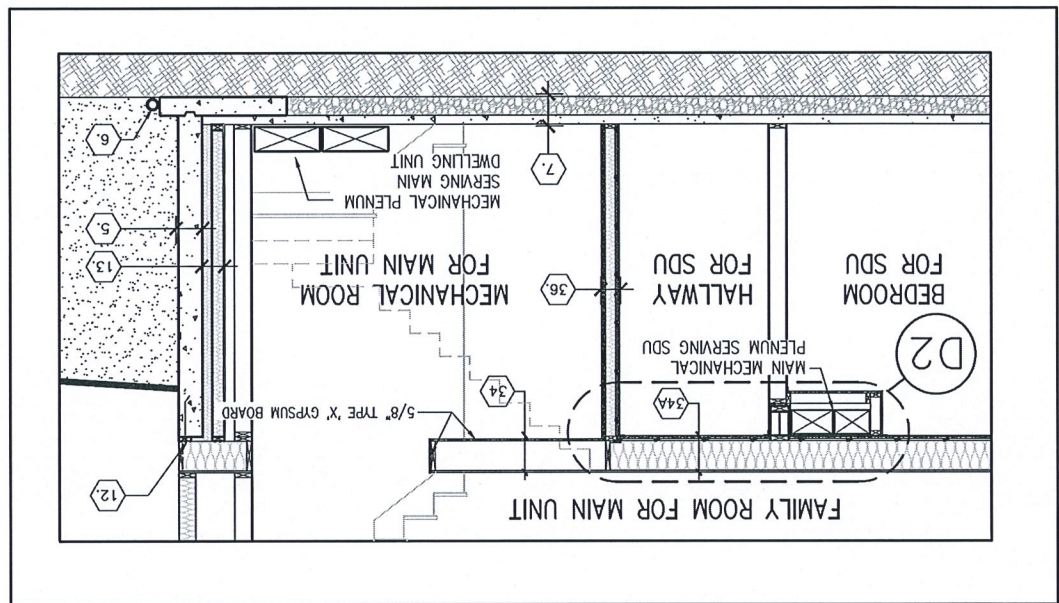
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9	ISSUED FOR CABINETRY REVISIONS	CB	03/06/24
8	ISSUED FOR PERMIT APPLICATION	CB	05/04/24
7	ISSUED FOR ENGINEERING	CB	19/03/24
6	BEP BLACKLINES REVISED	CB	18/03/24
5	BEP BLACKLINES	SP	08/03/24

footprint: 35-33
drawn by: SP
date: OCT/16
scale: 3/16"=1'-0"
sheet no: DCL-A41
8

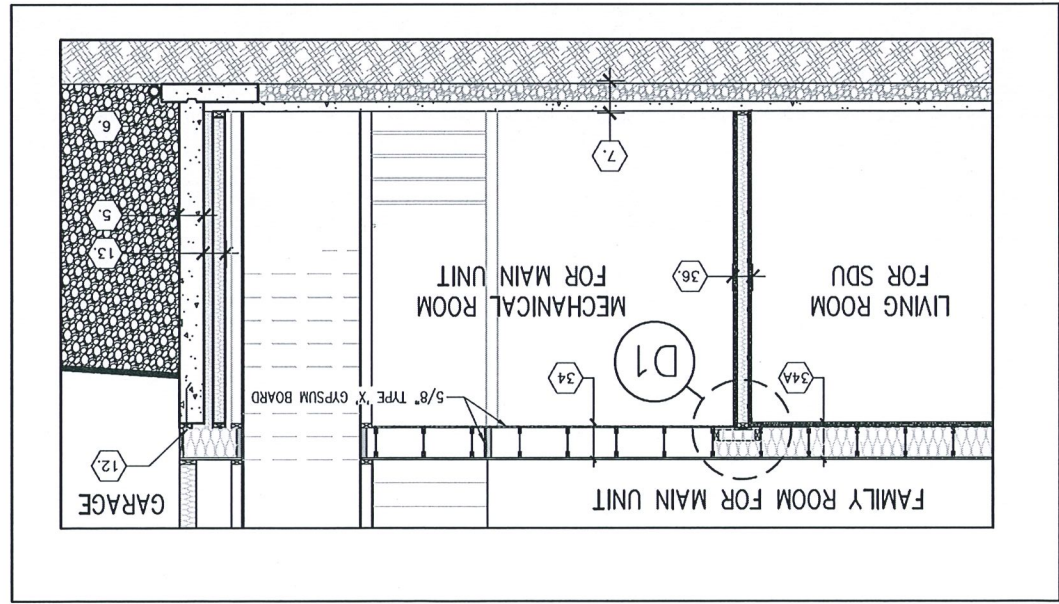
D3
DETAIL SECTION (JOIST CAVITY AS DUCT CHASE)
SCALE: 1"=1'-0"



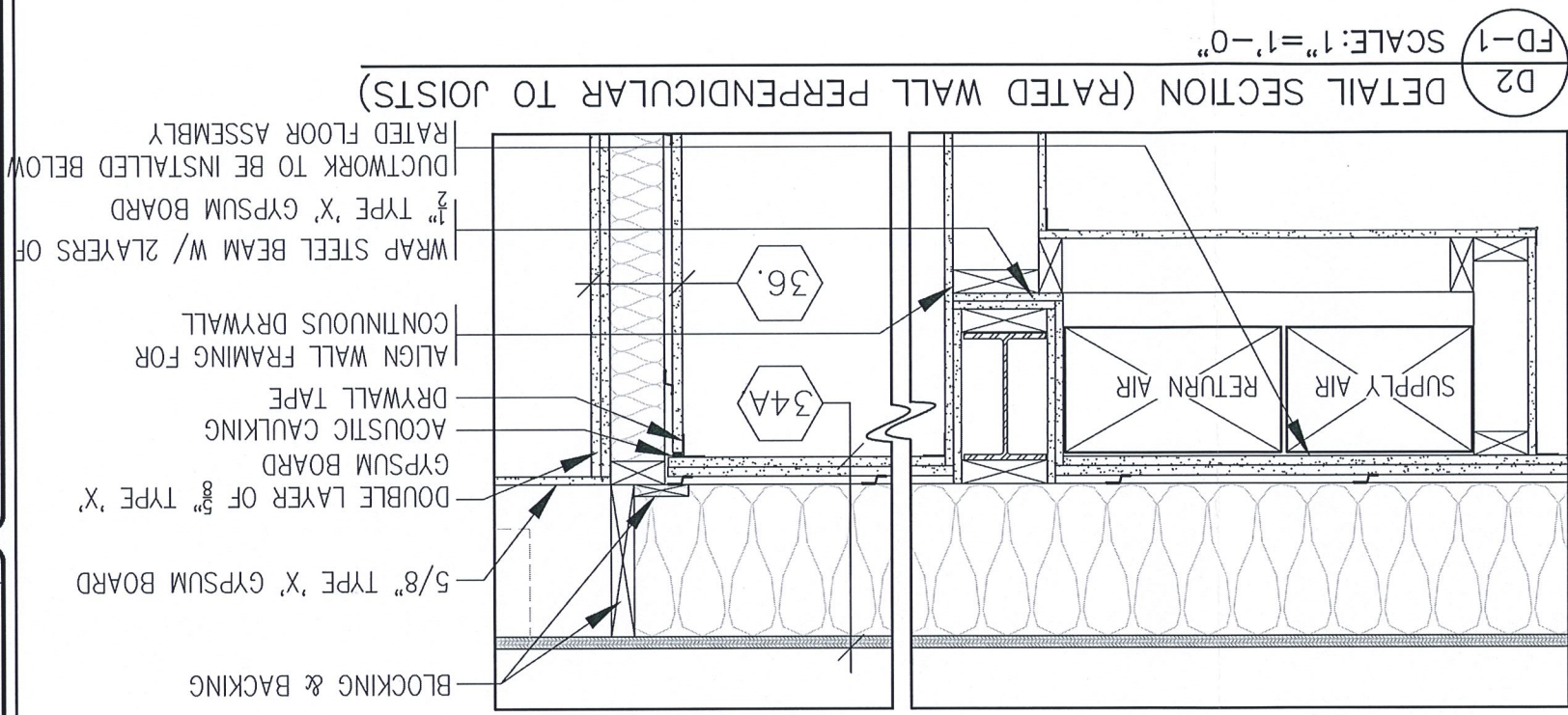
C-C
PARTIAL SECTION
SCALE: 1/8\"/>



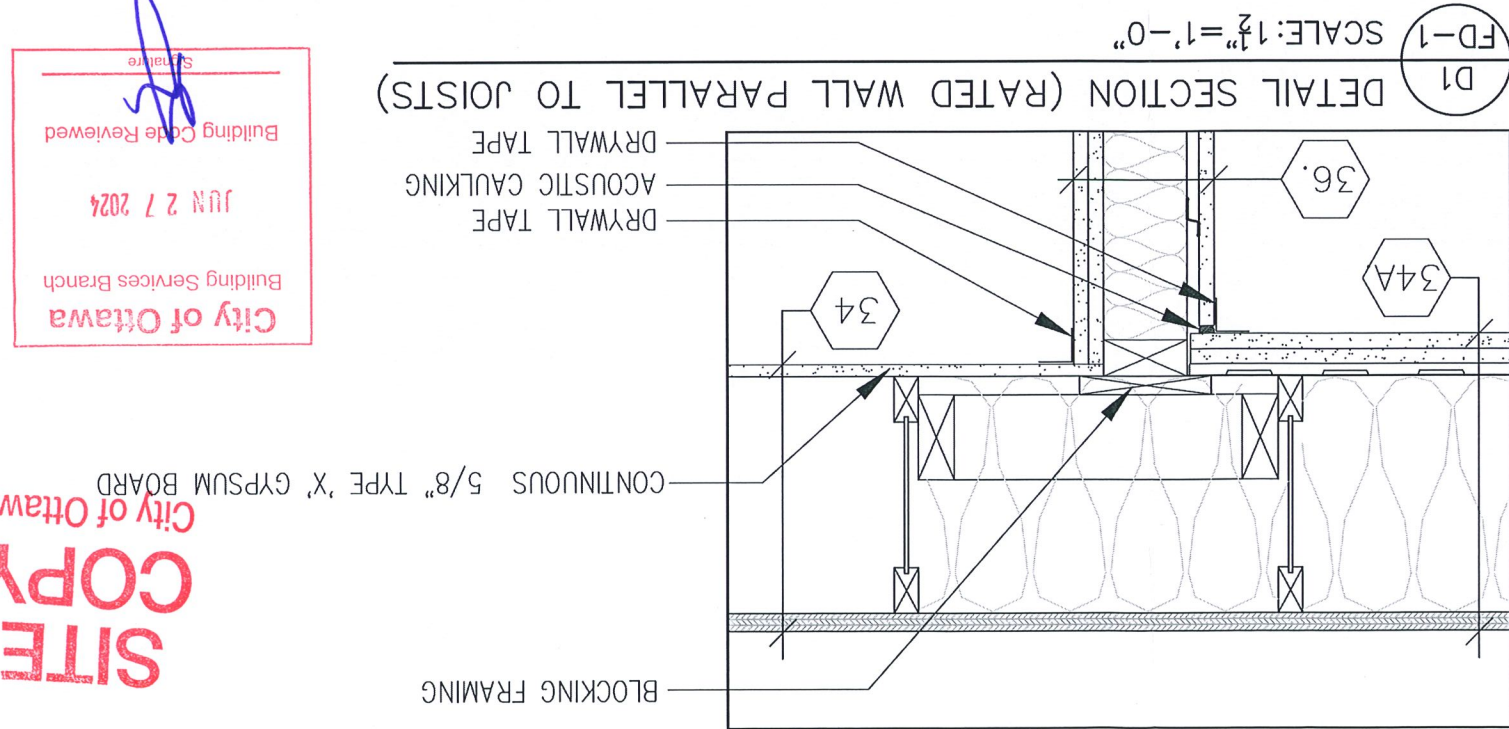
B-B
PARTIAL SECTION
SCALE: 1/8\"/>



D2
DETAIL SECTION (RATED WALL PERPENDICULAR TO JOISTS)
SCALE: 1"=1'-0"



D1
DETAIL SECTION (RATED WALL PARALLEL TO JOISTS)
SCALE: 1 1/2\"/>



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SITE
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City of Ottawa



MIRAPOSA + W/P
SITE: PATHWAYS
LOT NUMBER:
CIVIC ADDRESS:
802 NINAATIK PLACE
353

REVISED PER CITY COMMENTS		
10	ISSUED FOR CABINETRY REVISIONS	20/06/24 SP
9	ISSUED FOR PERMIT APPLICATION	03/06/24 CB
8	ISSUED FOR ENGINEERING	05/04/24 CB
7	BEP BLACKLINES REVISED	19/03/24 CB
6	BEP BLACKLINES	18/03/24 CB
5	BEP BLACKLINES	08/03/24 SP
REVISIONS		
No.	Description	By

footprint: 35-33
drawn by: SP
date: OCT/16
scale: 3/16"=1'-0"
sheet no: DCL-162
FD-1