LEGEND

- A.1 PERMACON - CINCO BRICK RANGE SCANDINA GREY
- A.2 BRICK VENEER. GLEN-GERY. WA11-9003 BLACK PEARL, ENGOBE STYLE.
- A.3 STONE SILL
- A.4 SOLDIER BRICK COURSE MATCH WITH BRICK. W/ FLASHING & WEEP WHOLE
- A.5 PARGING ABOVE GRADE.
- A.6 WEEPING HOLE @ 24" C.C.
- A.7 STUCCO
- A.8 6" PRECAST SILL
- B.1 CANEXEL, BARNWOOD / NATURE OR EQUIVALENT
- B.2 FIBRO CIMENT JAMES HARDIE BOARDS MATCH WITH SIDING COLOR
- C.1 ALUMINUM FASCIA.COLOR CHARCOAL
- C.2 ALUMINUM SOFFITE, COLORCHARCOAL
- C.3 26 Gau. GALVANIZED STEEL FLASHING AND COUNTER FLASHING. TO MATCH ROOF SHINGLE .
- C.4 ALUMINUM EAVESTHROUGH COLOR CHARCOAL .
- C.5 STEEL ANGLE
- C.6 "J" TRIM C/W CAULKING AROUND.
- C.7 "MAXIMUM" ROOF VENTILATOR MODEL (VMAX-303-12) COL. BLACK SEE MANUFACTURER'S SPECIFICATIONS.
- D.1 ROOFING SHINGLES. IKO - CAMBRIDGE CHARCOAL GREY
- E.1 42" HEIGHT ALUMINUM GUARDRAIL. COL. CHARCOAL. MODEL BY OWNER
- E.2 36" HEIGHT ALUMINUM HANDRAIL. COL. CHARCOAL. MODEL BY OWNER
- E.3 ARCHITECTURAL & STRUCTURAL 6"x6"x5/16" HSS COLUMN - COL. CHARCOAL . MODEL BY OWNER

NOTE: THE STEEL POSTS TO BE SUPPORTEDBY 10" DIA. SONOTUBE ON TOP OF 24"X24"X10" CONCRETE PADS. THE BOTTOM OF PADS MUST BE MINIMUM 6'-0" LOWER THAN FINISHED GRADE

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2 SITE PLAN APPROVAL	S.B.	P.T.	2023.04.21
1 BUILDING PERMIT	S.B.	P.T.	2020.02.27

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ONTARIO ASSOCIATION OF ARCHITECTS
PIERRE J. TABET
LICENCE
5047

Project

MATTINO HOMES
20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

Title

WEST & NORTH ELEVATIONS

Project #	Scale	Date
	3/16"=1'0"	2020.02.27
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0	2 of 14	A-200

IMPORTANT NOTES

1> ALL EXTERIOR WALLS TO BE 2x6" STUDS @ 16"c/c AND ALL INTERIOR WALLS TO BE 2x4" STUDS @ 16"c/c UNLESS OTHERWISE SPECIFIED.

2> ALL LINTELS OVER DOORS & WINDOWS ARE 2-2X10" UNLESS OTHERWISE SPECIFIED ON PLANS.

3> INSULATE AND CONTINUE VAPOUR BARRIER WHERE INTERIOR WALLS MEETS WITH EXTERIOR WALLS.

4> PROVIDE CAULKING AT ALL EXTERIOR WALL FRAMING WHERE FRAMING MEMBERS ABUT.

5> ALL LVL BEAM/HEADER IF ANY SHALL BE SPECIFIED BY TRUSS MANUFACTURER/LVL SUPPLIER

6> FLOOR FRAMING AROUND STAIR CASE OPENING SHALL BE DOUBLE JOISTS UNLESS OTHERWISE SPECIFIED ON PLAN OR BY FLOOR JOISTS MANUFACT.

7> FRAMER TO REFER TO FLOOR JOIST MANUFACTURER'S PLAN FOR DETAILS IF WOOD I JOISTS ARE TO BE USED.

8> MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED AS PER CODE.

9> RANGE/COOKTOP HOOD & DRYER SHALL BE EQUIPPED WITH EXHAUST DUCT LEADING TO OUTSIDE.

MASONRY VENEER WALLS

1 MIN. 90mm (3 5/8") THICK UP TO 7315 (24'-0") MAX. HIGH.

2 TIES TO BE GALVANIZED, CORROSION RESISTANT CORRUGATED .76mm X 22mm (22 ga X 7/8") WIDE METAL SHAPED TO PROVIDE A KEY WITH MORTAR SPACE @ 400mm (16") o.c. HORIZONTALLY & 600mm (24") VERTICALLY. FASTEN TO STUDS THROUGH EXTERIOR SHEATHING WITH MIN. 6mm (1/2") DIA. NAIL HEAD. PENETRATE NOT LESS THAN 30mm (2 1/2") IN STUD. DISTANCE OF NAIL FROM TIE BEND NOT MORE THAN 6mm (1/4"). TIES MUST BE IN CONTACT WITH THE EXTERIOR SURFACE OF THE SHEATHING. THE SHEATHING BENEATH THE TIES MUST NOT BE COMPRESSED.

3 PROVIDE MIN. 25mm (1") AIR SPACE BETWEEN VENEER AND WALL SHEATHING.

4 DRAIN BOTTOM OF SPACE WITH HOLES AT 600 o.c. (2'-0") IN STARTER COURSE MIN. 150mm (6") ABOVE FIN. GRADE, 10mm (3/8") DIA. HOLES.

5 PROVIDE 6 MIL POLYETHYLENE FLASHING UNDER STARTER COURSE UNDER WEEP HOLES AND 150mm (6") UP WALL, UNDER SHEATHING PAPER.

6 MAX. CORBEL OVER FOUNDATION WALL 13mm (1/2") FOR 90mm (3 5/8") BRICK.

FLASHING

1 FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOWS AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN 1/4 ROOF OVERHANG.

2 CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 760mm (2'-6").

3 FLASHING REQUIRED AT INTERSECTIONS OF ROOFS AND WALL, VALLEY AND OVER PARAPET WALLS.

4 FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING .8mm (. 20 ga.) GALV. METAL 75mm UP BEHIND SHEATHING AND EXTEND 75mm (3") HORIZONTALLY.

WINDOWS AND DOORS

1 10% FLOOR AREA OF HABITABLE ROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW, NATURAL VENTILLATION 0.279 sq.m. (3 sq.ft.) MIN.

2 5% FLOOR AREA OF BEDROOMS (MIN. OF 0.557 sq.m.) (6 sq.ft.) TO EQUAL TRANSPARENT OPENINGS IN WINDOWS (ACCEPTABLE TO CMHC PROJECTS PROVIDING LOCAL AUTHORITIES APPROVE).

3 EXTERIOR DOORS TO HAVE THERMAL RESISTANCE OF R.S.I. 1.23 (R7).

NATURAL VENTILATION

1 INSULATION SHALL BE INSTALLED AND OTHER CONSTRUCTION WORK UNDERTAKEN IN A MANNER WHICH WILL NOT REDUCE THE FLOW OF AIR THROUGH VENTS OR THROUGH ANY PORTION OF THE ROOF SPACE OR ATTIC WHERE NECESSARY TO ENSURE EFFECTIVE AIR CIRCULATION, SPECIAL VENTING DEVICES SUCH AS DUCTS OR BAFFLES SHALL BE INSTALLED.

2 ROOF SPACE OR ATTICS ABOVE INSULATED CEILINGS SHALL BE VENTILATED WITH OPENING TO THE EXTERIOR HAVING A TOTAL UNOBSTRUCTED AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA (OF WHICH 1/2 IS TO BE LOCATED IN SOFFIT). SUCH VENTS SHALL BE LOCATED SO AS TO PROVIDE MAXIMUM EFFECTIVE AIR CIRCULATION AND, IN RIDGE TYPE ROOFS APPROXIMATELY HALF OF THE TOTAL VENT AREA SHALL BE LOCATED AT OR NEAR THE RIDGE.

MECHANICAL VENTILATION

1 DUCT ALL MECHANICAL VENTILATION TO OUTSIDE AIR AND INSULATE THROUGH UNHEATED SPACE, PROVIDE BACK FLOW DAMPERS AT DUCT END OR FAN.

MISCELLANEOUS

1 CONTRACTOR IS RESPONSABLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING FRAMING.

2 CONTRACTOR TO VERIFY ALL DOOR & WINDOW SIZES FROM WINDOW SUPPLIER PRIOR TO FRAMING OF OPENINGS.

3 ALL WASHROOM MIRRORS TO BE 915mm (36") HIGH TIMES THE LENGTH OF THE VANITY UNLESS OTHERWISE NOTED.

4 PROVIDE SOLID BLOCKING BEHIND TOWEL BARS, RODS, ECT.

LEGEND

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NOTE: THE STEEL POSTS TO BE SUPPORTEDBY 10" DIA. SONOTUBE ON TOP OF 24"X24"X10" CONCRETE PADS. THE BOTTOM OF PADS MUST BE MINIMUM 6'-0" LOWER THAN FINISHED GRADE

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1 BUILDING PERMIT	S.B.	P.T.	2020.02.27

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ONTARIO ASSOCIATION OF ARCHITECTS
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Project

MATTINO HOMES
20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

Title

EAST & SOUTH ELEVATIONS

Project #	Scale	Date
	3/16"=1'0"	2020.02.27
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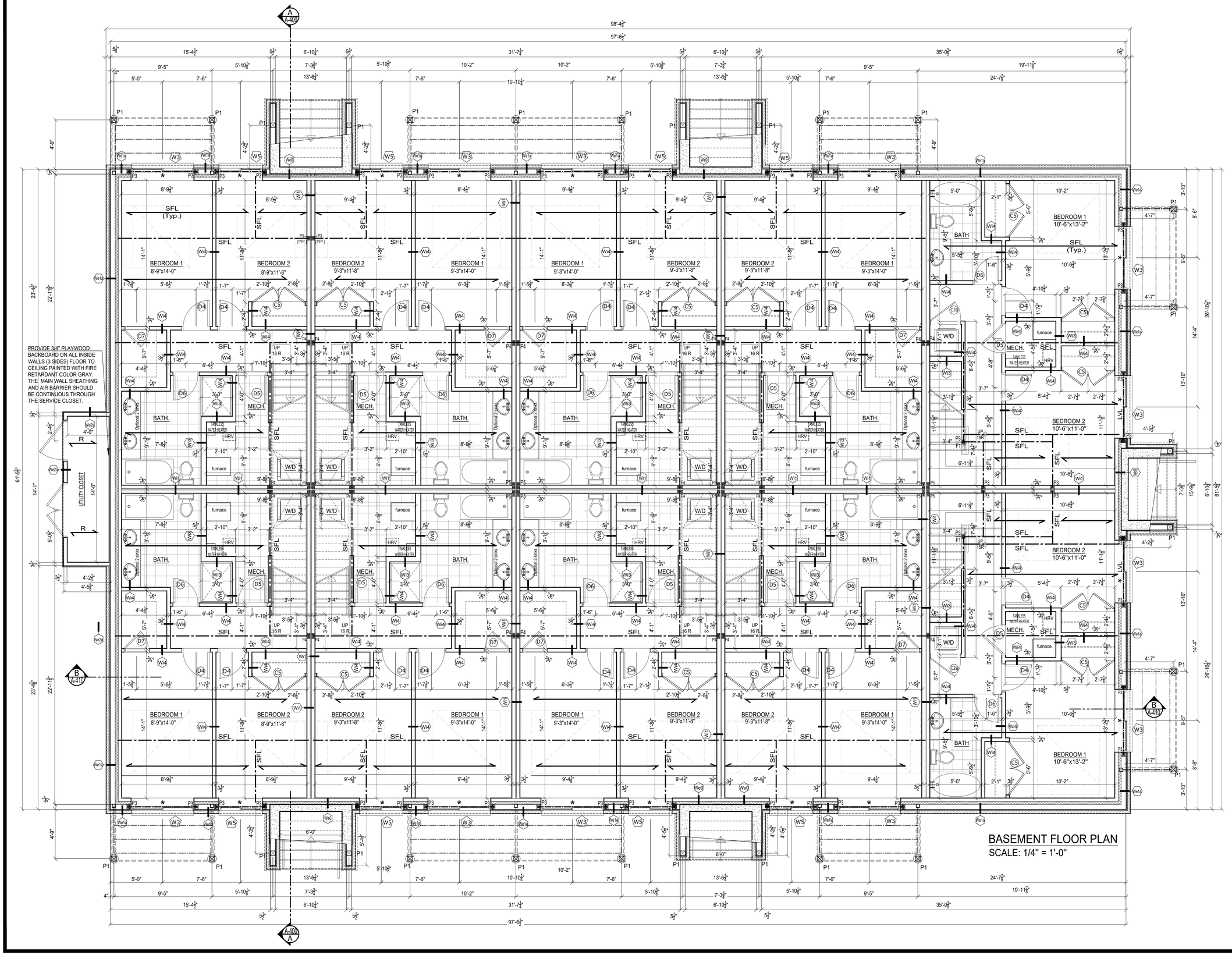

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LEGEND
SFL: SEE FLOOR JOIST LAYOUT
R: 2x8" or 2x6" roof rafters @ 16" o.c.
P1: 6"x6"x5/16" CONTINUOUS HSS POSTS
P3: 3-2"x6" POST or 3-2"x4" POST
P4: 4-2"x4" POST
P5: 5-2"x4" POST
F1: 22"x22"x10" DP
LVL: 3-1 3/4" x 9 1/2" (1.9E)

Notes:ALL POSTS TO BE P3 (U/N)
* : FOR REINFORCING DETAIL SEE DRAWING R-01

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MATTINO HOMES
20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

Title

BASEMENT FLOOR PLAN

Project #	Scale	Date
	1/4" - 1'-0"	2020.02.27
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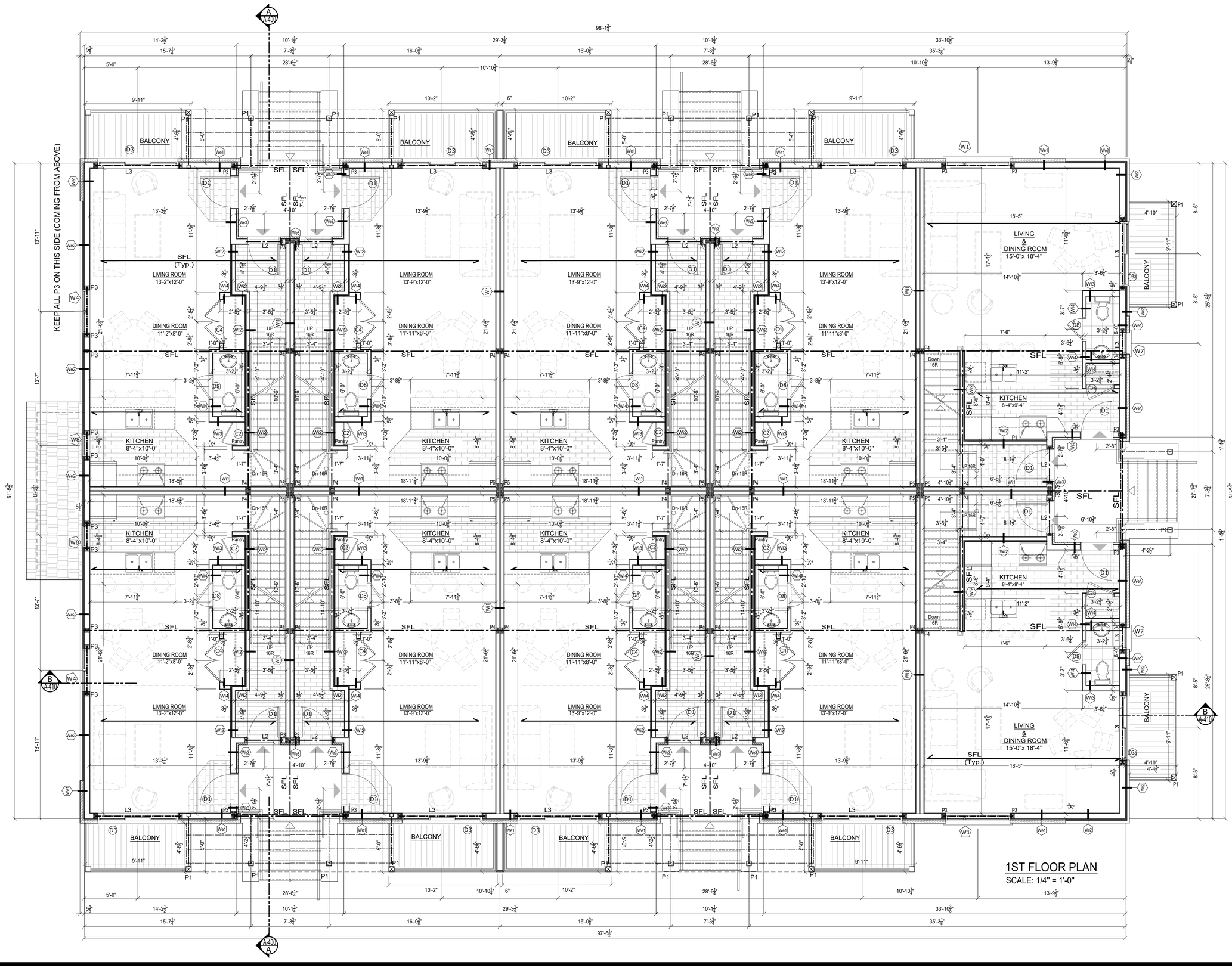

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LEGEND
SFL: SEE FLOOR JOIST LAYOUT
P1: 6"x6"x5/16" CONTINUOUS HSS POSTS
P3: 3-2"x6" POST
P4: 4-2"x4" POST
P5: 5-2"x4" POST
L2: 2-2"x10"
L3: 3-2"x10"
NOTE: FOR ALL L3 LINTELS. P3 IS REQUIRED

ALL POSTS TO BE P3 (U/N)

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MATTINO HOMES
20 CONDO UNITS BUILDING
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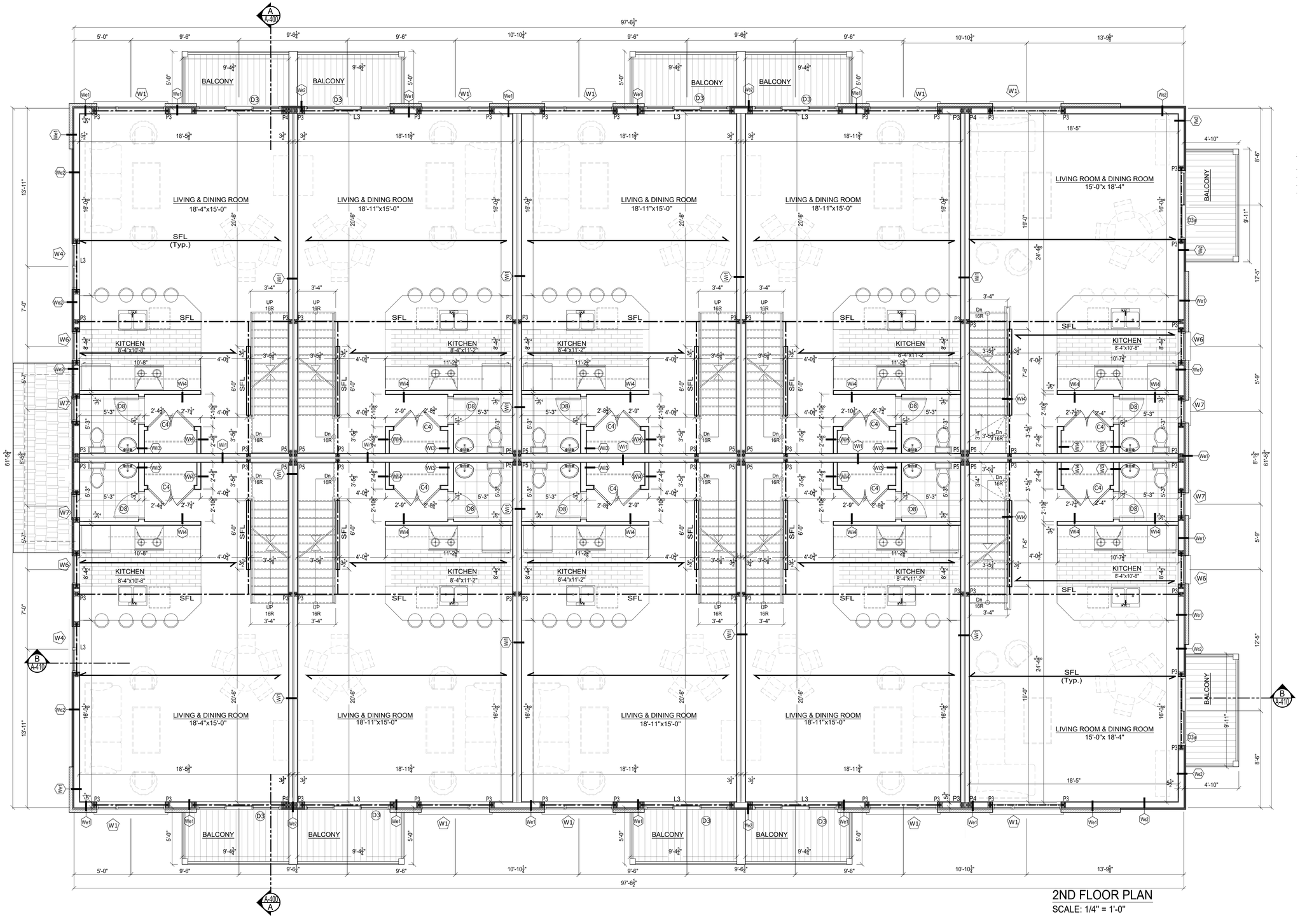
OTTAWA, ON

Title

FIRST FLOOR PLAN

Project #	Scale: 1/4" - 1'-0"	Date: 2020.02.27
Revision: 0	Sheet: 5 of 14	Drawing #: A-310



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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LEGEND

SFL: SEE FLOOR JOIST LAYOUT

P3: 3-2"x6" POST OR 3-2"x4" POST
P4: 4-2"x4" POST
P5: 5-2"x4" POST
L3: 3-2"x10"
NOTE: FOR ALL L3 LINTELS. P3 IS REQUIRED

ALL POSTS TO BE P3 (U/N)

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MATTINO HOMES

20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

Title

SECOND FLOOR PLAN

Project #	Scale	Date
	1/4" - 1'-0"	2020.02.27
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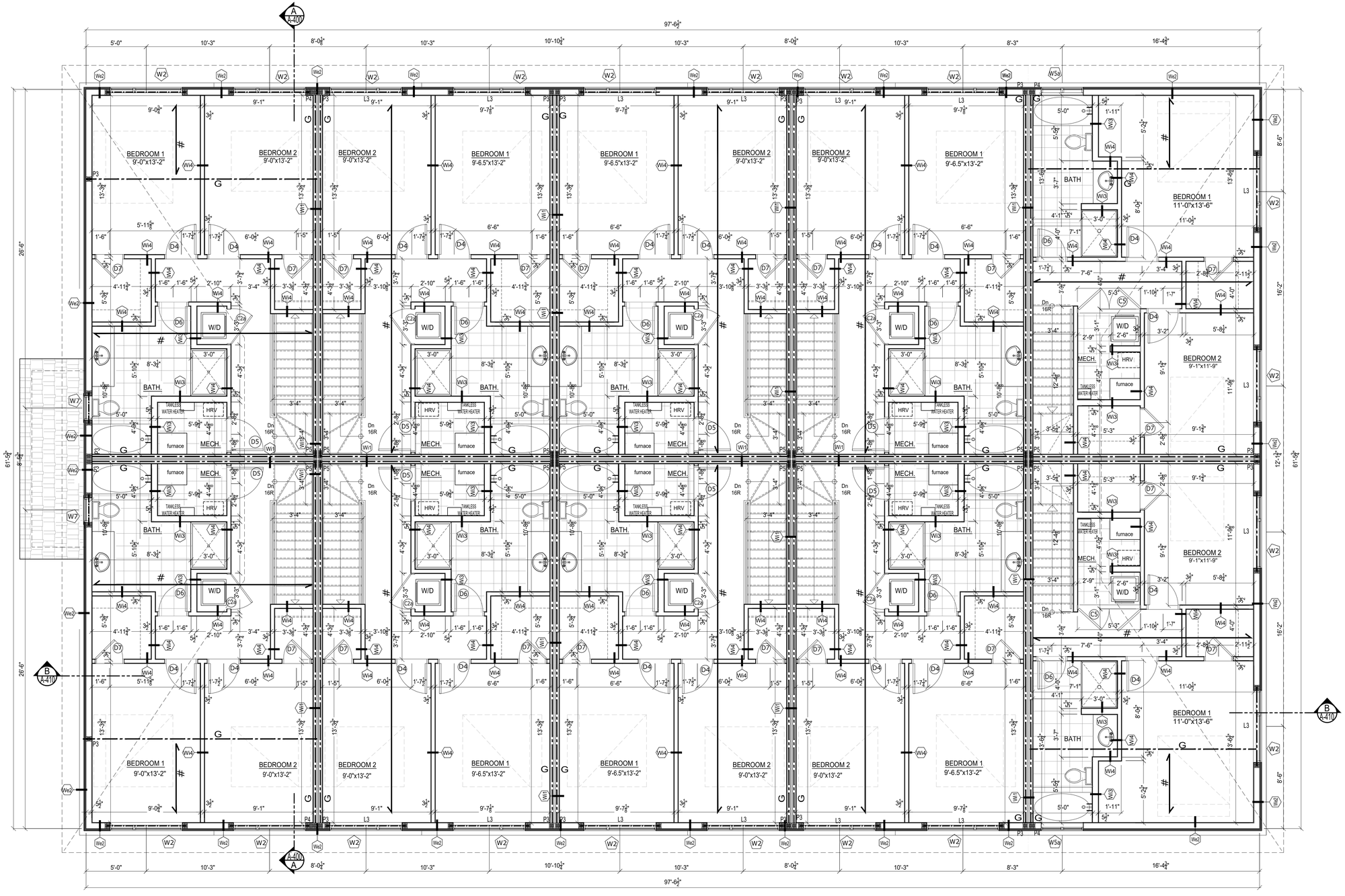

3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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MATTINO HOMES

20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
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Title

THIRD FLOOR PLAN

Project #	Scale	Date
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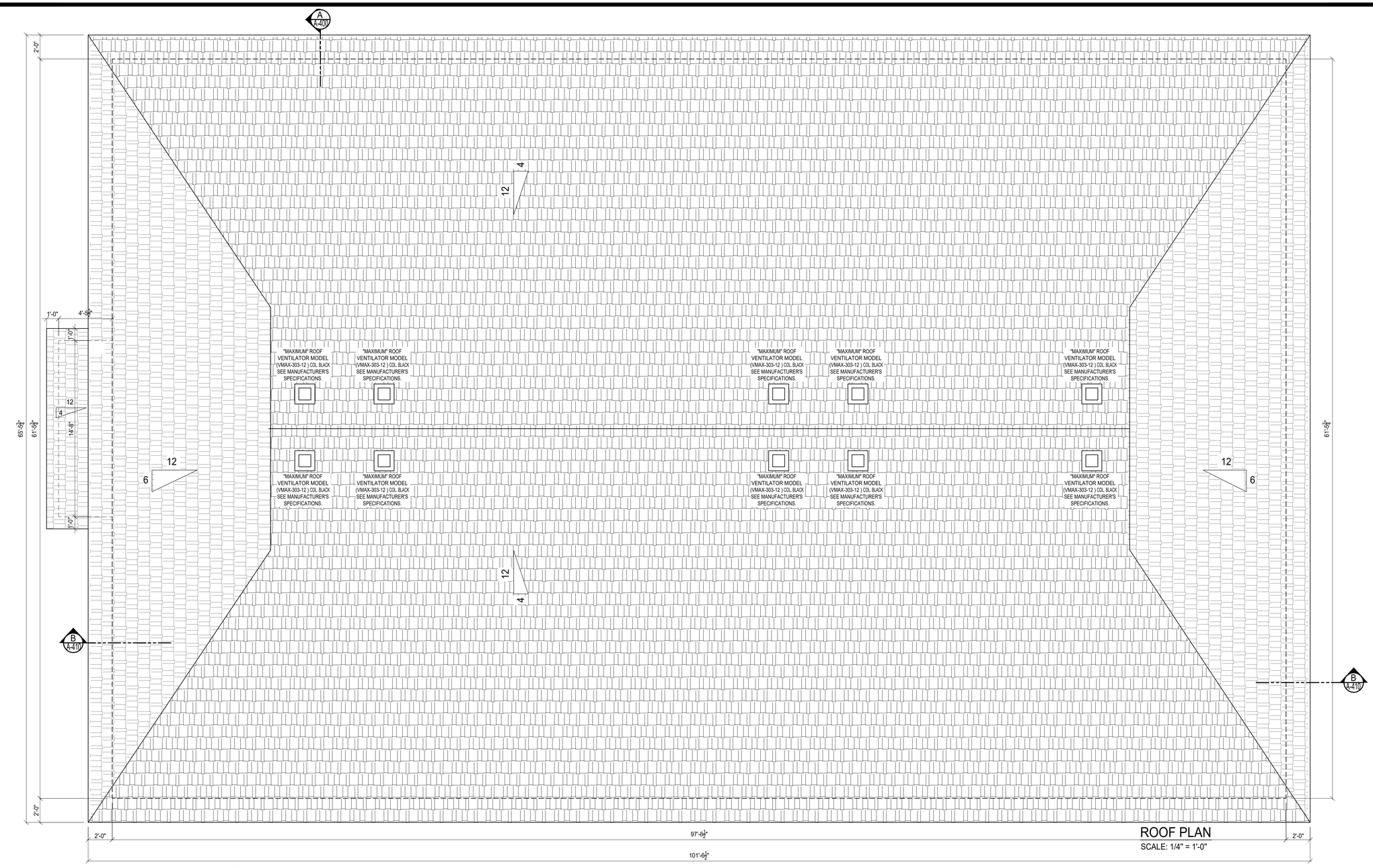

ROOF PLAN

SCALE: 1/4" = 1'-0"

We0 FOUNDATION WALL
R-20ci. (SB-12 - Table 3.1.2.A. (IP)

- CEMENT PARGING ABOVE GRADE
- 2 LAYERS WATERPROOF MEMBRANE
- FOUNDATION WALL
- 2X4"WOOD FRAME @16" O.C.
- R12 BATT INSULATION LAID HORIZONTALLY BEHIND STUDS.
- R12 BATT INSULATION BETWEEN STUDS.
- VAPOR BARRIER POLYETHYLENE 6mil SEALED JOINTS.
- 5/8" GYPSUM BOARD TYPE X

We1a MASONRY VENEER WALL. SB-3(EW1a).
REQUIRED F.R.R. 45min.
PROPOSED F.R.R. 1H. R-22 (SB-12 - Table 3.1.2.A. (IP)

- STONE OR BRICK VENEER.
- 1" AIR SPACE.
- TYVEK OR APPROVED AIR BARRIER.
- 5/8" SHEATHING.
- 2X6" WOOD STUDS @ 16" O.C.
- R22 BATT INSULATION.
- 2X4"WOOD FRAME @16" O.C.
- R12 BATT INSULATION LAID HORIZONTALLY BEHIND STUDS.
- R12 BATT INSULATION BETWEEN STUDS.
- 6mil VAPOR BARRIER POLY VB. CSA. APP. SEALED JOINTS, CONTINUOUS THROUGHOUT ENTIRE HEATED BUILDING ENVELOPE.
- 5/8" TYPE "X" GYPSUM BOARD.

We1 MASONRY VENEER WALL. SB-3(EW1a).
REQUIRED F.R.R. 45min.
PROPOSED F.R.R. 1H.
R-22 (SB-12 - Table 3.1.2.A. (IP)

- STONE OR BRICK VENEER.
- 1" AIR SPACE.
- TYVEK OR APPROVED AIR BARRIER.
- 5/8" PLYWOOD SHEATHING.
- 2X6" WOOD STUDS @ 16" O.C.
- R22 BATT INSULATION.
- 6mil VAPOR BARRIER POLY VB. CSA. APP. SEALED JOINTS, CONTINUOUS THROUGHOUT ENTIRE HEATED BUILDING ENVELOPE.
- 5/8" TYPE "X" GYPSUM BOARD.

We2 WOOD CLADDING EXTERIOR WALL: SB-3(EW1a).
REQUIRED F.R.R. 45min.
PROPOSED F.R.R. 1H.
R-22 (SB-12 - Table 3.1.2.A. (IP)

- CANEXEL SIDING OR EQUIVALENT .
- WOOD FURRING @16" O.C.
- TYVEK OR APPROVED AIR BARRIER.
- 5/8" SHEATHING.
- 2X6" WOOD STUD @16" O.C.
- R22 BATT INSULATION.
- 6mil VAPOR BARRIER POLY. APP. SEALED JOINTS, CONTINUOUS THROUGHOUT ENTIRE HEATED BUILDING ENVELOPE.
- 5/8" TYPE "X" GYPSUM BOARD.

We2a GAS AND UTILITY CLOSET EXTERIOR WALL:

- CANEXEL SIDING OR EQUIVALENT .
- WOOD FURRING @16" O.C.
- 1/2" SHEATHING.
- 2X4" WOOD STUD @16" O.C.

We2b WATER CLOSET EXTERIOR WALL:

- CANEXEL SIDING OR EQUIVALENT .
- WOOD FURRING @16" O.C.
- TYVEK OR APPROVED AIR BARRIER.
- 1/2" SHEATHING.
- 2X4" WOOD STUD @16" O.C.
- R12 BATT INSULATION.
- 6mil VAPOR BARRIER POLY. APP. SEALED JOINTS, CONTINUOUS THROUGHOUT ENTIRE HEATED BUILDING ENVELOPE.
- 1/2" GYPSUM BOARD.

We2c WATER CLOSET INTERIOR WALLS:

- TYVEK OR APPROVED AIR BARRIER.
- 3/4" PLYWOOD .
- 2X4" WOOD STUD @16" O.C.
- R12 BATT INSULATION.
- 6mil VAPOR BARRIER POLY. APP. SEALED JOINTS, CONTINUOUS THROUGHOUT ENTIRE HEATED BUILDING ENVELOPE.
- 1/2" GYPSUM BOARD WATER CLOSET SIDE.

We3 EIFS EXTERIOR WALL: SB-3(EW1a).
REQUIRED F.R.R. 45min.
PROPOSED F.R.R. 1H.
R-22 (SB-12 - Table 3.1.2.A. (IP)

- 2" EIFS ADEX OR EQUIVALENT .
- TYVEK OR APPROVED AIR BARRIER.
- 5/8" SHEATHING.
- 2X6" WOOD STUDS @ 16" O.C.
- R22 BATT INSULATION.
- 6mil VAPOR BARRIER POLY VB. CSA. APP. SEALED JOINTS, CONTINUOUS THROUGHOUT ENTIRE HEATED BUILDING ENVELOPE.
- 5/8" TYPE "X" GYPSUM BOARD.

We4 FIBRO-CIMENT EXTERIOR WALL: SB-3(EW1a).
REQUIRED F.R.R. 45min.
PROPOSED F.R.R. 1H. R-22 (SB-12 - Table 3.1.2.A. (IP)

- FIBRO-CIMENT, JAMES HARDIE BOARDS.
- STEEL FURRING
- TYVEK OR APPROVED AIR BARRIER.
- 5/8" SHEATHING.
- 2X6" WOOD STUD @16" O.C.
- R22 BATT INSULATION.
- 6mil VAPOR BARRIER POLY APP. SEALED JOINTS, CONTINUOUS THROUGHOUT ENTIRE HEATED BUILDING ENVELOPE.
- 5/8" TYPE "X" GYPSUM BOARD.

Wi1 UNITS FIRE SEPARATION: SB-3(W13a).
REQUIRED F.R.R. 45min. STC 50.
PROPOSED F.R.R. 1H. STC. 57.

- 5/8" GYPSUM BOARD TYPE "X".
- 2"X4" WOOD STUD
- FIRE & SOUND ATTENUATION INSULATION (ROXUL).
- 1.5" AIR SPACE
- 2"X4" WOOD STUD
- FIRE & SOUND ATTENUATION INSULATION (ROXUL).
- 5/8" GYPSUM BOARD TYPE "X"

Wi2 TYPICAL FIRE SEPARATION: SB-3(W4b).
REQUIRED F.R.R. 45min. STC 50.
PROPOSED F.R.R. 1H. STC. 54.

- 2 LAYERS GYPSUM BOARD 5/8" TYPE "X".
- METAL RESILIENT CHANNEL @ 600mm O.C.
- 2"X4" WOOD STUD.
- FIRE & SOUND ATTENUATION INSULATION(ROXUL).
- 5/8" TYPE "X" GYPSUM BOARD.

Wi3 PLUMBING WALL

- 1/2" GYPSUM BOARD.
- 2"X6" WOOD STUD.
- BATT INSULATION.
- 1/2" GYPSUM BOARD. USE 5/8" TYPE "X" IF PLUMBING PENETRATION DIFFERENT FIRE COMPARTMENT.

Wi4 TYPICAL INTERIOR PARTITION

- 1/2" GYPSUM BOARD-PAINT.
- 2"X4" WOOD STUD.
- WITH OR WITHOUT ACOUSTIC INSULATION IN CAVITY.
- 1/2" GYPSUM BOARD-PAINT.

WALLS SCHEDULE

SCALE: 1/2" = 1'-0"

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5747

Project

MATTINO HOMES

20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

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ROOF PLAN

WALLS SCHEDULE

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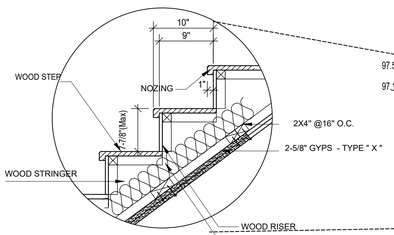
STAIRS GENERAL NOTES:

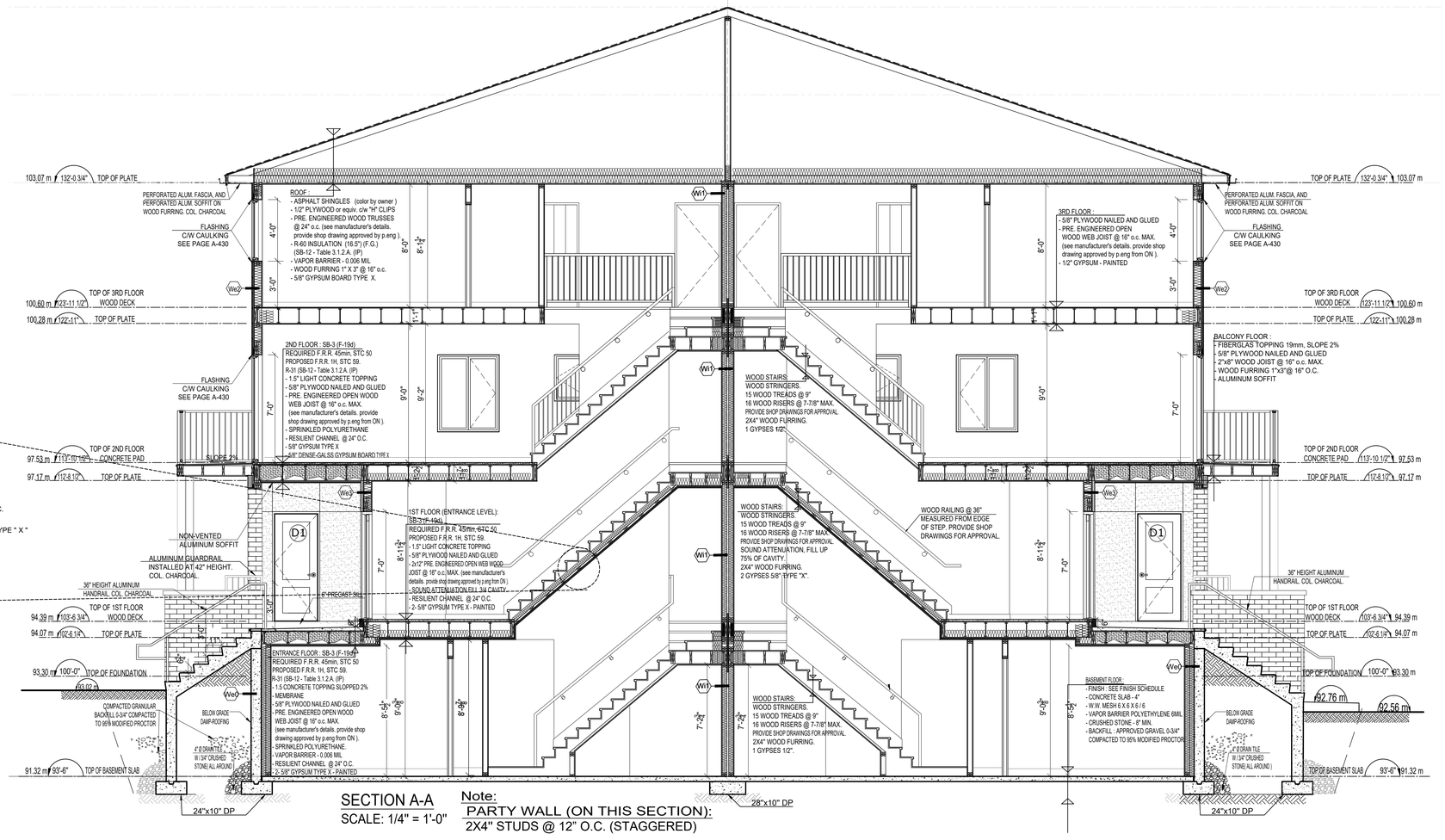
- HEADROOM HEIGHTS IN STAIRS = MIN. 6'–5"
- REQUIRED GUARDS & HANDRAILS AT FLOORS & LANDINGS TO BE 3'–6" HIGH.
- ENSURE SOLID BLOCKING OR WOOD STUDS WHERE ANCHORING HANDRAILS.
- HANDRAIL HEIGHT ON STAIRS = MAX. 3'–2" MIN. 2'–7"
- GUARDS SHALL CONFORM TO 9.8.8 AND 4.1.10.1 OF O.B.C.
- 1 HANDRAIL NEEDED FOR STAIRS LESS THAN 3'–7" IN WIDTH.
- 2 HANDRAILS NEEDED FOR STAIRS 3'–7" IN WIDTH OR GREATER.
- 1 HANDRAIL ON EACH SIDE OF CURVED STAIRS.
- HANDRAILS NOT REQUIRED FOR INTERIOR STAIRS NOT HAVING MORE THAN 2 RISERS OR FOR EXTERIOR STAIRS NOT HAVING MORE THAN 3 RISERS.
- MIN. INTERIOR STAIR WIDTH IS 860mm (2'–10").
- GUARDS REQUIRED ON PORCH IF OVER 610mm (24") ABOVE FINISHED GRADE.
- STAIR DETAILS ATTACHED ARE CONSISTANT TO O.B.C. SUPPLEMENTARY SB–7 FOR PRACTICAL REASONS



INTERIOR STAIR DETAIL

SCALE: 1"=1'-0"

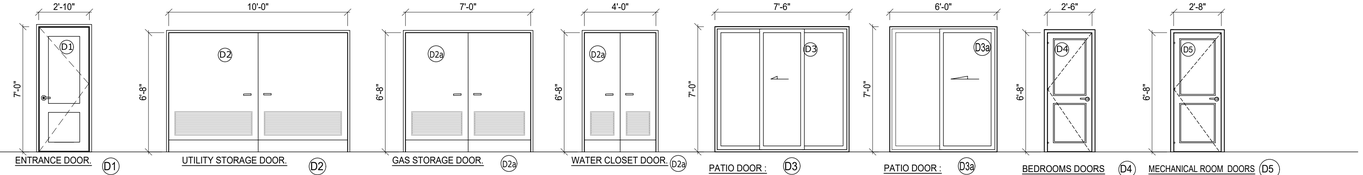
STAIR DIMENSIONS	MAX.	MIN.
RISE	7 7/8"	4 7/8"
RUN	14"	8 1/4"
TREAD	14"	9 1/4"
NOSING	1"	1/2"



SECTION A-A

SCALE: 1/4" = 1'-0"

Note:
PARTY WALL (ON THIS SECTION):
2X4" STUDS @ 12" O.C. (STAGGERED)



ENTRANCE DOOR. (D1)
- STEEL FRAME F.R.R. : 45 min
- STEEL DOOR : F.R.R. : 45 min. INSULATED CORE.
- ENTRANCE / EXIT LOCK.
- DOOR VIEWER
- AUTOMATIC DOOR CLOSER
- 1.5 PAIRS OF HINGES
- LEVER HANDLES.
- WEATHER STRIP.
- ALUMINUM SILL.
- QUANTITY: 20

UTILITY STORAGE DOOR. (D2)
- STEEL FRAME
- STEEL DOUBLE DOORS,
- SERVICE LOCK.
- HINGES AND HANDLES BY MANUFACTURER
- MODEL BY OWNER
- QUANTITY: 1

GAS STORAGE DOOR. (D2a)
- STEEL FRAME
- STEEL DOUBLE DOORS,
- SERVICE LOCK.
- HINGES AND HANDLES BY MANUFACTURER
- MODEL BY OWNER
- QUANTITY: 1

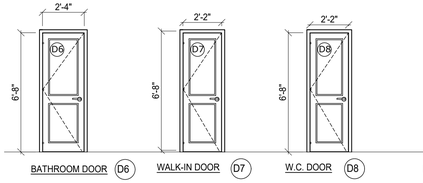
WATER CLOSET DOOR. (D2a)
- STEEL FRAME
- STEEL DOUBLE DOORS,
- SERVICE LOCK.
- HINGES AND HANDLES BY MANUFACTURER
- MODEL BY OWNER
- QUANTITY: 1

PATIO DOOR : (D3)
- PVC DOORS
2 FIXED AND 1 SLIDING.
- INSULATED GLASS.
- TWO FIXED GLASS PANELS
- EXIT LOCK C/W DEAD LOCK.
- WEATHER STRIP.
- ALUMINUM SILL.
- QUANTITY : 16.

PATIO DOOR : (D3a)
- PVC DOORS
1 FIXED AND 1 SLIDING.
- INSULATED GLASS.
- ONE FIXED GLASS PANELS
- EXIT LOCK C/W DEAD LOCK.
- WEATHER STRIP.
- ALUMINUM SILL.
- QUANTITY : 4.

BEDROOMS DOORS (D4)
- WOOD DOOR AND FRAME.
- INSULATED CORE
- MODEL BY OWNER
- 1 PAIR HINGES.
- HANDLES BY OWNER
- BEDROOM LOCK
- QUANTITY: 40

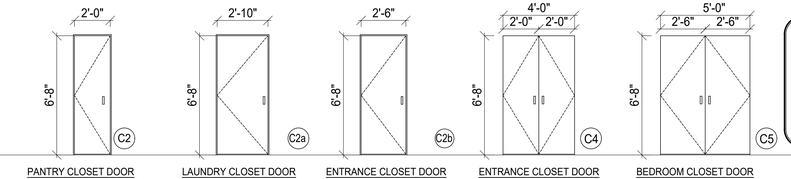
MECHANICAL ROOM DOORS (D5)
- WOOD DOOR AND FRAME.
- INSULATED CORE
- MODEL BY OWNER
- 1 PAIR HINGES.
- HANDLES BY OWNER
- SERVICE LOCK
- QUANTITY: 18



BATHROOM DOOR (D6)
- WOOD DOOR AND FRAME.
- INSULATED CORE
- MODEL BY OWNER
- 1 PAIR HINGES.
- HANDLES BY OWNER
- PRIVACY LOCK
- QUANTITY: 20

WALK-IN DOOR (D7)
- WOOD DOOR AND FRAME.
- MODEL BY OWNER
- 1 PAIR HINGES.
- HANDLES BY OWNER
- CLOSET LOCK
- QUANTITY: 28

W.C. DOOR (D8)
- WOOD DOOR AND FRAME.
- INSULATED CORE
- MODEL BY OWNER
- 1 PAIR HINGES.
- HANDLES BY OWNER
- PRIVACY LOCK
- QUANTITY: 20



PANTRY CLOSET DOOR
- 1-2'0"X6'8" SWING DOOR
- CLOSET HANDLES AND LOCK
- QUANTITY: 8

LAUNDRY CLOSET DOOR
- 1-2'10"X6'8" SWING DOOR
- CLOSET HANDLES AND LOCK
- QUANTITY: 10

ENTRANCE CLOSET DOOR
- 1-2'6"X6'8" SWING DOOR
- CLOSET HANDLES AND LOCK
- QUANTITY: 2

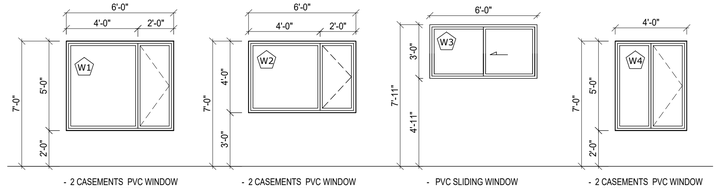
ENTRANCE CLOSET DOOR
- 2-2'0"X6'8" SWING DOORS
- CLOSET HANDLES AND LOCK
- QUANTITY 18

BEDROOM CLOSET DOOR
- 2-2'6"X6'8" SWING DOORS
- CLOSET HANDLES AND LOCK
- QUANTITY 16

DOORS SCHEDULE

SCALE: 1/4" = 1'-0"

NOTE :
- ALL WINDOWS WILL BE IN PVC AND EQUIPPED WITH A SCREEN WHERE REQUIRED.
- THE CONTRACTOR MUST PROVIDE SHOP DRAWINGS (3 COPIES) FOR APPROVAL OF THE ARCHITECT AND BEFORE MANUFACTURING
- THE FIRST AND SECOND FLOOR WINDOWS WILL HAVE AN OPENING CONTROL MECHANISM AT A MAXIMUM OF 4 " ARE LESS THAN 36" FROM FINISH FLOOR.
- ALL WINDOWS GLASSES HAVE TO BE THERMO MAX. U-VALUE 0.28.



- 2 CASEMENTS PVC WINDOW
- 1 FIXED, 1 OPERATOR.
- INSULATED GLASS.
- CRANK HANDLE.
- 1 SCREEN.
- QUANTITY= 12

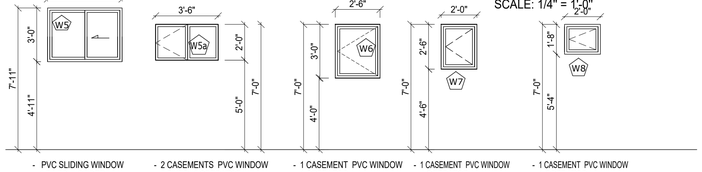
- 2 CASEMENTS PVC WINDOW
- 1 FIXED, 1 OPERATOR.
- INSULATED GLASS.
- CRANK HANDLE.
- 1 SCREEN.
- QUANTITY= 20

- PVC SLIDING WINDOW
- 1 FIXED, 1 SLIDER .
- INSULATED GLASS.
- 1 SCREEN.
- QUANTITY= 12

- 2 CASEMENTS PVC WINDOW
- 1 FIXED, 1 OPERATOR.
- INSULATED GLASS.
- CRANK HANDLE.
- 1 SCREEN.
- QUANTITY= 4

WINDOWS SCHEDULE

SCALE: 1/4" = 1'-0"



- PVC SLIDING WINDOW
- 1 FIXED, 1 SLIDER .
- INSULATED GLASS.
- 1 SCREEN.
- QUANTITY= 8

- 2 CASEMENTS PVC WINDOW
- 1 FIXED, 1 OPERATOR.
- INSULATED GLASS.
- CRANK HANDLE.
- 1 SCREEN.
- QUANTITY= 2

- 1 CASEMENT PVC WINDOW
- 1 OPERATOR.
- INSULATED GLASS.
- CRANK HANDLE.
- 1 SCREEN.
- QUANTITY= 4

- 1 CASEMENT PVC WINDOW
- 1 OPERATOR.
- INSULATED GLASS.
- 1 SCREEN.
- QUANTITY= 10

- 1 CASEMENT PVC WINDOW
- 1 OPERATOR.
- INSULATED GLASS.
- 1 SCREEN.
- QUANTITY= 2

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Project

MATTINO HOMES

20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

Title

SECTION A-A

DOORS & WINDOWS SCHEDULES

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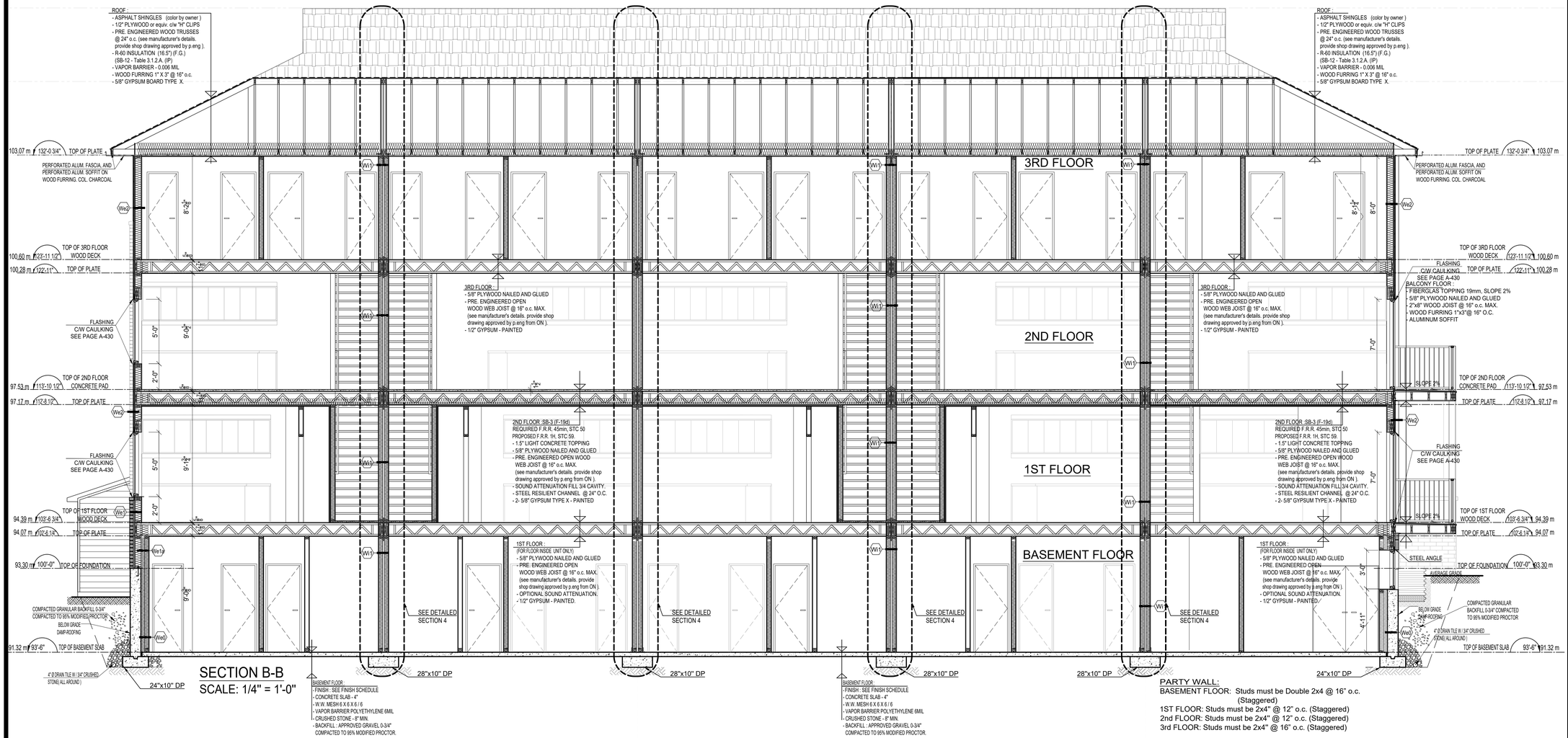

SECTION B-B
SCALE: 1/4" = 1'-0"

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MATTINO HOMES
20 CONDO UNITS BUILDING
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SECTION B-B

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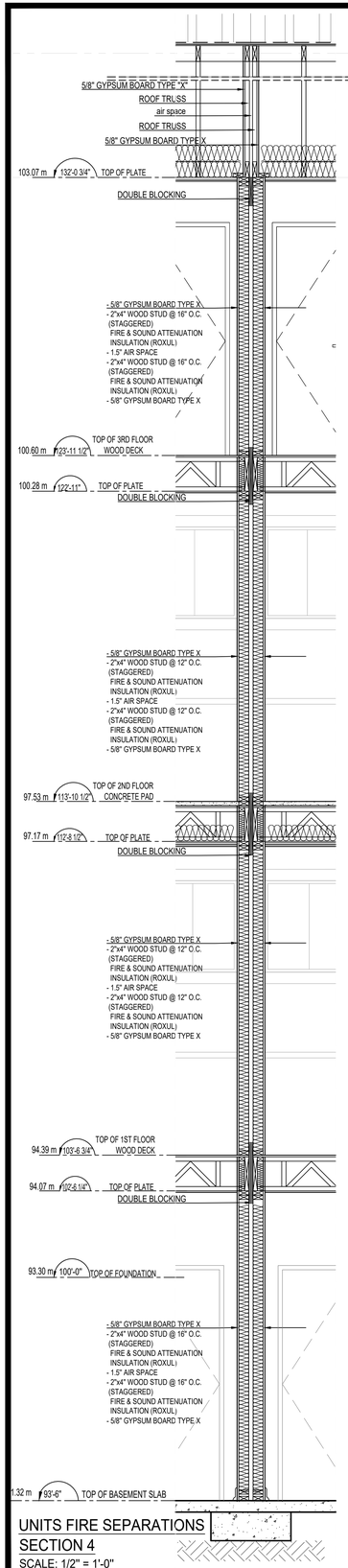
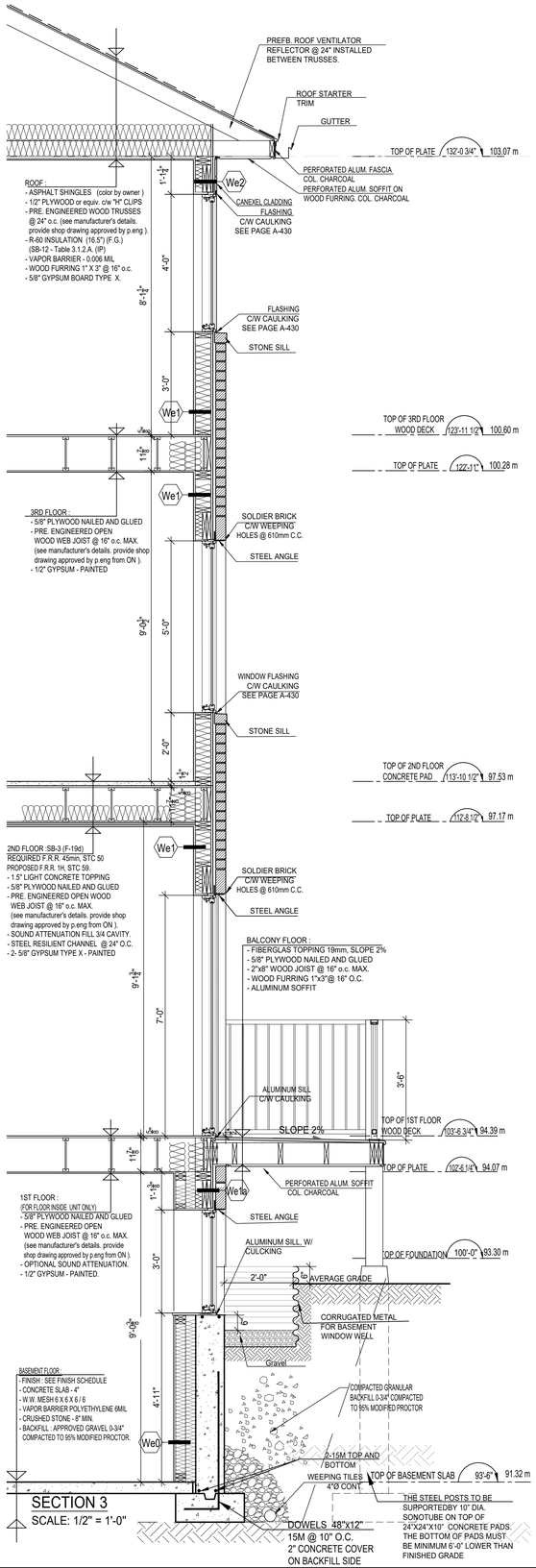
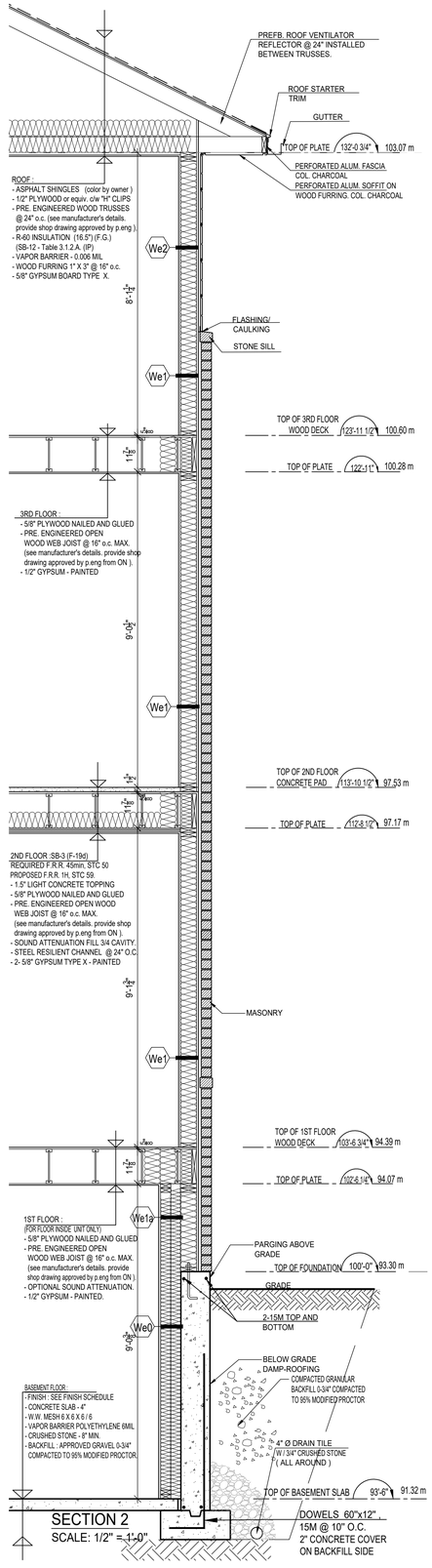


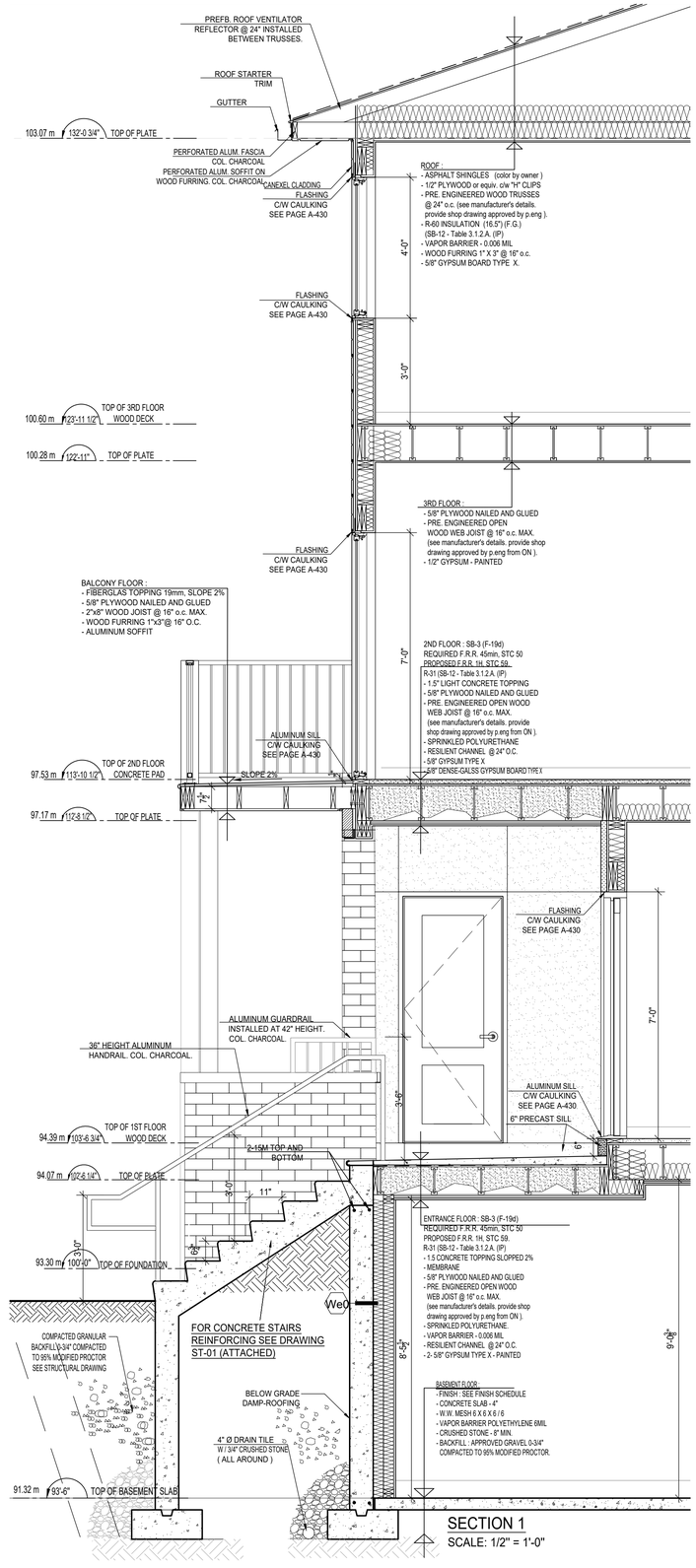
UNITS FIRE SEPARATIONS
SECTION 4
SCALE: 1/2" = 1'-0"



SECTION 3
SCALE: 1/2" = 1'-0"



SECTION 2
SCALE: 1/2" = 1'-0"



SECTION 1
SCALE: 1/2" = 1'-0"

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Project

MATTINO HOMES
20 CONDO UNITS BUILDING
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DETAILED SECTIONS

Project #	Scale	Date
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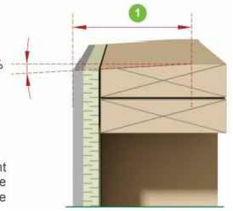
PARTIES D'UNE FENÊTRE À PROTÉGER

En matière de protection contre les précipitations, la norme A440.4-07 prévoit la protection de trois parties d'une fenêtre qu'elle nomme : lisse d'appui, jambage et traverse de tête *(fig. 9.7.6.1. - 02.1)*.

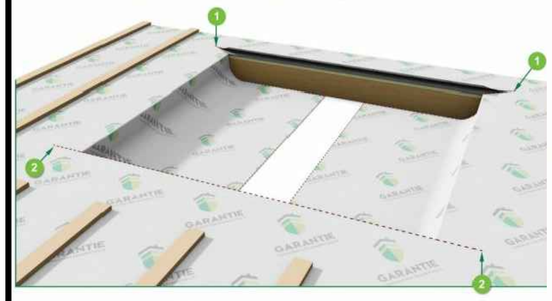
Figure 9.7.6.1. - 02.1
Nomenclature de la norme A440.4-07

Drainage de la lisse d'appui



1. Pente de la face extérieure du revêtement intermédiaire, jusqu'à au moins la face intérieure du vitrage selon l'installation prévue

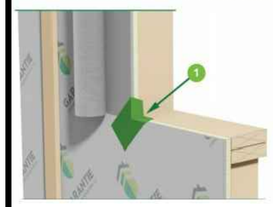
ÉTAPE 1.1 - Découpage de la membrane pare-intempéries



La membrane de revêtement intermédiaire pare-intempéries devrait être découpée sur les lignes pointillées en tenant compte des longueurs de coupe suggérées.

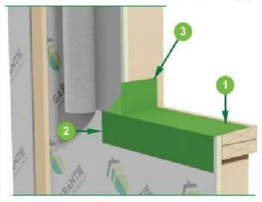
1. Couper le long de la traverse de tête et poursuivre cette coupe en angle de 45° afin de dégager la traverse de tête et le jambage d'environ 150 mm (6 po).
2. Couper le long de la lisse d'appui en excédant de 150 mm (6 po) de chaque côté.

ÉTAPE 2.1 - Renforcement des coins inférieurs



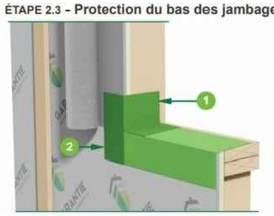
1. Les coins inférieurs doivent être renforcés en installant des rubans de scellement flexibles, répondant aux critères de l'article 4.6.1 sinon à ceux de l'article 4.6.2

ÉTAPE 2.2 - Membrane sur la lisse d'appui



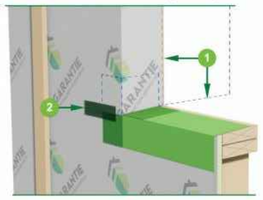
1. Une membrane répondant aux critères de l'article 4.6.1 sinon à ceux de l'article 4.6.2 doit couvrir la lisse d'appui à partir d'une certaine distance avant la partie en pente (on recommande de couvrir tout le dessus de la lisse d'appui)
2. La membrane doit recouvrir la membrane de revêtement intermédiaire du mur (on recommande 102 mm (4 po))
3. La membrane doit être repliée dans la baie et doit remonter sur le jambage (on recommande 51 mm (2 po))

ÉTAPE 2.3 - Protection du bas des jambages



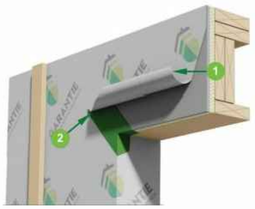
1. La base des jambages doit être protégée par une membrane, répondant aux critères de l'article 4.6.1 sinon à ceux de l'article 4.6.2, recouvrant le repli de la membrane de la lisse d'appui et le bas du jambage dans la baie (on recommande 102 mm (4 po) de haut)
2. La membrane doit recouvrir le revêtement mural intermédiaire (on recommande 102 mm (4 po) de large)

ÉTAPE 3.1 - Protection des jambages



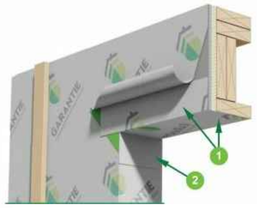
1. La membrane de revêtement intermédiaire doit être repliée de manière à couvrir le jambage de bas en haut tout en couvrant la pièce de renforcement en membrane installée au point 1 de l'étape 2.3. L'excédent du pare-intempéries (en pointillé) peut être coupé.
2. Assurer l'étanchéité de l'excédent de la coupe de départ avec un ruban de scellement flexible

ÉTAPE 4.1 - Renfoncement des coins supérieurs



1. La membrane de revêtement intermédiaire pare-intempéries doit être relevée
2. Les coins supérieurs doivent être renforcés en installant des membranes de coin. Celles-ci doivent être suffisamment longues pour couvrir du point de fin de découpe jusqu'au bord de la baie et permettre d'être repliée vers l'intérieur de la baie

Figure 9.7.6.1. - 02.9
ÉTAPE 4.2 - Protection de la traverse de tête

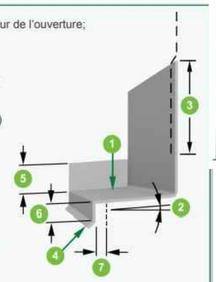


1. Une section supplémentaire de membrane de revêtement intermédiaire doit être ajoutée, doit couvrir la traverse de tête et excéder sur la pièce de renforcement du coin (on recommande un recouvrement vertical d'au moins 100 mm (4 po))
2. La membrane de revêtement intermédiaire doit être repliée dans la baie et doit descendre sur le jambage (on recommande 51 mm (2 po)).

Caractéristiques de la bavette (solin de tête)
(Extrait de la fiche technique FT-9.27.3.8. - 01 Solins au-dessus des ouvertures)

La bavette doit :

1. être construite en un morceau et avoir au moins la largeur de l'ouverture;
2. être installée avec une pente de 6 %;
3. se prolonger vers le haut derrière la membrane de revêtement intermédiaire, sur au moins 50 mm (2 po);
4. comporter un larmier à son extrémité;
5. avoir des arrêts d'extrémité d'au moins 25 mm (1 po) (parfois jusqu'à 30 mm (1 3/16 po) selon la localité, voir la fiche ***FT-9.27.3.8. - 01 Solins au-dessus des ouvertures*** pour plus de détails);
6. avoir un recouvrement vertical d'au moins 10 mm (3/8 po) *(mais ce n'est pas dans la norme, il s'agit plutôt d'une exigence du* ***Code*** *- voir 9.27.3.8. 4) d))* *ET*;
7. avoir un ressaut d'au moins 5 mm (3/16 po) (par rapport à la face extérieure de l'élément de construction au-dessous *(il s'agit, là aussi, d'une exigence du* ***Code*** *- voir 9.27.3.8. 4) e))*.

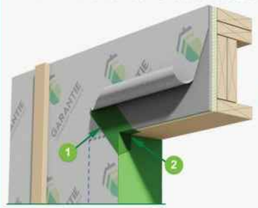


Protection supérieure aux exigences minimales des jambages et traverse de tête

ÉTAPE 4.1 - Protection des jambages *(avec membrane autocollante)*

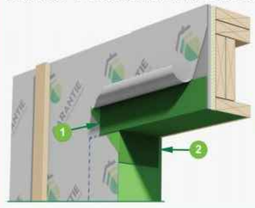
1. Une membrane répondant aux critères de l'article 4.6.1 sinon à ceux de l'article 4.6.2 doit être posée sur les jambages de manière à les couvrir de bas en haut.
2. La membrane doit recouvrir le panneau de support (on recommande 102 mm (4 po) de large).

ÉTAPE 4.2 - Renfoncement des coins supérieurs *(avec membrane autocollante)*



1. Les coins supérieurs doivent être renforcés en installant des membranes de coin répondant aux critères de l'article 4.6.1 sinon à ceux de l'article 4.6.2.
2. Celles-ci doivent être suffisamment longues pour couvrir du point de fin de découpe jusqu'au bord de la baie et permettre d'être repliée vers l'intérieur de la baie.

ÉTAPE 4.3 - Protection de la traverse de tête *(avec membrane autocollante)*



1. Une section de membrane répondant aux critères de l'article 4.6.1 sinon à ceux de l'article 4.6.2 doit couvrir la traverse de tête et excéder sur la pièce de renforcement du coin (on recommande un recouvrement vertical d'au moins100 mm (4 po)).
2. La membrane de revêtement intermédiaire doit être repliée dans la baie et doit descendre sur le jambage.

Installation de la bavette (solin de tête)

1. La membrane de revêtement intermédiaire doit recouvrir la bavette sur une hauteur d'au moins 50 mm (2 po).

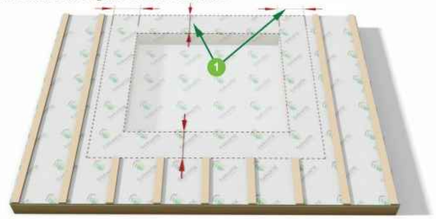
Figure 9.7.6.1. - 02.14
Protection de la traverse de tête

1. Assurer l'étanchéité de l'excédent de la coupe de départ avec un ruban de scellement flexible.

"ASTUCE DU MÉTIER"

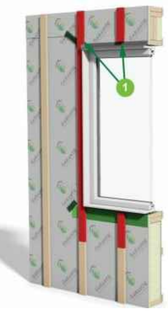
Voici quelques astuces pour bien prévoir les étapes de protection ultérieures à la pose de la membrane pare-intempéries sur les murs :

Figure 9.7.6.1. - 02.15
Conservez une zone sans agrafe et sans fourrures



1. Pour permettre de soulever la membrane de revêtement intermédiaire afin d'installer les membranes de protection, maintenir une zone d'au moins 300 mm (12 po) au pourtour de l'ouverture sans agrafe et sans fourrures.

Figure 9.7.6.1. - 02.16
Installation des fourrures



1. Une fois les travaux d'étanchéité en périphérie de l'ouverture complétés, finaliser l'installation des fourrures (en rouge).

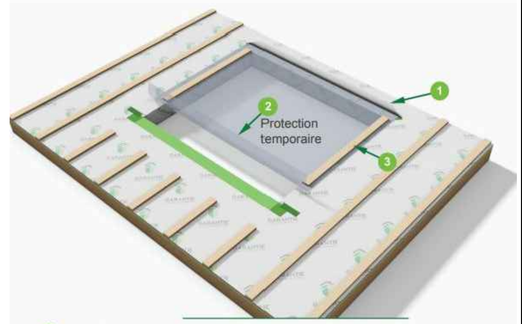
   Attention, aucune fourrure horizontale au-dessus et au-dessous de l'ouverture ne doit être installée afin de favoriser l'égouttement de l'eau. L'installation de grillage est nécessaire pour empêcher l'introduction d'insecte ou de vermine.

CHOIX DES MÉTHODES DE TRAVAIL

Les étapes de protection présentées jusqu'ici dans la fiche sont réfléchies pour être exécutées étape par étape lorsque les murs sont à plat.

Protection pendant les travaux

Garantie GCR considère que l'exécution étape par étape, lorsque les murs sont à plats avant le montage, est judicieuse pour la facilité les travaux et assurer leur qualité, mais celle-ci implique qu'il faille installer une protection temporaire pour fermer l'ouverture, jusqu'au moment de l'installation des fenêtres.



1. Les parties de membrane de revêtement intermédiaire coupées doivent être relevées pour permettre de glisser la protection temporaire sous celle-ci l'ouverture de la baie en excédant de chaque côté.
2. À titre de protection temporaire jusqu'à l'installation des fenêtres, une section de polyéthylène ou de membrane de revêtement intermédiaire doit être fixée sous la membrane de revêtement intermédiaire du haut de l'ouverture et recouvrir toute l'ouverture de la baie en excédant de chaque côté.
3. Il est recommandé d'installer des fourrures temporaires pour assurer le maintient de la protection en place.

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Stamp

Revision	By	Appd.	YY.MM.DD
6			
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4			
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Issued	By	Appd.	YY.MM.DD
2 SITE PLAN APPROVAL	S.B.	P.T.	2023.04.21
1 BUILDING PERMIT	S.B.	P.T.	2020.02.27

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS
PIERRE J. TABET
LICENCE
5247

Project

MATTINO HOMES
20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

Title

PROTECTION OF OPENINGS AGAINST PRECIPITATION DETAILS

Project #	Scale	Date
	N/A	2020.02.27
Revision	**Sheet**	**Drawing #**
0	12 of 14	A -430

ARCHITECTURAL SPECIFICATIONS:

01 GENERAL

1. PROTECT ALL WORK FROM DAMAGE, KEEP ALL MATERIALS SECURE. ERECT ALL HOARDING, FENCING, BARRIERS AND SCAFFOLDING AS REQUIRED.
2. TEMPORARY SERVICES/FACILITIES - CO-ORDINATE WITH THE PROJECT MANAGER FOR ALL REQUIREMENTS FOR TEMPORARY SERVICES AND FACILITIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY THE STRUCTURAL CAPACITY OF THE ELEMENTS OF THE BUILDING, IN CASE OF OMISSION OBTAIN RECOMMENDATIONS OF AN ENGINEER.
4. ALL CONTRACTORS AND SUB-TRADES SHALL PERFORM THEIR WORK ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.
5. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAKE PROVISIONS FOR THE MATERIALS AND ELEMENTS RELATED TO ALL DIFFERENT KIND OF WORK SUCH AS STRUCTURE, ALL ROUGH-INS AND FINISHES AND TO MATCH ALL OF THESE TO EXISTING AND TO PROVIDE TRANSITIONS MATERIALS TO EXISTING.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS ON SITE AND ADVISE THE ARCHITECTURAL TECHNOLOGIST OF ANY ANOMALY THAT HE WILL FIND DURING HIS REVISION.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CALL INSPECTORS FOR INSPECTIONS TROUHGOUT THE WHOLE PROJECT INCLUDING FINAL INSPECTION.

02 CONCRETE

1. SEE APPLICABLE STRUCTURAL AND CIVIL ENGINEERING DETAILS.
2. CONCRETE USED FOR FOOTINGS, FOUNDATION WALLS AND BASEMENT CONCRETE SLAB SHALL BE 25mpa.
3. CONCRETE USED FOR CONCRETE FLOOR SLAB IN GARAGE AND EXTERIOR USE SHALL BE 32mpa WITH 6-8% AIR ENTRAINED.
4. ANTICIPATE STEEL REINFORCEMENT IN FOUNDATION WALLS, FOOTINGS AND CONCRETE SLAB WHERE REQUIRED WITH THE RECOMMENDATIONS OF AN ENGINEER, UNLESS OTHERWISE NOTED.

03 MASONRY

1. INSTALL 3 $\frac{1}{2}$" x 3 $\frac{1}{2}$" x $\frac{1}{4}$" STEEL ANGLE ON TOP OF ALL OPENINGS TO SUPPORT MASONRY VENEER ABOVE. (MINIMUM 6" BEARING) U.O.N
2. PROVIDE MASONRY TIES FOR MASONRY VENEER @ 24"sq.
3. ANTICIPATE STEEL REINFORCING FOR MASONRY WALLS WHERE REQUIRED WITH THE RECOMMENDATION OF AN ENGINEER UNLESS OTHERWISE NOTED.
4. CAULK ALL CONTROL JOINTS.
5. PROVIDE THRU-WALL FLASHINGS AT ALL FOUDNATION WALLS & STARTER COURSES, DOOR & WINDOW HEADS, WINDOW SILLS, STONE CAPINGS, ROOF/WALL JUNCTIONS, ETC.
6. SUPPLY & INSTALL DECORATIVE STONE VENEER AS SELECTED BY THE PROJECT MANAGER.
7. MORTAR COLOUR TO PROJECT MANAGER'S APPROVAL

04 FOUNDATION

1. THE SOIL BEARING CAPACITY USED FOR CALCULATIONS IS : 75 KPA .
2. DEPTH OF PERIMETER FOOTING WILL NOT BE LESS THAN 1 500 MM BELOW EXTERIOR FINISHED GROUND.
3. BACKFILL UNDER SLABS ON GRADE: ALL EXISTING BACKFILL MATERIAL, COMPRESSIBLE MATERIAL AND TOP SOIL LOCATED UNDER SLABS ON GRADE SHALL BE REMOVED TO NATURAL UNDISTURBED SOIL AND WILL BE REPLACED BY A STRUCTURAL BACKFILL (SEE SPECS), COMPACTED TO 95% MODIFIED PROCTOR. DIRECTLY UNDER THE SLAB, PROVIDE 150 MM MINIMUM OF 20-0 GRANULAR, COMPACTED TO 95% MODIFIED PROCTOR.

05 METALS

1. SEE APPLICABLE STRUCTURAL ENGINEERING DETAILS.
2. STAIRS, RAMPS, HANDRAILS & GUARDS SHALL BE BUILT AS PER THIS CODE SECTION.
3. ALUMINUM GUARDS TO BE: DECOR INNOVATIONS CIE or ALLIUM CIE, MODEL, TYPE & COLOUR TO BE CHOSEN BY OWNER, FOR EXTERIOR USE.
4. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE

06 WOOD, PLASTICS & COMPOSITES

WOOD:

1. SEE APPLICABLE STRUCTURAL ENGINEERING DETAILS.
2. STAIRS, RAMPS, HANDRAILS & GUARDS SHALL BE BUILT AS PER THIS CODE SECTION. LUMBER SHALL BE USED FOR INTERIOR USE, UNLESS NOTED OTHERWISE.
3. STUD WALL FRAMING LOADBEARING SHALL BE GRADE SPRUCE: STUD, STANDARD, No2.
4. STUD WALL FRAMING NON LOADBEARING WALL SHALL BE GRADE SPRUCE: STUD, UTILITY, No3.
5. SUBFLOOR SHEATHING SHALL BE GRADED: STANDARD, 15.5mm or 19mm PLYWOOD "GOS" GLUED & SCREWED.
6. ROOF SHEATHING SHALL BE GRADED: STANDARD, 12.5mm PLYWOOD.
7. LUMBER FOR JOISTS, TRUSSES, BEAMS & LINTELS SHALL BE GRADED AS PER NLGA.
8. ANTICIPATE LATERAL BRACING IN BEARING WALLS HALF-HIGHT.
9. ALL LINTELS SHALL BE 2-2"x10" c/w $\frac{1}{2}$" PLYWOOD SPACER OR LVL AS PER MANUFACTURER SPECIFICATIONS, UNLESS OTHERWISE NOTED.
10. ALL COLUMNS OR POINT LOADS SHALL EXTEND DOWN TO STRUCTURAL ELEMENTS.
11. A 2 TO 3 STOREY BUILDING, AROUND OPEN SPACES SUCH AS STAIRWAY, MEZZANINE ETC. THE PERIMETER WALLS HEIGHT MUST BE BUILT AS ONE PIECE, NO PERIMETER RIM BOARD PERMITTED.
12. PRE-ENGINEERING ROOF TRUSSES & FLOOR TRUSSES TO BE THE RESPONSIBILITY OF MANUFACTURER.
13. PROVIDE BULKHEADS WHERE APPLICABLE FOR THE PASSAGE OF SERVICES, COORDINATE WORK WITH SUB-TRADES.
14. LUMBER USE FOR EXTERIOR WORK SHALL BE PRESSURE TREATED, APPLY WOOD PRESERVATIVE TO ALL CUT SURFACES.
15. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

CARPENTRY:

1. SUPPLY & INSTALL ROUGH & FINISHED CARPENTRY AS REQUIRED FOR A COMPLETE PROJECT, INCULDING ALL FRAMING, BACKINGS, STRAPPING, CABINETRY & MILLWORK, ETC. ISNTALL NAILS, SCREWS & BOLTS AS REQUIRED. USE APPORVED NON-CORROSIVE FASTENERS WHERE APPLICABLE IN THE PROJECT.
2. STAIRS, RAMPS, HANDRAILS & GUARDS SHALL BE BUILT AS PER THIS CODE SECTION, LUMBER SHALL BE USED FOR THIS WORK, UNLESS NOTED OTHERWISE.
3. TREADS & RISES FINISHES TO BE CHOSEN AS PER PROJECT BY OWNER
4. GUARDRAIL & HANDRAIL WOOD ESSENCE, MODEL & COLOUR TO BE CHOSEN BY OWNER FOR INTERIOR USE, AS PER PROJECT.
5. CABINETS, VANITIES, CUPBOARDS: FRAME TO BE IN MELAMINE, DOORS & COUNTERS MATERIAL TO BE AS PER OWNER SPECIFICATIONS, MODEL & COLOURS BY OWNER,
6. THE OWNER MUST SELECT THE FOLLOWINGS:
   -WOOD FOR GUARDRAIL & HANDRAIL
   -FACINGS FOR DOORS & WINDOWS
   -BASEBOARDS
   -FLOOR FINISHES
   -PAINT FOR WALLS & CEILING
   -DOOR HARDWARE
   -LIGHTING FIXTURES
   -PLUMBING FIXTURES
   AND CONTRACTOR TO PROVIDE SAMPLES

PLASTICS:

1. VAPOUR BARRIER TO CONFORM TO CAN/CGSB 51.34-M86, 6mil & 10mil, SEALED AT SERVICES, JOINTS WITH 4" OVERLAP & OPENINGS.
2. AIR BARRIER SEALED AT SERVICES, JOINTS WITH 4" OVERLAP & OPENINGS, OF TYPE DUPONT TYVEK HOMEWRAP.
3. SUPPLY & INSTALL EXTERIOR VINYL SIDING SYSTEM. PROVIDE MOLDINGS, TRIMS & FLASHINGS AS REQUIRED, MODEL, TYPE & COLOR AS SELECTED BY THE PROJECT MANAGER.
4. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE

COMPOSITES:

1. SUPPLY & INSTALL EXTERIOR COMPOSITE SIDING SYSTEM. PROVIDE MOLDINGS, TRIMS & FLASHINGS AS REQUIRED. MODEL, TYPE & COLOR AS SELECTED BY THE PROJECT MANAGER.
2. CIE: CANEXEL, KWP, JAMES HARDIE
3. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE

07 THERMAL & MOISTURE PROTECTION

ROOFING MATERIAL:

1. SUPPLY & INSTALL ROOFING MATERIAL, MEMBRANES,FLASHINGS, VENTS ETC. AS PER OBC.
2. PROVIDE AN ICE & WATER SHIELD MEMBRANE ON ROOF AS FOLLOWS:
   -AROUND EDGE PERIMETER
   -VALLEYS
   -JUNCTIONS OF ROOF/WALLS
   -MEMBRANE TO BE A 36"min FROM EDGE UP SLOPES AND AT 12" INSIDE INNER FACE OF EXT. WALL.
3. PROVIDE PRE-FINISHED METAL. FLASHINGS AT ROOF'S VALLEYS & JUNCTIONS OF ROOF/WALLS AND AS SHOWN ON DRAWINGS.
4. SHINGLES, METAL. ROOFING OR OTHER MATERIALS TO BE CHOSEN BY OWNER.
5. ROOF VENTILATION: PROVIDE 1sqft OF VENTILATION PER 300sqft OF ROOF AREA.

INSULATION:

1. INSULATE WHERE APPLICABLE AND INDICATED AND AS NECESSARY TO COMPLETE JOB.
   -BASEMENT & EXTERIOR WALLS
   -CONCRETE SLAB
   -FLOORS, WHERE APPLICABLE
   -CEILING, WHERE APPLICABLE
   -ROOF
   -PARTITIONS, WHERE APPLICABLE
2. ALL THERMAL INSULATION WORK MUST COMPLY TO THE APPLICABLE CODE, DO NOT PACK INSULATION, ALLOW FOR VENTILATION AS REQUIRED
3. THERMAL INSULATION: OWENS CORNING, R12, R14, R20, R22, R24 ECO TOUCH PINK FIBERGLAS.
4. THERMAL INSULATION: OWENS CORNING, FOAMULAR 150 RIGID FOAM TYPE X.
5. THERMAL INSULATION: SPRAYED POLYURETHANE FOAM (SPF), JM Corbond III, JOHNS MANVILLE.
6. ULC & THERMAL INSULATION: ROXUL COMFORTBATT R22 EXTERIOR USE, BATT INSULATION.
7. SOUND CONTROL: ROXUL SAFE'N'SOUND FOR INTERIOR USE, BATT INSULATION.
8. FIRE SEPARATION WALLS: ROXUL COMFORTBOARD FS, FOR INTERIOR USE, BATT INSULATION.
9. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

CAULKING & SEALING:

1. CAULK & SEAL TO ENSURE A COMPLETE WEATHER AND WATERTIGHT PROJECT, AROUND ALL EXTERIOR DOORS AND WINDOW FRAMES, LOUVRES, VENTS, THRESHOLDS, JUNCTION OF DIFFERENT MATERIALS. GAPS & SPACES DEEPER THAN 13mm AND WIDER THAN 6mm TO INSTALL AN ETHAFOAM ROD FILLER.
2. CAULKING USE FOR KITCHEN & BATH: "KITCHEN & BATH SEALANT ENHANCED WITH TEFLON", SHALL CONFORM TO CAN/CGSB-19.22-M "MOLD & MILDEW RESISTANT SEALING" COLOURS AS PER PROJECT MATERIALS.
3. CAULKING USE FOR WINDOWS & DOORS, ALL EXTERIOR SERVICES & JUNCTION OF DIFFERENT MATERIALS: "WINDOW & DOOR PREMIER SILICONE", COLOURS AS PER PROJECT MATERIALS.
4. CAULKING USE FOR EXTERIOR SERVICES & JUNCTION OF DIFFERENT MATERIALS: "WINDOWS, DOORS & SIDING SEALANT WITH KEVLAR", COLOURS AS PER PROJECT MATERIALS.
5. CAULKING USE FOR INTERIOR:"PAINTERS CAULK WITH SPEED DRY".
6. PROVIDE PRE-FINISHED ALUM. or METAL. FLASHINGS AT ALL OPENINGS AND AS SHOWN ON DRAWINGS.
7. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

08 OPENINGS

1. INSTALL 3 1/2"x 3 1/2" x 1/4" STEEL ANGLE ON TOP OF ALL OPENINGS TO SUPPORT MASONRY VENEER (MINIMUM 6" BEARING) U.N.O.

DOORS:

1. SUPPLY & INSTALL ALL DOORS, FRAMES, GLAZING ETC. AS PER OBC.
2. PROVIDE SHOPE DRAWINGS & or SHOP DRAWINGS FOR MANAGER'S REVIEW.
3. SUPPLY & INSTALL ALL HARDWARE RELATED TO PROJECT AS PEROWNER'S SPECIFICATIONS.
4. INTERIOR DOORS TO BE WOOD HOLLOW CORE c/w 1/2" WOOD FRAME, MODEL AND TYPE TO BE CHOSEN UPON PROJECT, HARDWARE TO BE LEVER RESIDENTIAL TYPE, COLOR BY OWNER.
   -PRIVACY TYPE: BATHROOMS, BEDROOMS
   -PASSAGE TYPE: OTHER ROOMS, STORAGES
   -LOCK TYPE: STORAGES, BETWEEN DWELLINGS.
5. EXTERIOR DOORS = TO BE INSULATED STEEL c/w 1.25" WOOD/VINYL FRAME, MODEL AND TYPE TO BE CHOSEN UPON PROJECT, HARDWARE TO BE HANDLE TYPE SYSTEM & or LEVER SYSTEM STAINLESS STEEL, PROVIDE A DEADBOLT WITH MANUAL LOCK INSIDE.
6. PATIO DOORS TO BE PVC c/w HARDWARE, BUG-SCREENS, ETC.

WINDOWS:

1. SUPPLY & INSTALL ALL, WINDOWS, FRAMES, ETC. AS PER OBC.
2. WINDOWS = TO BE PVC FRAME, THERMOS LOW-E, c/w WITH PVC COVER FINISH INSIDE, MODEL, TYPE & COLOUR TO BE CHOSEN UPON PROJECT AS PER OWNER.
3. HARDWARE TO BE STAINLESS STEEL LIFETIME WARRANTY.
4. THE FINAL DIMENSIONS OF WINDOWS SHALL BE COORDINATED WITH THE CHOSEN MANUFACTURER & THE OWNER, PROVIDE PAMPHLETS FOR APPROVAL & WARRANTY.
5. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

09 FINISHES

GYPSUM BOARD:

1. GYPSUM BOARDS TO BE INSTALLED ON WALLS & CEILING, SHALL BE SCREWED IN PLACE TAPE AND FILL JOINTS WITH 3 COATS 10" WIDE APPROVED JOINT COMPOUND, SAND AFTER EACH COAT.
2. CGC SHEETROCK BRAND ULTRALIGHT PANELS 12.7mm (1/2") GENERAL USAGE.
3. CGC SHEETROCK BRAND ULTRALIGHT PANELS MOLD TOUGH 12.7mm (1/2") USED FOR BATHROOMS.
4. CGC SHEETROCK BRAND PANELS FIRECODE TYPE "X" 15.9mm (5/8") USED FOR FIRE SEPARATION AND BEARING WALLS.
5. GP GYPSUM BRAND PANELS FIRECODE DENSGLASS 15.9mm (5/8") GOLD SHEATHING EXTERIOR WALLS USE.
6. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

PAINT:

1. PAINT ALL SURFACES INDICATED ON PLANS SUCH AS: WALL, PARTITIONS, DOORS, TRIMS, MOLDINGS ETC.
2. REMOVE ALL DIRT, GREASE, ETC. BEFORE PAINTING.
3. ALL PAINTING: 1 PRIMER COAT & 2 FINISH COATS.
4. COLORS TO BE CHOSEN BY OWNER.
5. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

CERAMIC:

1. INSTALL CERAMIC AS PER THE ART WORK.
2. PROVIDE AN UNDERLAY FOR CERAMIC AS FOLLOW:
   -FOR A $\frac{3}{4}$" SUBLFOOR USE A $\frac{3}{8}$" PLYWOOD OR A $\frac{3}{8}$" FIBERROCK SHEETING
   -FOR A $\frac{3}{4}$" SUBFLOOR USE A $\frac{3}{8}$" PLYWOOD OR A $\frac{3}{8}$" FIBERROCK SHEETING.
3. INSTALL CERAMIC ON FLOORS c/w SCHLUTER DITRA UNDERLAY & KERDI MEMBRANE AT JOINTS & CORNERS, CERAMIC & GROUT TO BE CHOSEN BY OWNER.
4. CERAMIC FLOORS TO HAVE CERAMIC BASEBOARD c/w TOP TRIM.
5. CERAMIC ALUMNIUM TILE EDGE TO BE SCHLUTER-SCHIENE FLAT MODEL c/w SMOOTH EDGES & CORNERS, UNLESS NOTED OTHERWISE, COLOUR BY OWNER.
6. GROUT TO BE EPOXY OR TO BE CHOSEN BY OWNER.
7. BATHROOMS: INSTALL CERAMIC ON WALLS & IN TUB/SHOWER TO u/s OF CEILING, CERAMIC & GROUT TO BE CHOSEN BY OWNER.
8. TUB SURROUND & SHOWER TO INSTALL A SCHLUTER KERDI MEMBRANE BEHIND CERAMIC.
9. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

COMPOSITE FLOORING:

1. INSURE PROPER FLOOR LEVELING BEFORE APPLYING FINISHED FLOOR.
2. THE FOLLOWING ARE "STANDARDS OF ACCEPTANCE":
3. LAMINATE FLOOR TO HAVE MDF BASEBOARD, MODEL TO BE CHOSEN BY OWNER.
4. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

CARPET:

1. CARPET & UNDERPAD AS SELECTED BY OWNER.
2. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE.

10 SPECIALTIES

FIRE PROTECTION:

1. ULC FIRESTOP MATERIAL: HILTI CIE, FIRESTOP PUTTIES CATEGORY TO FILL ALL CAVITIES & SERVICES AT FIRE SEPARATIONS ASSEMBLIES.
2. ULC FIRESTOP MATERIAL: HILTI CIE, FIRE FOAM CATEGORY TO FILL ALL CAVITIES & SERVICES AT FIRE SEPARATIONS ASSEMBLIES.
3. ULC FIRESTOP MATERIAL: HILTI CIE, FIRESTOP COLLARS, WRAPS & BANDAGES CATEGORY TO INSTALL AT COMBUSTIBLE PIPING TROUGH FIRE SEPARATIONS ASSEMBLIES
4. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE

11 PLUMBING

1. SUPPLY & INSTALL ALL TYPE OF ROUGH-IN, PLUMBING FIXTURES, ALL COMPONENTS ETC. AS PER THIS PLAN.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAKE PROVISIONS FOR ALL PLUMBING REQUIREMENTS SUCH AS HOT & COLD WATER SUPPLY AND DISTRIBUTION, DRAINAGE, VENTING, SEWAGE DISPOSAL SYSTEM AND TILES OR OTHER ACCORDING TO THIS CODE SECTION.
3. PLUMBING PIPES USED FOR DWV AND UNDERGROUND SHALL BE ABS B181.1 OR EQUIVALENT, POTABLE WATER PIPES SHALL BE PEX B137.5 OR EQUIVALENT.
4. INSTALL INSULATION AROUND POTABLE WATER PIPES LOCATED IN FLOORS IF COPPER PIPES ARE USED.
5. ALL FLOOR DRAINS MUST BE c/w P-TRAP AND TRAP SEAL PRIMER.
6. TRAP GUARD MAY BE INSTALLED AT EXISTING FLOOR DRAINS IN LIEU OF TRAP SEAL PRIMER: PROSET SYSTEMS CIE OR EQUIVALENT.
7. ALUMINUM GUARDS TO BE: DECOR INNOVATIONS CIE or ALLIUM CIE, MODEL, TYPE & COLOUR TO BE CHOSEN BY OWNER, FOR EXTERIOR USE.
8. WC-TOILET FLOOR MOUNTED MODEL BY OWNER.
9. FD - FLOOR DRAIN SCHLUTER KERDI DRAIN 3"x3" SQUARE MODEL c/w MEMBRANE.
10. FD - LINEAR FLOOR DRAIN SCHLUTER KERDI-LINE MODEL, LENGTH AS PER SHOWER SIZE c/w MEMBRANE.
11. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE

12 HEATING, VENTILATING & A/C

1. SUPPLY & INSTALL ALL TYPE OF ROUGH-IN, MECHANICAL EQUIPEMENT, ALL COMPONENTS ETC. AS PER THIS PLAN.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAKE PROVISIONS FOR THE HEATING SYSTEM, FURNACE (IF APPLICABLE), DUCTS, DUCT RETURNS, FRESH AIR ENTRY, GRILLS, CONTROLS ETC., ALSO PROVIDE DUCTING FOR DRYERS, FANS, HOODS ETC. ACCORDING TO CODE REQUIREMENTS.
3. HVAC FURNACE AND DUCTS SHALL BE CHOSEN UPON PROJECT SPEC'S & INFORMATION, FURNACE SHALL BE >94% EFFICIENCY c/w NON COMBUSTIBLE DUCT AS PER 6.2.3.4. OF OBC.
4. PROVIDE NON-COMBUSTIBLE DUCTS FOR DRYER & FANS, RIGID & FLEX OR IN COMBINATION.
5. F1-CEILING W.C. FAN: "NUTONE CIE #QTREN110, CEILING VENTILATOR, 110 CFM, 1.3 SONES AS SUPPLEMENTAL EXHAUST FAN.
6. F2-CEILING W.C. FAN: GFN5AE68, "DAYTON MANUFACTURER # 5AE68, CEILING VENTILATOR, 90 CFM, 115V, 2.5 SONES AS SUPPLEMENTAL EXHAUST FAN.
7. RANGE HOOD FAN: "NUTONE CIE" #WS130WW, UNDER-CABINET HOOD, 220 CFM, 1.5 SONES AS SUPPLEMENTAL EXHAUST FAN.
8. HRV: "vanEE CIE" RESIDENTIAL TYPE BRONZE SERIES - 100H PRODUCT NUMBER" 1601706 (SIDE PORT).
9. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE

13 ELECTRICAL

1. SUPPLY & INSTALL ALL TYPE OF ROUGH-IN, ELECTRICAL MECHANICAL EQUIPEMENT, ALL COMPONENTS ETC. AS PER THIS PLAN.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAKE PROVISIONS FOR THE ELECTRICAL DISTRIBUTION ACCORDING TO THE REQUIRED CAPACITIES. HE SHALL PLAN ALL ELECTRICAL DISTRIBUTION, OUTLETS, LIGHTING, SWITCHES, HEATING, (IF APPLICABLE) AND CONTROLS OR OTHER ACCORDING TO THE ELECTRICAL CODE REQUIREMENTS. COORDINATE PARTICULAR NEEDS WITH OWNER.
3. SSCO-SMOKE/STROBE/CO DETECTOR, "KIDDE CIE" 3-IN-1 LED STROBE SMOKE/STROBE/CO ALARM 120 Vac HARDWIRE w/ BATTERY BACKUP P4010ACLEDSCOCA PRODUCT
4. SD/ST-SMOKE/STROBE DETECTOR, "BRK CIE" DC SMOKE/STROBE ALARM 120 Vac HARDWIRE w/ BATTERY BACKUP 7010BSLA PRODUCT
5. CO-CARBON MONOXIDE DETECTOR, "BRK CIE" DC CO ALARM 120 Vac HARDWIRE w/ BATTERY BACKUP CO5120BNA PRODUCT
6. OR EQUIVALENT MATERIAL FOR ALL OF THE ABOVE

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2 SITE PLAN APPROVAL	S.B.	P.T.	2023.04.21
1 BUILDING PERMIT	S.B.	P.T.	2020.02.27

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ONTARIO ASSOCIATION OF ARCHITECTS
PIERRE J. TABET
LICENCE
5047

Project

MATTINO HOMES
20 CONDO UNITS BUILDING
285 MOUNTSHANNON,
OTTAWA, ON

Title

GENERAL NOTES

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	N/A	2020.02.27
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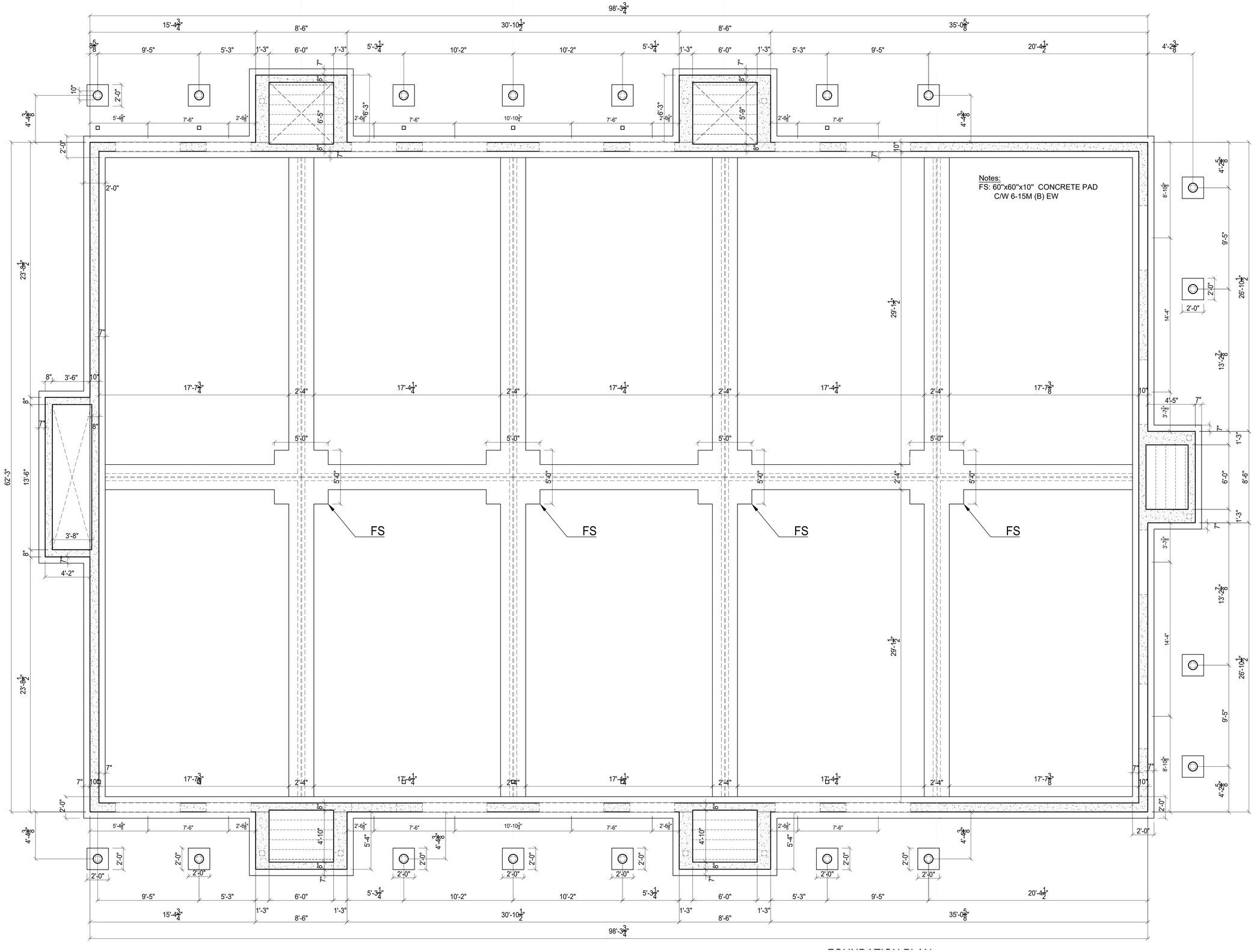

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FOUNDATION PLAN

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