



CONSTRUCTION NOTES

1 ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES
11mm (7/16") OSB#2 PLYWOOD SHEATHING WITH "H" CLIPS.
APPROVED WOOD TRUSSES @ 600mm (24") O.C.
APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL
RSI 10.57 (R60) NOMINAL ROOF INSULATION FOR CEILING WITH ATTIC SPACE
RSI 5.46 (R31) NOMINAL ROOF INSULATION FOR CEILING WITHOUT ATTIC SPACE
REFER TO HVAC SPECIFICATIONS FOR R VALUES
ON CONTINUOUS VAPOUR BARRIER (OBC 9.25.4)
13mm (1/2") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.
38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD.
PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT.
ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 SIDING - EXTERIOR WALL CONSTRUCTION

SIDING AS PER ELEVATION
APPROVED AIR/MOISTURE BARRIER (OBC 9.25.3)
11mm (7/16") OSB #2/APPROVED SHEATHING
2"x6" STUDS @ 406 (16") O.C. (SEE NOTES)
RSI 3.87 (R22) INSULATION
CONT. APPROVED VAPOUR BARRIER (OBC 9.25.4)
13mm (1/2") INTERIOR DRYWALL FINISH.
38x140 (2"x6") STUDS @ 406 (16") O.C. FOR ROOF + 2 FLOORS

2A SIDING - EXT. GARAGE WALL CONSTRUCTION

SIDING AS PER ELEVATION
APPROVED AIR/MOISTURE BARRIER (OBC 9.25.3)
19x64 (1"x2") PT RAIN SCREEN STRAPPING OR 11mm (7/16") OSB/APPROVED SHEATHING
APPROVED AIR BARRIER/SHEATHING MEMBRANE (OBC 9.25.3)
APPROVED SHEATHING PER MANUFACTURE'S RECOMMENDATION
38X89 (2"x4") STUDS @ 305mm (12") O.C. W/ APPROVED DIAGONAL WALL BRACING FOR LOAD BEARING WALLS SUPPORTING A ROOF + 2 FLOORS
38X89 (2"x4") STUDS @ 406mm (16") O.C W/ APPROVED DIAGONAL WALL BRACING FOR LOAD BEARING WALLS SUPPORTING A ROOF AND 1 FLOOR
38X89 (2"x4") STUDS @ 488mm (19.2") O.C. W/ APPROVED DIAGONAL WALL BRACING FOR LOAD BEARING WALLS SUPPORTING ROOF ONLY
FOR SPACING OF BUILT-UP STUDS AND MAXIMUM WALL HEIGHT.

2B PANEL TYPE WALL CLADDING - EXTERIOR WALL CONSTRUCTION

FOR VERTICAL BOARD & BATTEN SIDING, HORIZONTAL SHAKES, FIBER CEMENT BOARD PANELS,
PVC PANELS, ALUMINUM COMPOSITE PANELS, OR OTHER PANEL SYSTEM SUCH AS AL13 OR LONGBOARD OR EQUAL, AS PER ELEVATION,
ON APPROVED MANUFACTURER'S RAIN SCREEN FURRING SYSTEM 19x64 (1"x2") PT STRAPPING
CONT. APPROVED AIR BARRIER/SHEATHING MEMBRANE (OBC 9.25.3)
APPROVED SHEATHING PER MANUFACTURE'S RECOMMENDATION,
2"x6" STUDS @ 406 (16") O.C. (SEE NOTES)
RSI 3.87 (R22) INSULATION
CONTINUOUS APPROVED INTERIOR VAPOUR BARRIER (OBC 9.25.4)
13mm (1/2") INTERIOR DRYWALL FINISH.
38x140 (2"x6") STUDS @ 406 (16") O.C. FOR ROOF + 2 FLOORS OR
490mm (19.2") O.C. FOR ROOF + 1 FLOOR

2C SIDING - EXTERIOR WALL CONSTRUCTION

1 HR OR 45 MIN. FRR - SB-3 EW 1A (COMBUSTIBLE SIDING)
WALL ASSEMBLY THE SAME AS NOTE 2 WITH THE FOLLOWING EXCEPTIONS:
DELETE: 1/2" (13mm) GYPSUM BOARD
REPLACE WITH: 5/8" (15.9mm) TYPE X GYPSUM BOARD

2D SIDING - EXTERIOR WALL CONSTRUCTION

1 HR FRR - SB-3 EW 1A (NONCOMBUSTIBLE SIDING)
HARDIE OR METAL SIDING
1"x3" @16" O.C. STRAPPING - ENSURE DRAINAGE PLAN IS CONTINUOUS
APPROVED AIR/MOISTURE BARRIER (OBC 9.25.3)
11mm (7/16") OSB #2/APPROVED SHEATHING
2"x6" STUDS @ 406 (16") O.C. (SEE NOTES)
RSI 3.87 (R22) INSULATION
CONT. APPROVED VAPOUR BARRIER (OBC 9.25.4)
15.9mm (5/8") INTERIOR DRYWALL FINISH.

3 MASONRY VENEER - EXTERIOR WALL CONSTRUCTION

90mm (3-1/2") FACE BRICK OR STONE
25mm (1") AIR SPACE, COMPLETE WITH MORTAR CONTROL NET TO ENSURE DRAINAGE PLANE IS CONTINUOUS
22x180x0.76mm (7/8"x7"x0.03") GALVANIZED METAL TIES @ 400mm (16") O.C.
HORIZONTAL 610mm (24") O.C. VERTICAL.
APPROVED AIR BARRIER/SHEATHING PAPER
11mm (7/16") OSB #2/APPROVED SHEATHING
38x140 (2"x6") STUDS @ 406mm (16") O.C. FOR ROOF + 2 FLOORS OR 490mm (19.2") O.C. FOR ROOF + 1 FLOOR. RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER (9.25.4)
13mm (1/2") INTERIOR DRYWALL FINISH.
PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A MASONRY VENEER - EXT. GARAGE WALL CONSTRUCTION

90mm (3-1/2") FACE BRICK OR STONE
25mm (1") AIR SPACE
APPROVED AIR BARRIER/SHEATHING PAPER
2"x4" STUDS @ 406 (16") O.C. (SEE NOTES)
38x89 (2"x4") STUDS @ 305mm (12") O.C. W/ APPROVED DIAGONAL WALL BRACING FOR LOAD BEARING WALLS SUPPORTING A ROOF AND 2 FL.
38X89 (2"x4") STUDS @ 406mm (16") O.C. W/ APPROVED DIAGONAL WALL BRACING FOR LOAD BEARING WALLS SUPPORTING A ROOF AND 1 FL.
38X89 (2"x4") STUDS @ 488mm (19.2") O.C. FOR LOAD BEARING WALLS SUPPORTING ROOF ONLY W/ APPROVED DIAGONAL WALL BRACING
22x180x0.76mm (7/8"x7"x0.03") GALVANIZED METAL TIES @ 400mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL.
PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
(SEE GARAGE FRAMING NOTE HEX. 41)

3C MASONRY VENEER - EXTERIOR WALL CONSTRUCTION

1 HR OR 45 MIN. FRR - SB-3 EW 1A
WALL ASSEMBLY THE SAME AS NOTE 3 WITH THE FOLLOWING EXCEPTIONS:
DELETE: 1/2" (13mm) GYPSUM BOARD
REPLACE WITH: 5/8" (15.9mm) TYPE X GYPSUM BOARD

4 INTERIOR STUD PARTITIONS

BEARING PARTITIONS
MIN. 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS.
PROVIDE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATES.
(PROVIDE 38x140 (2"x6") @ 488mm (19.2") O.C. STUDS/PLATES WHERE NOTED)
AS PER OBC. TABLE 9.23.10.1(1)

NON-BEARING PARTITIONS

FOR 2 STOREY PRODUCT
(2x4") 38x89mm OR (2"x6") 38x140mm @ 610mm (24") O.C. G.F. & 2nd FL.
(2"x4") 38X89mm OR (2"x6") 38x140mm @ 490mm (19.2") O.C. FOR 3 STOREY PRODUCT, G.F.
(2"x4") 38x89mm OR (2"x6") 38x140mm @ 600mm (24") O.C. -2nd. & 3rd. FL.
(2"x4") 38x89mm OR (2"x6") 38x140mm @ 490mm (19.2") O.C.
W/ SINGLE TOP PLATE 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD WALL.
(2"x4") 38x89mm OR (2"x6") 38x140mm @ 406mm (16") O.C. FOR KITCHENS, TUBS AND SHOWERS.

4A INTERIOR WALL ASSEMBLY

1 HOUR FIRE RESISTANCE RATING (OBC -SB3-W1a STC 36)
1 LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD, 25 ga. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 609.6mm (24") O.C.
1 ROW 38X89 (2"x4") STUDS @ 406mm (16") O.C.
FILL W/ 3" THICK MINERAL WOOL BATT
1 LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD
5/8" VERTICAL JOINTS STAGGERED ONE STUD CAVITY ON OPPOSITE SIDE OF PARTITION

4B 1 HOUR FIRE RATED BEARING WALL BETWEEN SUITES TO SUPPORT RATED FLOOR ABOVE (OBC -SB3-W4 STC 54)

2 LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD
38X89 (2"x4") STUDS @ 609.6mm (24") O.C.
89mm (4") BATT INSULATION
13mm (1/2") RESILIENT METAL CHANNELS AT @ 609.6mm (24") O.C.
1 LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD

4C SHAFT WALL - 1HR FRR - UCL W452 SYSTEM

A/UL DESIGN U415 SYSTEM A OR U 469
15.9mm (5/8") TYPE 'X' GYPSUM BOARD
64mm (2 1/2") C-H STUDS 25 GAUGE @ 609.6mm (24") O.C.
25.4mm (1") CONTINUOUS GLASS MAT LINER PABELS

5 FOUNDATION WALLS: (OBC 2012, DIV. B PART 9.15.4 & 9.14.2.1)

200mm (8") POURED CONC. FDTN. WALL 20MPa (2900PSI) - WALL TYPES 2, 2A, 2C & 2D
250mm (10") POURED CONC. FDTN. WALL 20MPa (2900PSI) - WALL TYPES 3, 3A & 3C
WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER
MAXIMUM POUR HEIGHT 2390mm (7'-10")
REFER TO STRUCTURAL PLANS FOR CONC. FTG. INFORMATION, UNLESS SPECIFIED OTHERWISE BRACE FOUNDATION WALL PRIOR TO BACKFILLING
FOR 3 STOREY HOUSES
VERIFY REINFORCING REQUIREMENTS WITH STRUCTURAL ENGINEER

5A FOOTINGS: (OBC 2012, TABLE 9.15.3.4(1), PARTS 9.15.3.5 & 9.15.3.8)

CONTINUOUS KEVED CONCRETE FOOTING.
ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MINIMUM BEARING CAPACITY OF 100KPa OR GREATER.
(SEE SOILS REPORT) 9.15.3.4(2) STRUCTURAL ENGINEER TO CONFIRM REQUIRED FOOTING SIZES WHERE FLOOR SPANS EXCEED 4.9m (16")
(SEE FOOTING DETAILS PROVIDED)

6 DRAINAGE AT FOOTINGS: (OBC 2012, DIV. B, 9.14.3 & 9.14.4)

100mm (4") DIA. WEEPING TILE W. FILTER CLOTH.
152mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES

7 BASEMENT SLAB: (OBC 2012, DIV. B, PART 9.16.4 & 9.16.21)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB WITH SMOOTH TROWEL FINISH.
ON 6 MIL. POLY VAPOUR BARRIER (WHERE RADON PROTECTION IS REQUIRED)
ON 100mm (4") COARSE GRANULAR FILL
RSI 1.76 (R10) RIGID INSULATION AT WALKOUT CONDITION PERIMETER.
PROVIDE FLEXIBLE SEALANT AT ALL JOINTS, INTERSECTIONS, AND PENETRATIONS.

7A INTERIOR SLAB ON GRADE (OBC 9.16.2.1 -9.16.4 & 9.25.2)

76mm (3") MIN. 25MPa (3600psi) CONC. SLAB WITH SMOOTH TROWEL FINISH.
2"RSI 1.76 (R10) RIGID INSULATION
ON 6 MIL. POLY VAPOUR BARRIER (WHERE RADON PROTECTION IS REQUIRED)
OVER 100mm (4") COARSE GRANULAR FILL
PROVIDE FLEXIBLE SEALANT AT ALL JOINTS, INTERSECTIONS, AND PENETRATIONS

7B INTERIOR LIVE/WORK SLAB ON GRADE (BY STRUCT. ENGINEER)

152mm (6") MIN. 25MPa (3600psi) CONC. SLAB WITH SMOOTH TROWEL FINISH.
2"RSI 1.76 (R10) RIGID INSULATION
ON 6 MIL. POLY VAPOUR BARRIER (WHERE RADON PROTECTION IS REQUIRED)
OVER 100mm (4") COARSE GRANULAR FILL
PROVIDE FLEXIBLE SEALANT AT ALL JOINTS, INTERSECTIONS, AND PENETRATIONS

8 EXPOSED FLOOR TO EXTERIOR: (OBC 9.25.2 & SB-12 2.1.1.3)

PROVIDE CONTINUOUS APPROVED AIR / VAPOUR BARRIER ON INTERIOR SIDE,
RSI 5.46 (R31) NOMINAL FLOOR INSULATION
25mm (1") RSI 0.88 (R5) EXTERIOR RIGID,
MIN. 11mm (7/16") OSB, OR EQUAL, APPROVED SHEATHING PAPER
FINISHED SOFFIT OR FINISH CLADDING. (SEE DETAIL PROVIDED)

9 ROOF INSULATION: (OBC 2012, PART 9.25.2 & SB-12 2.1.1.3)

RSI 10.57 (R60) ROOF INSULATION AND CONTINUOUS APPROVED 6 MIL. AIR / VAPOUR BARRIER (OBC 9.25.3 & 9.25.4)
16mm (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL. (REFER TO HVAC SPECIFICATIONS)
NOTE FOR ROOFS WITHOUT ATTIC: MINIMUM RSI 5.46 (R31) NOMINAL ROOF INSULATION.

10 ALL INTERIOR & EXTERIOR RESIDENTIAL STAIRS: (OBC 2012, DIV. B PART. 9.8.)

STRAIGHT RUN STAIRS
MAX. RISE = 200 (7-7/8"), MIN. RUN = 255 (10")
MAX. NOSING = 25 (1"), MIN. HEADROOM = 1950 (6'-5"), MIN. STAIR WIDTH = 860 (2'-10")
RAIL @ LANDING = 900 (2'-11"), RAIL @ STAIR = 865 (2'-10")
TAPERED TREADS
MIN RUN = 150 (5 29/32") AT THE NARROW END OF THE TREAD
CURVED STAIRS
MAX RISE = 240 (9 29/64)
MIN. AVERAGE RUN = 190 (7 31/64") AT A POINT 300 (11 13/16") FROM THE CENTERLINE OF THE INSIDE HANDRAIL, HAVE A CONSISTENT ANGLE AND UNIFORM DIMENSION, AND TURN IN THE SAME DIRECTION
WINDERS TO CONFORM TO OBC 2012 DIV. B PART 9.8.4.5A.

11 GUARD RAILING: (OBC 2012, DIV. B PART 9.8.8)

SERVING NOT MORE THAN ONE DWELLING, FINISHED GUARD RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.
MIN. INTERIOR GUARD HEIGHT: 900mm (2'-11")
MIN. EXTERIOR GUARD HEIGHT: 900mm (3'-0") WHEN NOT MORE THAN 1.8m ABOVE GRADE
MIN. EXTERIOR GUARD HEIGHT: 1070mm (3'-6") WHEN MORE THAN 1.8m ABOVE GRADE

12 SILL PLATE: (OBC 2012, DIV. B PART 9.23.7 & 9.20.11)

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., CAULKING OR 25(1") MIN MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
(SEE HEADER DETAIL PROVIDED)

13 BASEMENT INSULATION: (OBC 2012, PART 9.25.2, SB-12 2.1.1.6)

R12 BATT INSULATION IN 38x89 (2"x4") STUD WALL ON 2" CONTINUOUS RIO RIGID INSUL. AND APPROVED AIR / VAPOUR BARRIER FROM U/S OF SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE BASEMENT SLAB.
DAMP-PROOF W/BLDG. PAPER BETWEEN THE FDTN. WALL AND INSUL. UP TO GRADE LEVEL.

14 BEARING STUD PARTITION

(REFER TO DETAIL PROVIDED)

16 BEAM SUPPORT ON FOUNDATION WALL: (OBC 2012, OBC 9.15.2)

100X200(4"x8") BEAM POCKET OR 100X200 (4"x8") POURED CONCRETE NIB WALLS WITH 1" FOUNDATION CHECK FOR 5" BEARING.
MINIMUM BEARING 90mm (3-1/2").

17 JOIST RESTRAINT: (OBC 2012, DIV. B PART 9.23.9)

FOR CONVENTIONAL FLOOR JOISTS, PROVIDE 19x64 (1"x3") CONTINUOUS WOOD STRAPPING ON BOTH SIDES OF STEEL BEAM FOR JOIST RESTRAINT.
WHERE ENGINEERED FLOOR TRUSSES ARE BUILT, THE FLOORS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES

18 GARAGE SLAB: (OBC 2012, DIV. B PART 9.35.2.2 & 9.16.2.1)

100mm (4") 32MPa (4640psi) CONC. SLAB 5-8% AIR ENTRAINMENT.
GARAGE SLAB SLOPED TO DRAIN OUTWARD POURED OVER 100 mm (4") COARSE GRANULAR FILL W/ SMOOTH TROWEL FINISH.

19 GARAGE WALL & CEILING INSULATION & GAS PROOFING

(OBC 2012, DIV. B PART 9.25.2 & SB-12 2.1.1.6).
13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE,
RSI 3.87 (R22) IN WALLS. BETWEEN HOUSE AND GARAGE.
RSI 5.46 (R31) IN CEILING. SPRAY FOAM INSULATION
TO BE INSTALLED IN ACCORDANCE WITH CAN/ULC-S705.2 (OBC 9.25.2.5)
TAPE AND SEAL & STRUCTURALLY SUPPORT ALL JOINTS, IN ORDER TO BE GAS/FUMES TIGHT.
ALL DUCTS MUST BE LOCATED WITHIN THE HEATED BOUNDARY & SPRAY FOAMED W/ RSI 5.46 (R31)

20 DOOR AND FRAME GASPROOFED

DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

21 EXTERIOR STEPS WITHOUT GUARD OR LANDING

(OBC 2012, DIV. B PART 9.8.4.1 & 9.8.6.2 & 9.8.9.2)
PRECAST CONCRETE STEPS OR WD. STEPS (PERMITTED TO A MAX. OF 3 RISERS) WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8"); MINIMUM TREAD 255mm (10"). GREATER THAN 3 RISERS WILL REQUIRE LANDING/ GUARD/HANDRAIL AND FOUNDATION UNDER CONCRETE STEPS
(SEE GRADING PLAN FOR NUMBER OF RISERS)

22 CAPPED DRYER EXHAUST VENTED TO EXTERIOR

DUCTS SHALL CONFORM TO OBC 2012, DIV. B PART 6

23 ATTIC ACCESS HATCH: (OBC 2012, DIV. B PART 9.19.2)

MIN. 500x700 (20"x28") WITH WEATHER-STRIPPING. (MIN. 0.32 m2)
RSI 10.57 (R60) RIGID INSULATION BACKING
(REFER TO HVAC SPECIFICATIONS)

24 45 MINUTE FLOOR ASSEMBLY SB-2 F4f

19mm (3/4") PLYWOOD, OSB OR WAFERBOARD,
ENG. FLOOR JOIST @600 mm (24") O/C (DEPTH VARIES)
CAVITY WITH MIN 150 mm (6") THICK OF 2.8 KG/M2 ROCK OR SLAG SOUND ABSORPTIVE MINERAL FIBRE
1 LAYER OF 15.9 mm (5/8") TYPE 'X' GYPSUM BOARD
(REFER TO DETAILS (D1))

24A 1 HOUR FLOOR ASSEMBLY OB F9d-STC 54

19mm (3/4") PLYWOOD, OSB OR WAFERBOARD,
ENG. FLOOR JOISTS (DEPTH VARIES & SPACING NOT MORE THAN 600mm (24") O/C)
CAVITY WITH MIN 150mm (6") THICK OF 2.8 KG/M2 ROCK OR SLAG SOUND ABSORPTIVE MINERAL FIBRE
GALV. STEEL RESILIENT FURRING CHANNELS SPACED @ 406mm (16") FOR F9-C OR FOR F9-D @ 600mm (24") O/C PERPENDICULAR TO JOISTS
2 LAYER OF 15.9 mm (5/8") TYPE 'X' GYPSUM BOARD

25 LINEN CLOSET 4 SHELVES MIN. 350mm (14") DEEP

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ARCHITECT STAMP



ENGINEER STAMP

ISSUED / REVISION CHART

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	2022-08-15
02	ISSUED FOR PERMIT REVISION 01	2022-11-15



CONSTRUCTION NOTES

26 MECHANICAL EXHAUST FAN: (OBC 2012, DIV. B PART 9.32.3.12)
VENTED TO EXTERIOR. TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, PROVIDE DUCT SCREEN AS PER OBC 2012, DIV. B PART 9.32.3.12.

27 SOLID WOOD BEARING FOR WOOD STUD WALLS
REFER TO SOLID BEARING POST SCHEDULE AS PER CONSTRUCTION NOTE PAGE 4 FASTEN STUDS TOGETHER TO FORM A POST PER OBC 2012, DIV. B PART 9.17.4.2(2) ANY WOOD SOLID BEARING POST LOCATED WITHIN A WALL LESS THAN 1200mm (3'-11") LONG, AND WITHIN A WALL WHICH IS NOT SHEATHED ON AT LEAST ONE SIDE WITH PLYWOOD, OSB, WAFERBOARD OR GYPSUM SHEATHING, MUST BE ENGINEERED.
FASTEN SHEATHING TO STUD POST WITH AT LEAST ONE ROW OF FASTENERS AS PER OBC 2012, DIV. B PART 9.23.3.5 AND SPACED NOT LESS THAN 150mm (5-7/8") O.C.

28 STUD WALL REINFORCEMENT: (OBC 2012, DIV. B PART 9.5.2.3)
PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM, 840-920mm (33"-36") A.F.F. BEHIND TOILET, 850mm (33") & 1700mm (66") A.F.F. AND ON THE WALL OPPOSITE THE ENTRANCE TO THE BATHTUB OR SHOWER FOR L SHAPE GRAB BAR.

29 WOOD COLUMN: (OBC 2012, DIV. B PART 9.17.4 & 9.15.4.3)
4-38x140 (4-2"x6") BUILT-UP-POST (SEE 9.17.4.2(2) FOR POST NAILING INSTRUCTIONS). PROVIDE DAMPROOFING MATERIAL WRAPPED AT BOTTOM OF POST ANCHORED W/ METAL BASE SHOE ON 610x610x300 (24"x24"x12") FTG UNLESS NOTED OTHERWISE.

30 STEP FOOTINGS: (OBC 2012, DIV. B, PART 9.9.15.3.9)
STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8"). MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.

31 PORCH SLAB
FOR MAX. 2500mm (8'-3") PORCH DEPTH.
MIN. 100mm (4") CONCRETE SLAB ON 100mm (4") COARSE GRABULAR FILL.
SEE ENG REPORT FOR REINFORCING.
CONC. STRENGTH 32 MPa. (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
10M RE-BARS @ 200mm (7-7/8") O.C. EACH WAY PLACED IN BOTTOM THIRD OF SLAB WITH 30mm (1-1/4") CLEAR COVER.
REINFORCEMENT TO BE CONTINUOUS OVER INTERMEDIATE WING WALLS OVERLAP A MIN. 100mm (4") AT END WALLS.
PROVIDE MIN. 75mm (3") BEARING ON SUPPORTING FOUNDATION WALLS ANCHOR TO WALLS WITH 610x610 (24"x24") DOWELS @ 400mm (16") O.C.
SLOPE SLAB MIN. 1.0%. PORCH SLAB TO HAVE A LIGHT BROOM FINISH.

32 FURNACE INTAKE & EXHAUST: (OBC 2012, DIV. B PART 9.32.3.12)
DIRECT VENT FURNACE TERMINAL MIN.300mm (12") ABOVE FIN. GRADE
MIN. 100mm (4") FROM FLOOR BELOW. MIN. 900mm (36") FROM A GAS REGULATOR, OR OTHER BUILDING PENETRATIONS. HRV INTAKE VENTS TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE

34 SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") MIN. T & G SUBFLOOR, OR AS SPECIFIED BY FLOOR TRUSS MANUFACTURER ON WOOD. FLOOR JOISTS OR TRUSSES.
FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.)
ADD 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 2012, DIV. B PART 9.23.9.4)
ALL WOOD 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.

35 EXPOSED BUILDING FACE: (OBC 2012, DIV. B PART 9.10.15.5)
45 MINUTE FIRE RATED EXTERIOR WALL ASSEMBLY SB-3 EW1a.
WHERE MAX. AREA OF UNPROTECTED OPENINGS PERMITTED IS MORE THAN 25%, EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINS & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 in2 (130cm2) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6. (REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS)

35A EXPOSED BUILDING FACE: (OBC 2012, DIV. B PART 9.10.15.5)
1 HOUR FIRE RATED EXTERIOR WALL ASSEMBLY SB-3 EW1a.
WHERE MAX. AREA OF UNPROTECTED OPENINGS PERMITTED IS LESS THAN 25%, EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF 1 HOUR, NONCOMBUSTIBLE CLADDING & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 in2 (130cm2) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6. (REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS)
WHERE MAX. AREA OF UNPROTECTED OPENINGS PERMITTED IS LESS THAN 10%, NONCOMBUSTIBLE CONSTRUCTION IS REQUIRED.

37 REDUCTION IN FOUNDATION WALL THICKNESS (OBC 2012, DIV. B, PART 9.15.4.7)
WHERE THE TOP OF FDTN. WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350mm (13-3/4") HIGH AND NOT LESS THAN 90mm (3 1/2") THICK.
WHERE THE TOP OF FDTN. WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING THE REDUCED SECTION SHALL BE NOT LESS THAN 90mm (3 1/2") THICK AND TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO DIV. B, PART 9.20.9.4(3) SPACED NOT MORE THAN 200mm (7-7/8") O.C. VERTICALLY AND 900mm (2'-11") O.C. HORIZONTALLY, FILL (13mm) 1/2" SPACE BETWEEN WALL AND FACE SOLID WITH MORTAR.

38 CONVENTIONAL ROOF FRAMING
REFER TO OBC. DIV. B TABLE A-6/7
38x140 (2"x6") RAFTERS @ 406mm (16") O.C.)
38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS.
CEILING JOISTS TO BE 38x89 (2"x4") @ 406mm (16") O.C. FOR MAX, 2830mm (9'-3") SPAN
38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

39 DOUBLE VOLUME BALLOON FRAMING: (OBC PART 9 TABLE A30-A31)
ALL TALL WALLS TO BE VERIFIED BY STRUCTURAL ENGINEER.
HEIGHT W/ MASONRY UP TO 19'-0"-2-2X6 AT 12"O/C (ENG)
HEIGHT W/ MASONRY UP TO 20'-0"-2-2X6 AT 10"O/C (ENG)
HEIGHT W/ MASONRY UP TO 21'-0"-2-2X6 AT 8"O/C (ENG)
PROVIDE SOLID BLOCKING AT 1.2m (3'11") O/C VERTICALLY
MIN 12.7mm (1/2") GYPSUM ON INTERIOR FACE
MIN 10mm (3/8") SHEATHING W/ 25.4mm (1") RIGID INSULATION ON EXTERIOR FACE.
FRAMING WINDOW OPENINGS IN DOUBLE VOLUME WALL:

KING STUDS FOR 14'-0" TALL WALL: 3-2X6 (UP TO 3' WIDE OPENING), 4-2x6 (UP TO 4'-0" WIDE OPENING), 5-2X6 (UP TO 5'-0" WIDE OPENING)
KING STUDS FOR 20'-0" TALL WALL: 3-2X6 (UP TO 2'-6" WIDE OPENING), 4-2X6 (UP TO 3'-6" WIDE OPENING), 5-2X6 (UP TO 4'-4" WIDE OPENING).
KING STUDS FOR 21'-0" TALL WALL: 3-2X6 (UP TO 2'-4" WIDE OPENING), 4-2X6 (UP TO 3'-0" WIDE OPENING), 5-2X6 (UP TO 4'-0" WIDE OPENING).
ALL KING STUDS TO BE FULL HEIGHT. WHERE KING STUDS BEAR ON OPENING HEADER,
FASTEN TO HEADER W (3) 3 1/4" TOENAILS EACH STUD. (SEE DETAIL PROVIDED)
SEE GENERAL FRAMING NOTES (14) FOR CONNECTION OF TOP & BOTTOM PLATES TO SOLID BEARINGS AND CONNECTION OF WINDOW HEADERS & SILLS TO SOLID BEARINGS WITH SIMPSON STRONG TIES. (SEE OBC 2012, PART 9.23.10.1 FOR FASTENING) TYPICAL 1 HOUR RATED PARTYWALL OR 2 HOUR RATED NON-COMBUSTIBLE FIREWALL. REFER TO DETAILS PROVIDED AND BLOCK PLANS FOR TYPE AND SPECIFICATIONS

40 10" TYPICAL 1 HOUR FIRE RATED PARTYWALL (OBC W13a-STC 57)
1 LAYER 15.9mm (5/8") TYPE 'X' GYP. BOARD.
38X89(2"x4") STUDS @ 16" O.C.
25mm (1") AIR GAP BETWEEN THE TWO ROWS OF STUDS
ABSORPTIVE MATERIAL IN STUD CAVITIES OF BOTH ROWS, FIBER ROCK INSULATION BETWEEN PLATES AT HEADERS AS FIRE STOP
38X89(2"x4") STUDS @ 16" O.C.
1 LAYER 15.9mm (5/8") TYPE 'X' GYP. BOARD. (CONT.)

40A 14" - 1 HOUR FIRE RATED PARTYWALL (OBC W13a-STC 57)
1 LAYER 15.9mm (5/8") TYPE 'X' GYP. BOARD.
38X140(2"x6") STUDS @ 16" O.C.
25mm (1") AIR GAP BETWEEN THE TWO ROWS OF STUDS
ABSORPTIVE MATERIAL IN STUD CAVITIES OF BOTH ROWS, FIBER ROCK INSULATION BETWEEN PLATES AT HEADERS AS FIRE STOP
38X140(2"x6") STUDS @ 16" O.C.
1 LAYER 15.9mm (5/8") TYPE 'X' GYP. BOARD. (CONT.)

41 GARAGE STUD TALL WALLS (OBC 2012, DIV. B, PART 9.23.10.1)
WALL TO BE SHEATHED ON AT LEAST ONE SIDE, WITH 10mm (3/8") PLYWOOD, OSB, OR WAFERBOARD & MIN. 12.7mm (1/2") GYPSUM SHEATHING ON INSIDE.
MAX. HEIGHT FOR 38x89 (2"x4") SIDING GARAGE WALL
38x89 (2"x4") @ 406 (16") O/C = MAX. 9'-10" TALL (OBC)
38x140 (2"x6") @ 406 (16") O/C = MAX. 11'-10" TALL (OBC)
2-38x89 (2"x4") @ 305 (12") O/C = MAX. 10'-9" TALL (ENG)
3-38x89 (2"x4") @ 406 (16") O/C = MAX. 11'-2" TALL (ENG)
3-38x89 (2"x4") @ 305 (12") O/C = MAX. 12'-4" TALL (ENG)
MAX. HEIGHT FOR 38x89 (2"x4") BRICK GARAGE WALL
38x89 (2"x4") @ 406 (16") O/C = MAX. 8'-0" TALL (ENG)
38x89 (2"x4") @ 305 (12") O/C = MAX. 8'-10" TALL (ENG)
2-38x89 (2"x4") @ 406 (16") O/C = MAX. 10'11" TALL (ENG)
2-38x89 (2"x4") @ 305 (12") O/C = MAX. 10'-9" TALL (ENG)
3-38x89 (2"x4") @ 406 (16") O/C = MAX. 11'-2" TALL (ENG)
3-38x89 (2"x4") @ 305 (12") O/C = MAX. 12'-4" TALL (ENG)

44 REFER TO ENGINEER FLOOR LAYOUTS FOR BASEMENT LINTEL SIZES

45 REFER TO ENGINEER FLOOR LAYOUTS FOR FLOOR TRUSS SIZE & SPACING. SEE HEX NOTE FOR LATERAL SUPPORT.

46 REFER TO ENGINEER FLOOR LAYOUTS & DETAILS FOR DROPPED BEAMS

47 RANGE CLEARANCES
FRAMING, FINISHES AND CABINETRY ABOVE A RANGE MUST HAVE A MIN. 750mm (2'-6") CLEARANCE, UNLESS FRAMING, FINISHES AND CABINETRY ARE NON-COMBUSTIBLE, OR ARE PROTECTED AS PER 9.10.22.2(2)(b)(i) AND (ii) (WHERE 600mm (24") CLEAR REQ'D).
MINIMUM 450mm (18") BETWEEN COMBUSTIBLE FRAMING, FINISHES AND CABINETRY FROM WHERE THE RANGE IS TO BE LOCATED, PROTECTED BY MINIMUM 9.5mm (3/8") GYPSUM BOARD.
(NOT REQUIRED WHERE COUNTER-TOP SPLASH BOARDS OR BACK PLATES ARE PROVIDED)

48 WATERPROOFING AND FLASHING
PROVIDE WATERPROOFING AND FLASHING FOR WINDOWS AND DOORS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. (SEE WINDOW FLASHING DETAILS PROVIDED)

GENERAL FRAMING NOTES:
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) ROOF FRAMING NOTES:
ANY ROOF STRUCTURE NOT CERTIFIED BY A STRUCTURAL ENGINEER, SHALL MEET THE FOLLOWING MIN. REQUIREMENTS:
MAX. ROOF DESIGN SNOW LOAD OF 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m MAX. AND FLOOR JOIST LENGTH OF MAX. 25m (8'-2") OF MAX. ONE FLOOR PROVIDE HORIZONTAL SOLID BLOCKING @ 1200mm (3'-11") O.C. BETWEEN ROOF TRUSSES PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR 7/16" OSB EXTERIOR ROOF SHEATHING DESIGNED FOR A MAXIMUM 1/50 YEAR REFERENCE WIND PRESSURE OF 0.37 KPa
5) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
6) LVL BEAMS SPECIFIED ON THE PLANS SHALL BE 2.0E WS MICRO-LAM LVL (Fb= 2800psi.MIN.) OR AS PER FLOOR MANUFACTURER.
LVL BEAMS BY FLOOR MANUFACTURER. TO BE SPECIFIED BY THE FLOOR LAYOUT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON HIRE NAILS @ 305mm (12") OC. STAGGERED IN 2 ROWS FOR 184,240 & 305mm (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. GALV. BOLTS BOLTED AT MIDDEPTH OF BEAM @ 915mm (3'-0") O.C.
7) BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL NOT HAVE LESS THAN 89mm LENGTH OF BEARING AT END SUPPORTS. EXCEPT AS REQ'D IN NOTES TO TABLES A-8 TO A-11.
8) PROVIDE TOP MOUNT BEAM HANGERS TYPE 'SCL' MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
9) FLOOR JOISTS SHALL NOT HAVE LESS THAN 38mm LENGTH OF END BEARING.
10) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
11) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil. POLYETHYLENE FILM, No.50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE GROUND
12) TERMITE & DECAY PROTECTION
IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450mm (17 3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.
STRUCTURAL WOOD ELEMENTS, SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES
13) NOTE: STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION.
FURTHER RECOMMENDATIONS:
REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm O.C. (7'-10") (AS PER O.B.C. 9.20.11.4.) TO 1220mm (4'-0") O.C. FOR STANDARD CONDITIONS.
USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR WALL SHEATHING.
TO STIFFEN THE STRUCTURE IN TRANVERSE DIRECTION USE 9.5mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.
14) BUILT-UP WOOD POSTS FOR DOUBLE VOLUME WALL SOLID BEARINGS TO BE ENGINEERED IN ACCORDING WITH DIV. B PART 4, AS PER OBC 2012, DIV. B PART 9.23.10.7. FASTEN STUDS TOGETHER TO FORM A POST PER OBC 2012, DIV. B PART 9.17.4.2(2)



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POSITIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
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02	ISSUED FOR PERMIT REVISION 01	2022-11-15



MH Ottawa - Construction Notes - 2

MATTAMY HOMES
OTTAWA, ON

STACKS-DECOEUR

SHEET 2 OF 4

SCALE 3/16" = 1'-0"

SHEET SIZE

11x17

ISSUE DATE

Nov 15, 2022



CONSTRUCTION NOTES

WINDOW NOTES

1) MINIMUM BEDROOM WINDOW -OBC 2012, DIV. B PART. 9.9.10.1 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 380mm (1'-3") W MIN. SILL HEIGHT OF 1m. FOR CASEMENT WINDOWS. DIMENSIONS TO BE TAKEN WHEN SASH IS IN FULLY OPEN POSITION I.E. PERPENDICULAR TO HOUSE WALL

2) WINDOW GUARDS -OBC 2012, DIV. B PART. 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) WINDOW OVER STAIRS & LANDINGS -OBC 2012, DIV. B PART. 9.8.8.1. A GUARD 15 REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900mm (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING

4) RESISTANCE TO FORCED ENTRY ALL WINDOWS WITHIN 2m (6'-7") OF ADJACENT GROUND LEVEL AND ALL ENTRANCE DOORS TO DWELLING UNITS ARE TO BE RESISTANT TO FORCED ENTRY AS PER OBC 2012, DIV. B PART 9.7.5.3.

5) ALL WINDOWS AND DOORS TO BE TESTED TO NFRC100 FOR U-FACTOR COMPLIANCE AND HEAT GAIN COEFFICIENT TEST TO NFRC 200 FOR COMPLIANCE UNDER THE ONTARIO BUILDING CODE. ALL WINDOW AND DOOR PRODUCTS TO BE CLEARLY LABELLED ON DELIVERY.

STEEL NOTES

1) STRUCTURAL STEEL SHALL CONFORM TO CSA G40.21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA G40.21 GRADE 350W CLASS "C"

2) REINF. STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

ELECTRICAL NOTES

(SA) SMOKE ALARM (REFER TO OBC 2012, DIV. B PART 9.10.19) INSTALL ONE ON EACH STOREY, INCLUDING BASEMENTS. FOR STOREYS WITH SLEEPING ROOMS, INSTALL ONE PER SLEEPING ROOM AND ONE IN HALLWAY OR REMAINDER OF STOREY.

ALL ALARMS ARE REQUIRED TO HAVE A VISUAL SIGNALLING COMPONENT (NFPA 72 COMPLIANT). ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

(CMA) CARBON MONOXIDE ALARM PROVIDE CARBON MONOXIDE ALARM ADJACENT TO EACH SLEEPING AREA IN ACCORDANCE WITH OBC 2012, DIV. B PART 9.33.4.

IN RESIDENTIAL OCCUPANCIES HOT WATER SUPPLIED TO FIXTURES SHALL BE CONTROLLED TO NOT EXCEED A MAXIMUM TEMPERATURE OF 49°C IN ACCORDANCE WITH OBC 2012, DIV. B PART 9.31.4.3.(2)

REQUIREMENT FOR MECHANICAL VENTILATION

COMPLY WITH THE REQUIREMENTS OF OBC 2012, DIV. B PART 9.32.3. SIZE PER OBC 2012, DIV. B PART 6 OR OBC 2012, DIV. B PART 9.32.3.5.

PROVIDE MANUAL SWITCH FOR PRINCIPAL EXHAUST FAN AND LABEL IT "VENTILATION FAN". PROVIDE SUPPLEMENTAL EXHAUST FOR KITCHEN, BATHROOM AND WATER CLOSETS AND EXHAUST TO EXTERIOR.

SMOKE ALARM (REFER TO OBC 2012, DIV. B PART 9.10.19)

INSTALL ONE ON EACH STOREY, INCLUDING BASEMENTS. FOR STOREYS WITH SLEEPING ROOMS, INSTALL ONE PER SLEEPING ROOM AND ONE IN HALLWAY OR REMAINDER OF STOREY.

ALL ALARMS ARE REQUIRED TO HAVE A VISUAL SIGNALLING COMPONENT (NFPA 72 COMPLIANT). ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

CARBON MONOXIDE ALARM

PROVIDE CARBON MONOXIDE ALARM ADJACENT TO EACH SLEEPING AREA IN ACCORDANCE WITH OBC 2012, DIV. B PART 9.33.4.

SOIL GAS CONTROL

(OBC 2012, MMAH SUPPLEMENTARY STANDARD SB-9) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IS REQUIRED IN RESIDENTIAL OCCUPANCIES

GENERAL PROJECT NOTES

1) IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

2) THE ONTARIO BUILDING CODE REQUIRES THAT A SMOKE ALARM BE INSTALLED ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3. OF "LIGHT, COLOUR AND PULSE CHARACTERISTICS" OF NFPA 72.

3) FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF WATER-RESISTANT FLOORING AS PER OBC DIV B, 9.30.1.2.(1).

4) A LANDING IS REQUIRED AT THE ENTRANCE FROM AN ATTACHED GARAGE WHEN THERE ARE MORE THAN 3 RISERS BETWEEN THE GARAGE FLOOR AND THE INTERIOR FLOOR LEVELS IN ACCORDANCE WITH 9.8.6.2.(3)(a). GUARDS CONFORMING TO O.B.C. 9.8.8. & SB-7 ARE REQUIRED WHEN LANDING EXCEEDS 24" ABOVE GARAGE FLOOR.

5) MINIMUM PARKING SPACE SIZE WITHIN A GARAGE IS 10'x18', RISERS OF STAIRS MAY ENCR OACH ON THE WIDTH BY A MAXIMUM OF 1'-6".

6) AN EGRESS WINDOW W/ A MINIMUM AREA OF 3.8 SQ.FT W/ NO DIMENSION LESS THAN 15" AND MAXIMUM 3'-3" SILL HEIGHT ABOVE THE FLOOR IS REQUIRED ON THIS LEVEL.

7) MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET.

8) WINDOW SILL TO BE MINIMUM 2'-11" ABOVE STAIR/LANDING, OR BE PROTECTED BY A GUARD, OR BE DESIGNED TO WITHSTAND THE LOADS.

9) A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS

10) PROVIDE P.ENG APPROVED TRUSS & FLOOR DRAWINGS AND SPECIFICATIONS INCLUDING ALL LVL BEAMS TO BUILDING INSPECTOR AT FRAMING INSPECTION.

11) PROVIDE STAIR, GUARD AND LANDING OR INSTALL PERMANENT BLOCKING TO RESTRICT DOOR OPENING TO MAXIMUM 4" WHEN DOOR SILL EXCEEDS 24" ABOVE GRADE

PLUMBING NOTES

1) PROVIDE A MIN. 42% EFFICIENT DRAIN WATER HEAT RECOVERY UNIT CONNECTED TO ALL SHOWERS (OR AT LEAST 2 SHOWERS WHEN MORE THAN 1 UNIT IS INSTALLED). THE DWHR UNIT IS TO BE INSTALLED IN AN UPRIGHT POSITION WITH THE COLD WATER INLET AT THE BOTTOM OF THE UNIT AND DOWNSTREAM OF THE WATER SOFTENER. 2) SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED TO THE STORM SEWER (IF PERMITTED). CONTACT ENGINEERING SERVICES FOR VERIFICATION OF LOCATION.

MECHANICAL NOTES

FOR WALKOUTS OR FOR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS MUST BE AT FLOOR LEVEL.

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MH Ottawa - Construction Notes - 3

MATTAMY HOMES
OTTAWA, ON

STACKS-DECOEUR

SHEET 3 OF 4

SCALE 3/16" = 1'-0"

SHEET SIZE

11x17

ISSUE DATE

Nov 15, 2022

CONSTRUCTION LEGENDS

SYMBOL LEGEND

WOOD LINTELS & BUILT-UP WOOD BEAMS

DOOR SCHEDULE

	CLASS "B" VENT	DJ	DOUBLE JOIST
	EXHAUST VENT	TJ	TRIPLE JOIST
	DUPLEX OUTLET (12" HIGH)	LVL	LAMINATED VENEER LUMBER
	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)	PL	POINT LOAD FROM ABOVE
	WEATHERPROOF DUPLEX OUTLET	P.T.	PRESSURE TREATED LUMBER
	POT LIGHT	G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
	LIGHT FIXTURE (CEILING MOUNTED)	SC	STEEL COLUMN
	LIGHT FIXTURE (PULL CHAIN)	F.A.	FLAT ARCH
	LIGHT FIXTURE (WALL MOUNTED)	T.A.	TRIMMED ARCH
	SWITCH	M.C.	MEDICINE CABINET
	HEAT PIPE		CONC. BLOCK WALL
	PLUMBING (TOILET)		DOUBLE VOLUME WALL (SEE NOTE 39)
	PLUMBING (BATH/SINK/SHOWER)	E	ELECTRIC BASEBOARD HEATER
	HOSE BIB		CUT IN CONCRETE WALL (PLAN)
	FLOOR DRAIN		VENEER/CHECK IN CONCRETE WALL (ELEVATION)
	WARM AIR		LOAD BEARING WALL
	RETURN AIR		MECHANICAL WALL
	SMOKE ALARM		ELECTRICAL PANEL
	CARBON MONOXIDE ALARM		PROPOSED ELECTRICAL PANEL LOCATION

WOOD LINTELS & BUILT-UP WOOD BEAMS

L1A	2/38 x 140 (2/2" x 6") SPR.#2
L1	2/38 x 184 (2/2" x 8") SPR.#2
B1	3/38 x 184 (3/2" x 8") SPR.#2
B2	4/38 x 184 (4/2" x 8") SPR.#2
L3	2/38 x 235 (2/2" x 10") SPR.#2
B3	3/38 x 235 (3/2" x 10") SPR.#2
B4	4/38 x 235 (4/2" x 10") SPR.#2
L5	2/38 x 286 (2/2" x 12") SPR.#2
B5	3/38 x 286 (3/2" x 12") SPR.#2
B6	4/38 x 286 (4/2" x 12") SPR.#2

LOOSE STEEL LINTELS

L7	L-89 x 89 x 6.4 (3-1/2" x 3-1/2" x 1/4"L)
L8	L-89 x 89 x 7.9 (3-1/2" x 3-1/2" x 5/16"L)
L9	L-102 x 89 x 7.9 (4" x 3-1/2" x 5/16"L)
L10	L-127 x 89 x 7.9 (5" x 3-1/2" x 5/16"L)
L11	L-127 x 89 x 11.0 (5" x 3-1/2" x 7/16"L)
L12	L-152 x 102 x 13.0 (6" x 4" x 1/2"L)
L13	L-178 x 102 x 11.0 (7" x 4" x 7/16"L)

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" (2-45x302)
LVL7	3-1 3/4"x11 7/8" (3-45x302)
LVL8	2-1 3/4"x14" (2-45x355.6)
LVL9	3-1 3/4"x14" (3-45x355.6)
LVL10	4-1 3/4"x14" (4-45x355.6)

SOLID BEARING

SB2	2-PLY BUILT-UP WOOD STUD
SB3	3-PLY BUILT-UP WOOD STUD
SB4	4-PLY BUILT-UP WOOD STUD
SB5	5-PLY BUILT-UP WOOD STUD
SBFA	STRUCTURAL BEARING FROM ABOVE

STL 90mm (3 1/2") DIA X 4.78mm(.188)NON-ADJUSTABLE STL. COLUMN WITH 150X150X9.5 COLUMN (4"X6"X3/8") STEEL TOP & BOTTOM PLATE. FIELD WELD STEEL STRAPS AT TOP & BOTTOM OF COLUMN TO BE SECURED TO STUDS ON EITHER SIDE

- THE NUMBER OF STUDS DIRECTLY BELOW A GIRDER TRUSSES OF ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, OR DESIGNED IN ACCORDANCE WITH DIV.B, PART 4, AS PER OBC 2012, DIV.B PART 9.23.10.7.

- FASTEN STUDS TOGETHER TO FORM A POST AS PER OBC 2012, DIV.B PART 9.17.4.2.(2).

- THE WALL IS NOT LESS THAN 1200mm (3'-11 1/4") LONG AND SHEATHED ON AT LEAST ONE SIDE WITH PLYWOOD, OSB, WAFERBOARD OR GYPSUM SHEATHING.

- FASTEN SHEATHING TO STUD POST WITH AT LEAST ONE ROW OF FASTENERS AS PER OBC 2012, DIV.B PART 9.23.3.5. AND SPACED NOT LESS THAN 150mm (5 7/8") O.C.

- THE WIDTH OF THE STUD POST SHALL NOT TO BE LESS THAN WIDTH OF THE SUPPORTED GIRDER OR BEAM.

AT OPENINGS:

- FOR SB2 & SB3, PROVIDE 1 JACK POST AND REMAINDER TO BE KING POST

- FOR SB4 TO SB5, PROVIDE 2 JACK POST AND REMAINDER TO BE KING POST

EXTERIOR DOORS

①	2'8" x 6'10" x 1-3/4"	815 x 2080 x 45	INSULATED MIN. RSI 0.7 (R4).
①A	2'8" x 6'10" x 1-3/4"	865 x 2080 x 45	INSULATED MIN. RSI 0.7 (R4). 20 MIN. RATED DOOR AND FRAME, W/ CLOSURE DEVICE. DOOR TO UPPER UNITS ONLY

INTERIOR DOORS

②	2'8" x 6'8" x 1-3/8"	815 x 2030 x 35	
②A	2'8" x 6'6" x 1-3/8"	815 x 1981 x 35	
③	2'6" x 6'8" x 1-3/8"	760 x 2030 x 35	
③A	2'6" x 6'6" x 1-3/8"	760 x 1981 x 35	
④	2'4" x 6'8" x 1-3/8"	710 x 2030 x 35	
④A	2'4" x 6'6" x 1-3/8"	710 x 1981 x 35	
⑤	2'0" x 6'8" x 1-3/8"	610 x 2030 x 35	
⑥	2'4" x 5'0" x 1-3/8"	710 x 1524 x 35	

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ENGINEER STAMP

ISSUED / REVISION CHART

01	ISSUED FOR PERMIT	2022-08-15
02	ISSUED FOR PERMIT REVISION 01	2022-11-15