

PRUD'HOMME-FOSTER RESIDENCE

237 CLEMOW AVE., OTTAWA, ONT.

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE NOT LESS THAN THE STANDARDS SET FORTH IN THE ONTARIO BUILDING CODE, AND ANY LOCAL OR OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK IN WHOLE OR IN PART.

2. THE CONTRACTOR AND/OR SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND INSTALLATIONS PRIOR TO CONSTRUCTION OF THAT PORTION OF THE WORK. DISCREPANCIES, ERRORS, OMISSIONS OR ANY CONCERNS SHALL BE REPORTED TO AND VERIFIED BY THE DESIGNER PRIOR TO CONSTRUCTION.

ALL REFERENCES TO "O.B.C." OR "TO CODE" SHALL REFER TO COMPLIANCE WITH THE ONTARIO BUILDING CODE 2024.

EXCAVATION AND BACKFILL:
EXCAVATION FOR FOUNDATIONS SHALL EXTEND TO SOUND ROCK OR UNDISTURBED SOIL, DETERMINE BEARING CAPACITY PRIOR TO PLACEMENT OF FOOTINGS AND FOUNDATIONS.

CONTRACTOR IS TO PROVIDE A SOILS INSPECTION REPORT TO BUILDING INSPECTOR AND DESIGNER TO CONFIRM BEARING REQ'D CAPACITIES AND COMPACTION.

FOOTINGS AND SLABS:

1. SLEEVE ALL FOOTINGS WHERE DRAIN TILE OR ANY OTHER SERVICES PENETRATE FOOTING.

2. CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL. POLY VAPOR BARRIER CAPABLE OF SUSTAINING A MINIMUM LOAD OF 100 KPa. MINIMUM COVER FOR FROST PROTECTION TO BE 6"-6" BELOW GRADE.

3. CONCRETE STRENGTH FOR FOOTINGS TO BE 20 MPa AT 28 DAYS.

4. CONCRETE STRENGTH FOR EXTERIOR SLABS TO BE 32 MPa AT 28 DAYS W/ 6% AIR ENTRAINMENT

5. PROVIDE REINFORCING BARS IN ALL FOOTINGS AS PER FOUNDATION PLAN. ENSURE TO TIE TOGETHER LENGTHS. DOHKL FOOTINGS INTO FOUNDATION WALL WITH DOHKL'S AS PER DETAILS.

6. INTERIOR SLABS TO BE 4" MIN. THICKNESS W/ 6% W.A.M.T. ON 6" MIN. GRANULAR FILL, COMPACTED TO 95% PROCTOR DENSITY, ON UNDISTURBED SOIL.

7. CONCRETE FOR INTERIOR SLAB TO BE 20 MPa AT 28 DAYS.

8. PROVIDE 2" MEDIUM DENSITY RIGID INSULATION & 6% POLY VAPOR BARRIER UNDER BASEMENT SLAB TYPICAL

9. SPARE

10. CONCRETE SLAB FLATNESS TOLERANCES SHALL BE 1/4" OVER 10'-0" MAXIMUM.

CONCRETE FOUNDATION WALLS/UPSTANDS:

1. CORE CONCRETE FOR HYDRO, WATER AND GAS SERVICES, VENTS, SUMP PUMP DISCHARGE OR ANY OTHER SERVICES LEAVING OR ENTERING THE BUILDING THROUGH THE FOUNDATION. ENSURE ALL OPENINGS ARE WATERPROOFED.

2. FORM ALL APPROPRIATE FOUNDATION WALL CHECKS, BEAM POCKETS AND WINDOW OPENINGS AS SHOWN ON DRAWINGS.

3. ALL EXPOSED CONCRETE TO BE PARGED TO 6" MIN. BELOW FINAL GRADE.

4. CONCRETE FOR FOUNDATION WALLS TO BE 20 MPa AT 28 DAYS.

5. PROVIDE STEEL REINFORCEMENT BARS IN ALL CONCRETE FOUNDATION WALLS PER DETAILS OF FOUNDATION PLAN. ENSURE TO TIE TOGETHER LENGTHS AND HOOK CORNERS WITH BENT, CONTINUOUS BARS.

6. DOHKL FOUNDATION WALL INTO FOOTING WITH DOHKL'S AS PER DETAILS.

7. TOP OF ALL FOUNDATION WALLS TO BE 6" MIN. ABOVE FINAL GRADE.

8. SAW CUT SLAB AT +/-12'-0" O.C. IN OPPOSITE DIRECTION. COORDINATE LOCATIONS ON SITE.

9. SEAL EXTERIOR JOINTS BETWEEN FOOTINGS, FLOOR SLABS AND FOUNDATION WALLS/UPSTANDS WITH SEALING COMPOUND.

WOOD FRAMING:

1. ALL FRAMING LUMBER TO BE No.2 SPF (COMMON) UNLESS OTHERWISE NOTED TO COMPLY TO O.B.C. STANDARDS.

2. SIZE OF STRUCTURAL MEMBERS AS INDICATED ON FLOOR PLANS.

3. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF STUD TO FACE OF STUD, OR FACE OF STUD TO FACE OF CONCRETE UNLESS OTHERWISE NOTED.

4. ALL EXTERIOR LOAD BEARING LINTELS ARE TO BE SUPPORTED ON 2-2x6 JACK POSTS SISTERED TO 2x6 KING POST, UNLESS OTHERWISE NOTED ON THE PLANS. IN ALL CASES LINTEL SIZES AS NOTED ON PLANS SHALL COMPLY TO O.B.C. REQ'S.

5. ALL BEAMS TO HAVE A MIN. END BEARING OF 3 1/2" TYPICAL.

6. PROVIDE HORZ. BLOCKING BETWEEN EACH STUD @ 9'-11" O.C. IF WALL HEIGHT IS 9'-10" OR HIGHER.

7. ALL LVL LINTELS TO BE 2x10Fb-2.0E OR BETTER.

8. ALL WOOD ELEMENTS THAT ARE IN CONTACT WITH CONCRETE ARE TO BE PRESSURE TREATED.

9. MIN. SILL PLATE TO BE 2x4.

10. PROVIDE CLOSED CELL FOAM GASKET TYPICAL UNDER ALL BOTTOM PLATES AND SILL PLATES THAT COME IN CONTACT W/ CONCRETE.

WOOD FRAMING cont'd:

11. REFER TO PRE-ENGINEERED ROOF TRUSS AND FLOOR JOISTS LAYOUTS FOR SIZES, SPACING, ALL BRIDGING, CROSS BRIDGING AND BRACING.

12. CO-ORDINATE GIRDER TRUSS LOCATIONS ON SITE, AND LOCATE BEARING POSTS ACCORDINGLY.

13. PROVIDE MIN. 2" END BEARING SUPPORT FOR CEILING JOISTS, ROOF JOISTS AND RAFTERS.

14. PROVIDE GALVANIZED METAL JOISTS HANGERS FOR SUPPORT OF JOIST FRAMING INTO SIDES OF WOOD BEAMS, TRIMMERS AND HEADERS WHERE REQ'D. ALSO PROVIDE GALVANIZED METAL TRUSS HANGERS WHERE TRUSSES ARE HUNG OFF OF GIRDER TRUSSES. REFER TO PRE-ENGINEERED LAYOUTS.

15. ALL CONCEALED SPACES TO BE FIRE STOPPED BETWEEN STOREYS AT FLOORS, CEILING, ROOFS AND AT STAIRS.

16. WOOD STUD INTERIOR PARTITIONS TO BE MADE UP OF 2x4" OR 2x6" (S.P.F.) WOOD STUDS @ 16" O.C. W/ 2x4" OR 2x6" BOTTOM AND DOUBLE TOP PLATES. DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS IN BEARING PARTITIONS. REFER TO PLANS/DETAILS.

THERMAL INSULATION & VAPOUR BARRIERS:

1. THE VAPOUR BARRIER IN THE BASEMENT FLOOR SLAB SYSTEM IS PROVIDED BY 6 MIL. POLY.

2. ROOFS VENTED AND INSULATED WITH MINIMUM R-60 BATT INSULATION AND POLY V.B. SEE CONSTRUCTION NOTES AND DETAILS.

3. CLOSED CELL SPRAY FOAM INSULATION USED IN ROOF SYSTEMS AND AT FLOOR ASSEMBLY TO EXTERIOR WALL INTERSECTIONS.

4. CLEARANCE BETWEEN CHIMNEYS OR GAS VENTS AND THE SURROUNDING CONSTRUCTION NOT PENETRATING THROUGH AN INSULATED ASSEMBLY SHALL BE SEALED WITH NONCOMBUSTIBLE MATERIAL (MINERAL WOOL INSULATION, FIRE STOP CAULKING) TO PREVENT AIR, HEAT LEAKAGE.

5. INSULATION INSTALLED IN HALLS SHALL BE PROTECTED BY TYPE "I" VAPOUR BARRIER OR 3 1/2" TYPICAL.

6. PROVIDE SELF ADHERED ICE & WATER SHIELD AT ALL EAVES, TO MIN 12" HORIZONTALLY IN BOARD OF EXTERIOR WALL.

7. PROVIDE A FULLY ADHERED EPDM SINGLE PLY ROOF MEMBRANE ROOF WITH A MIN 15 YEAR WARRANTY ON FLAT ROOFS.

FLASHING/PREFIN. METAL:

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

2. FLASHING IS REQUIRED AT INTERSECTIONS OF ROOFS AND WALLS AND AT ALL ROOF VALLEYS. EXTEND SELF-ADHESIVE FLEXIBLE FLASHING MIN. 24" UP WALL SHEATHING AT ALL HALL/ROOF INTERSECTIONS AND LAP OVER ROOF MEMBRANE UPTURN.

3. PROVIDE GRACE ICE & WATER SHIELD AT ALL EAVES, TO EXTEND TO 12" MIN. INSIDE THE INTERIOR FACE OF WALL. FRAMING BELOW (MEASURED HORIZONTALLY). ALSO PROVIDE GRACE ICE & WATER SHIELD IN ALL ROOF VALLEYS.

4. PREFINISHED METAL FLASHING USED ON FASCIA, TRIM AND SILL/DROP FLASHINGS TO BE 26 GAUGE MIN. ABUTTING SEGMENTS SHALL BE INSTALLED WITH SLIP JOINTS, SLIP FASTENERS AND ALL STANDARD METHODS TO MINIMIZE OIL CANNING.

WINDOWS & EXT. DOORS:

EXTERIOR WINDOWS WINDOW SIZES ARE AS PER THE WINDOWS SCHEDULE. ROUGH OPENING DIMENSIONS TO BE VERIFIED W/ SUPPLIER PRIOR TO FRAMING. TYPICALLY ALLOW 1/2" SHIM SPACE AT JAMBS, SILL AND HEAD OF ALL FRAMES. SEAL SHIM SPACE WITH EXPANDING FOAM INSULATION.

ALL WINDOWS TO BE VINYL, LOW E ARGON FILLED, W/ A TESTED MIN. U-VALUE OF 1.8 OR BETTER AND HAVE THE APPROPRIATE JAMB EXTENSIONS & BRICK STOPS.

HINGE DIRECTIONS ARE TO BE AS INDICATED ON ELEVATIONS. ALL EXTERIOR DOORS & WINDOWS TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE O.B.C. WITH RESPECT TO EXITING AND SECURITY.

ALL EXTERIOR DOORS AND WINDOWS TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS OF THE OBC SB-12. SHOP DRAWINGS ARE TO BE PROVIDED FOR REVIEW AND APPROVAL.

ROOF CONSTRUCTION:

1. PROVIDE 35 YEAR "TIMBERLINE" ASPHALT SHINGLES ON ISLB ROOFING FELT. ADHERED ROOFS.

PROVIDE SELF ADHERED ICE & WATER SHIELD AT ALL EAVES, TO MIN 12" HORIZONTALLY IN BOARD OF EXTERIOR WALL.

2. PROVIDE A FULLY ADHERED EPDM SINGLE PLY ROOF MEMBRANE ROOF WITH A MIN 15 YEAR WARRANTY ON FLAT ROOFS.

ROOF CONSTRUCTION

1. EPDM MEMBRANE TO EXTEND A MIN. 12" UP WALL SHEATHING AT ALL WALL/ROOF INTERSECTIONS AND IS TO BE LAPPED BY WALL FLASHING. EPDM TO EXTEND UP AND OVER ALL PARAPETS.

4. WHERE APPLICABLE, HIP AND VALLEY RAFTERS TO BE 2" DEEPER THAN COMMON RAFTERS.

5. ROOF SHEATHING MIN. 1/2" FIR PLYWOOD C/W H-CLIPS.

6. ROOF EDGE SUPPORT TO BE MIN. 2"x4" BLOCKING.

7. WHERE APPLICABLE, TRUSS BRIDGING TO BE PROVIDED, 1"x4" CONTINUOUS @ 7'-0" O.C. REFER TO PRE-ENGINEERED TRUSS SUPPLIERS' LAYOUTS.

8. PROVIDE 2"x4" WALL TIES ACROSS JOINTS OR BOTTOM TRUSS CHORD, MIN. 4'-0" O.C. FOR ROOF SLOPES 4 IN 12 OR GREATER.

9. REFER TO CONSTRUCTION ASSEMBLIES FOR ALL ROOF CONSTRUCTIONS.

CABINETRY / INT. TRIM:

KITCHENS, BATHROOM VANITIES, LOCATIONS ARE SHOWN IN GENERAL DESIGN TERMS. DETAILED DESIGN, FINISHES, FIXTURE SELECTION & EXACT LOCATION OF PLUGS AND TASK LIGHTING REQUIREMENTS ARE TO BE DESIGNED, SELECTED OR DETERMINED (T.B.D.) BY INTERIOR DESIGNER AND CABINET MAKER. PROVIDE SHOP DRAWINGS FOR REVIEW.

INTERIOR WOOD TRIM & DOORS TO BE SPECIFIED BY INTERIOR DESIGNER.

ALL INTERIOR TRIM WORK AND MATERIALS TO BE CONFIRMED BY DESIGNER PRIOR TO PURCHASING AND INSTALLING.

WASHROOM / SHOWERS:

PROVIDE MOLD RESISTANT DRYWALL IN ALL WASHROOMS, LAUNDRY ROOM AND AREAS WHERE MOISTURE MAY BE AN ISSUE. USE "GREEN BOARD" OR CEMENT BOARD BEHIND SHOWER AND BATH ENCLOSURES.

PROVIDE SOLID WOOD BLOCKING IN ALL WASHROOM WALLS AS PER O.B.C. 9.5.2.3 "REINFORCING SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON A WALL ADJACENT TO A WATER CLOSET, A SHOWER OR A BATHTUB."

CLOSETS:

PROVIDE SOLID WOOD BLOCKING IN WALL TO SUPPORT ALL CLOSET SHELVES AND ROD HANGERS. TYPICALLY PROVIDE 2 STACKED 2X6 HORZ BLOCKING BETWEEN STUDS FROM 5'-0" HGT TO 6'-0" HGT. CONFIRM WITH INTERIOR DESIGNER.

LIMITING DISTANCE CALCULATIONS:

SOUTH ELEVATION (FRONT):
PER OBC TABLE 9.10.15.4
EXPOSING FACE: 1,143 SQ.FT (106.2 SQ.M)
OPENINGS: 230 SQ.FT (21.4 SQ.M)
LIMITING DISTANCE: 49.21' (15.0 m) Minimum
CALCULATED OPENING = 20.1% OF 74% ALLOWABLE.
** WITH INTERPOLATION OF TABLE VALUES - THIS PERCENTAGE OF OPENINGS IS PERMITTED.

WEST ELEVATION (LEFT SIDE):
PER OBC TABLE 9.10.15.4
EXPOSING FACE: 1,244 SQ.FT (115.6 SQ.M)
OPENINGS: 73 SQ.FT (6.8 SQ.M)
LIMITING DISTANCE: 4.0 FT (1.23 M) Minimum
CALCULATED OPENING = 5.8% OF 7% ALLOWABLE.
** WITH INTERPOLATION OF TABLE VALUES - THIS PERCENTAGE OF OPENINGS IS PERMITTED.

NORTH ELEVATION (REAR):
PER OBC TABLE 9.10.15.4
EXPOSING FACE: 1,160 SQ.FT (107.8 SQ.M)
OPENINGS: 247 SQ.FT (22.9 SQ.M)
LIMITING DISTANCE: 33.1 FT (10.1 M) Minimum
CALCULATED OPENING = 21.2% OF 40% ALLOWABLE.
** WITH INTERPOLATION OF TABLE VALUES - THIS PERCENTAGE OF OPENINGS IS PERMITTED.

EAST ELEVATION (RIGHT SIDE):
STAGGERED WALL DIVIDED INTO 3 SECTIONS WITH DIFFERING LIMITING DISTANCES PER OBC 9.10.15.4(2) PER TABLE 9.10.15.4.

FACE #1
LIMITING DISTANCE # 1 = 1.94M
EXPOSING FACE #1: 1,034 SQ.FT (96 SQ.M)
OPENINGS #1: 74 SQ.FT (6.9 SQ.M)

FACE #1 CALCULATED OPENING = 7.1% OF 8% ALLOWABLE.

FACE #2
LIMITING DISTANCE # 2 = 5.3M
EXPOSING FACE #2: 78 SQ.FT (7.2 SQ.M)
OPENINGS #1: 0 SQ.FT (0 SQ.M)

FACE #1 CALCULATED OPENING = 0% OF 90% ALLOWABLE.

FACE #3
LIMITING DISTANCE # 3 = 8.3M
EXPOSING FACE #3: 131 SQ.FT (12.2 SQ.M)
OPENINGS #1: 35.75 SQ.FT (3.3 SQ.M)

FACE #3 CALCULATED OPENING = 27% OF 100% ALLOWABLE.

** WITH INTERPOLATION OF TABLE VALUES - THIS PERCENTAGE OF OPENINGS IS PERMITTED.

SB-12 ENERGY EFFICIENCY DESIGN

DESCRIPTION	REQUIRED	ACTUAL
MIN. LOT WIDTH	49.21' (15.0m)	50.00' (15.24m)
MIN. LOT AREA	4,844sq.ft. (450sq.m)	5,497.23sq.ft. (510.89sq.m)
MAX. BUILDING HEIGHT	32.81' (10.0m)	32.67' (9.96m)
MIN. FRONT YARD	9.84' (3.00m)	14.76' (4.50m)
MIN. CORNER SIDE YARD	N/A	N/A
MIN. REAR YARD	33.00' (10.06m)	33.17' (10.11m)
MIN. INTERIOR SIDE YARD	3.94' (1.2m)	4.04' (1.23m) AND 6.40' (1.95m)
MAX. LOT COVERAGE	N/A	N/A

TABLE 3.1.1.2.A

ZONE 1 - COMPLIANCE PACKAGES FOR SPACE HEATING EQUIPMENT WITH AFUE 92%
- FORMING PART OF SENTENCE 3.1.1.2.(1)

COMPLIANCE PACKAGE	A1	
	MIN NOMINAL	MIN EFFECTIVE
Ceiling with Attic Space	10.56 (R60)	10.43 (R52.22)
Ceiling Without Attic Space	5.46 (R31)	4.87 (R27.65)
Exposed Floor	5.46 (R31)	5.25 (R29.80)
Walls Above Grade	3.87 (R22)	3.00 (R17.03)
Basement Walls	3.52 (R20a)	3.72 (R21.12)
Edge of Below Grade Slab 600 mm Below Grade	1.76 (R10)	N/A
Heated Slab or Slab @ 600 mm below grade	1.76 (R10)	1.96 (R11.13)
Windows and Sliding Glass Doors Maximum U-Value	1.8 (0.32)	N/A
Skylight Maximum U-Value	N/A	N/A
Space Heating Equipment Minimum AFUE	96%	N/A
Minimum Efficiency	75%	N/A
Domestic Hot Water Heater Minimum EF	0.80	N/A

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER. ALL CONDITIONS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LANDMARK DESIGNS AND SHALL NOT BE USED WITHOUT THE DESIGNER'S CONSENT.

The undersigned has reviewed and undertaken the responsibilities for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

Signature: *M. Williams*

Qualification Information:

Name: Mark Williams
BCIN (ind): #28231
BCIN (firm): #33592

Date: DEC19'25

LANDMARKX
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REVISIONS

1	ISSUED FOR REVIEW	NOV3'25
2	ISSUED FOR CO-ORDINATION	NOV11'25
3	ISSUED FOR CO-ORDINATION	DEC08'25
4	ISSUED FOR CO-ORDINATION	DEC16'25
5	ISSUED FOR BUILDING PERMIT	DEC19'25
6		
7		
8		
9		
10		

PROJECT: PRUD'HOMME-FOSTER RESIDENCE

237 CLEMOW AVE., OTTAWA, ONT.

DRAWING: SITE PLAN

ISSUE DATE:

NOV 2025

SCALE

1:100

DRAWN BY

M.W.

PROJECT NO.

2316

DRAWING NO.

A-1