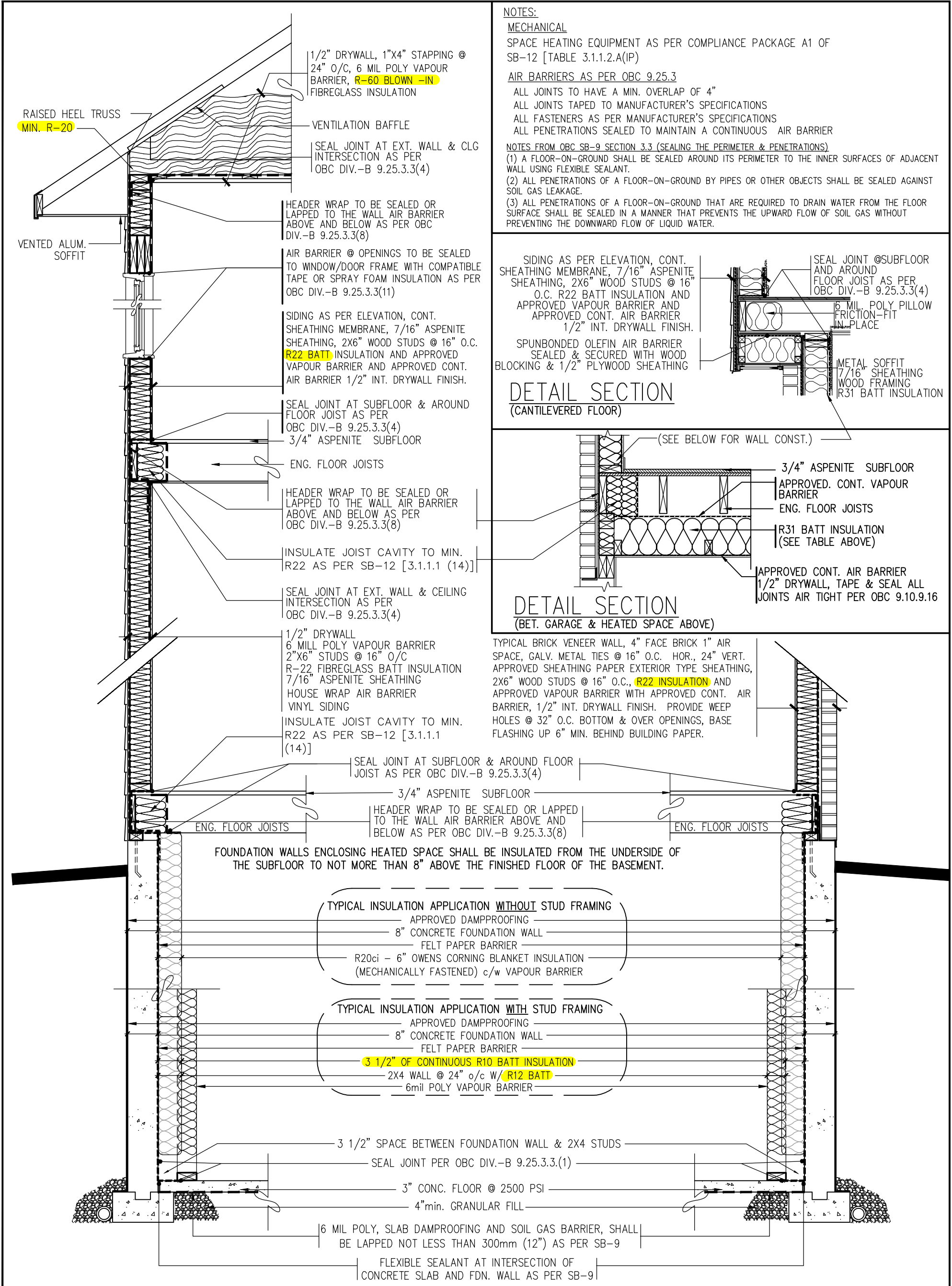




NOTES:

MECHANICAL

SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(IP)]

AIR BARRIERS AS PER OBC 9.25.3

ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"

ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS

ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS

ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER

NOTES FROM OBC SB-9 SECTION 3.3 (SEALING THE PERIMETER & PENETRATIONS)

(1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.

(2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.

(3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.

SIDING AS PER ELEVATION, CONT.
SHEATHING MEMBRANE, 7/16" ASPENITE
SHEATHING, 2X6" WOOD STUDS @ 16"
O.C. R22 BATT INSULATION AND
APPROVED VAPOUR BARRIER AND
APPROVED CONT. AIR BARRIER
1/2" INT. DRYWALL FINISH.

SPUNBONDED OLEFIN AIR BARRIER
SEALED & SECURED WITH WOOD
BLOCKING & 1/2" PLYWOOD SHEATHING

DETAIL SECTION
(CANTILEVERED FLOOR)

SEAL JOINT @SUBFLOOR
AND AROUND
FLOOR JOIST AS PER
OBC DIV.-B 9.25.3.3(4)
6 MIL. POLY PILLLOW
FRICTION-FIT
IN PLACE
METAL SOFFIT
7/16" SHEATHING
WOOD FRAMING
R31 BATT INSULATION

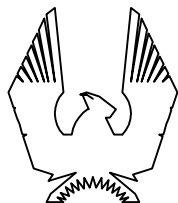
(SEE BELOW FOR WALL CONST.)
3/4" ASPENITE SUBFLOOR
APPROVED. CONT. VAPOUR
BARRIER
ENG. FLOOR JOISTS
R31 BATT INSULATION
(SEE TABLE ABOVE)

DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR
SPACE, GALV. METAL TIES @ 16" O.C. HOR., 24" VERT.
APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING,
2X6" WOOD STUDS @ 16" O.C., R22 INSULATION AND
APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR
BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE WEEP
HOLES @ 32" O.C. BOTTOM & OVER OPENINGS, BASE
FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

TYP. DETAIL SECTION (PARTIAL)
FOR SIDING APPLICATION

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION



PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

No.	Description	Date	By
4	SB-12 - 2022 UPDATE	JAN - 2022	SP
3	SB-12 - 2017 UPDATE	JAN - 2017	SP
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
REVISIONS			

footprint:

drawn by: SP

date:

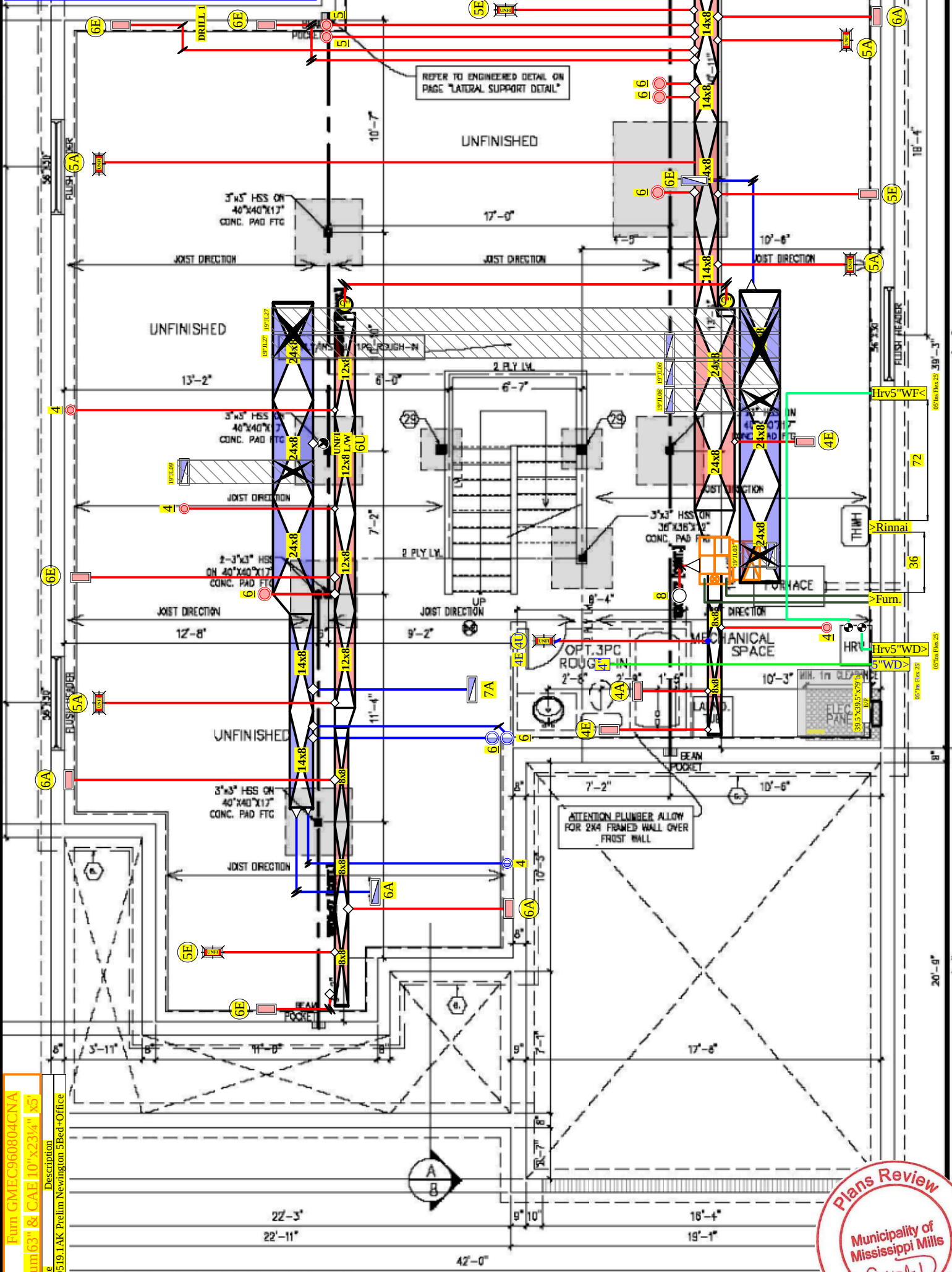
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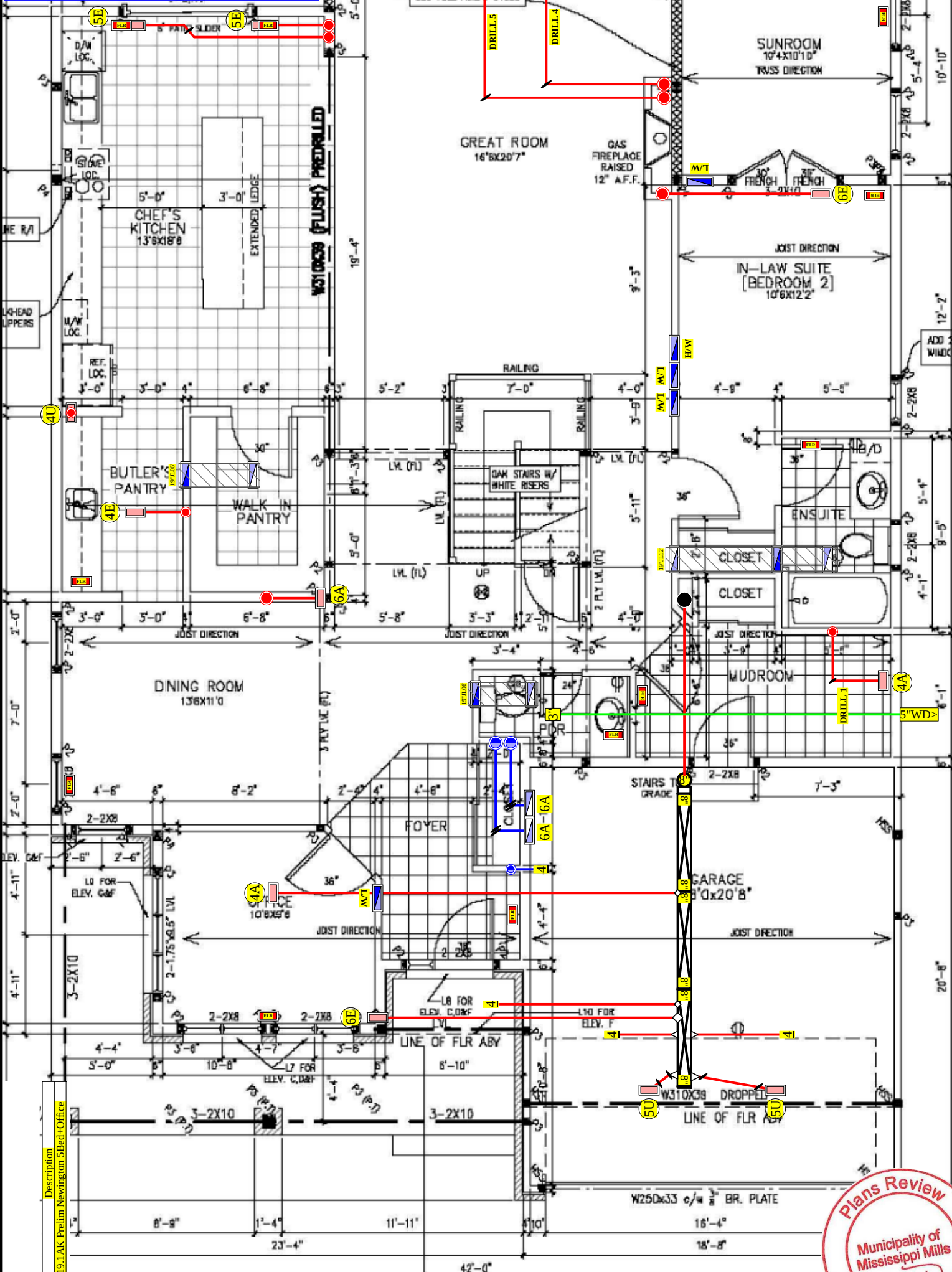


2022-07-07

Heat Loss		Room Name	Htg cfm	Clg cfm	Htg btu
1" = 1" (Full Size)		1-BREAKFAST	74	74	0
		1-DININGROOM	60	61	0
		1-ENLITE 1	25	37	0
		1-HOYER	44	15	0
		1-GREATROOM	132	248	0
		1-LAW SUITE	24	11	0
		1-KITCHEN	32	411	0
		1-LAUNDRY	46	16	0
		1-OFFICE	93	89	0
		1-PDRM	13	9	0
		1-SUNROOM	151	142	0
		2-BATH 2	19	0	0
		2-BEDROOM 3	28	20	0
		2-BEDROOM 4	66	52	0
		2-BEDROOM	76	59	0
		2-BONUSROOM	101	67	0
		2-ENSUITE	44	28	0
		2-HALL	7	6	0
		2-LOFT	90	87	0
		2-MASTERBEDROOM	86	82	0
		2-W.I.C.	10	4	0
		2-B-SMT	323	27	0
			1544	1525	0

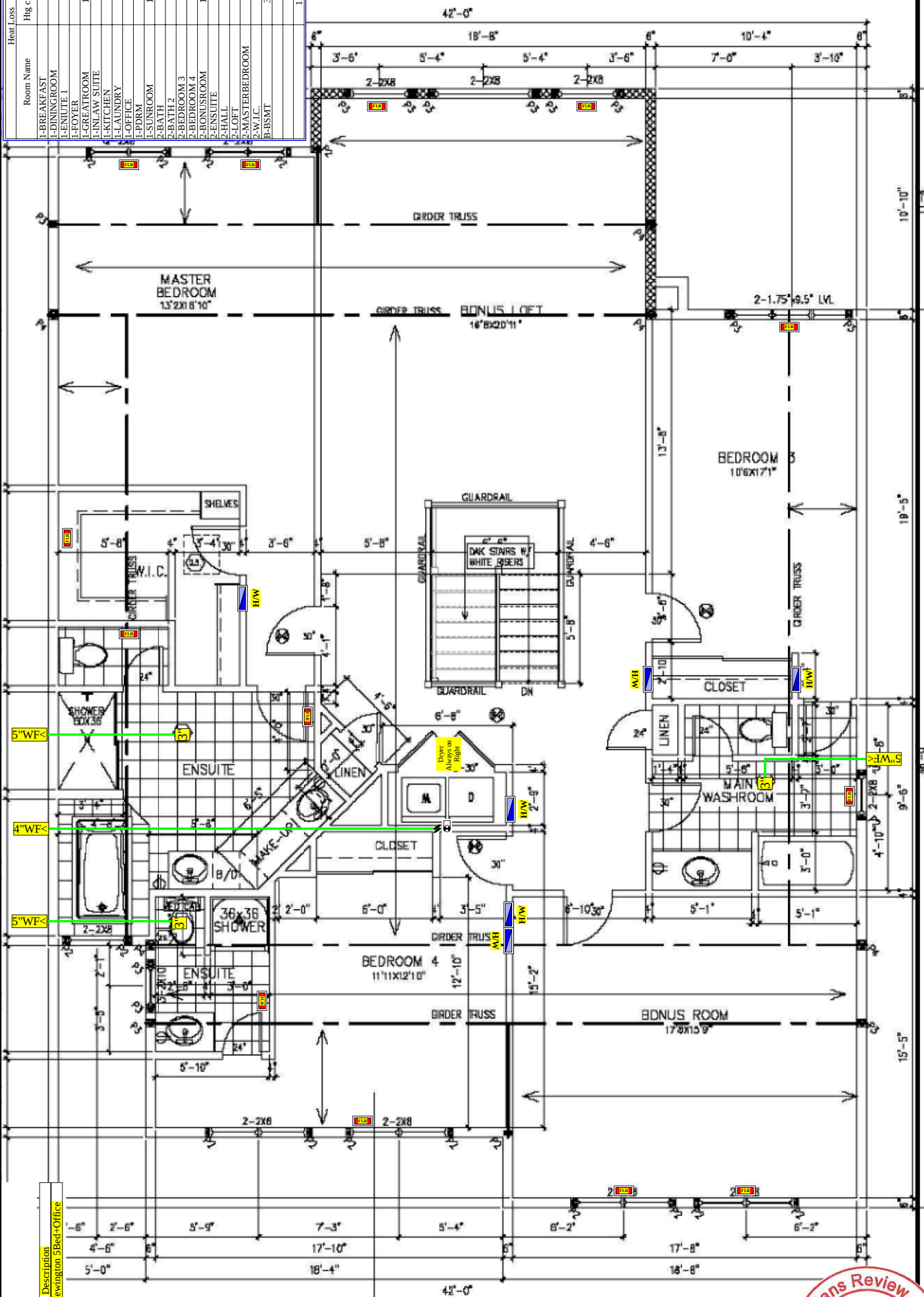


Room Name	Htg cfm	Clg cfm	Htg bu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENLITE 1	25	37	0
1-FOYER	44	15	0
1-GREATROOM	132	248	0
1-INLAW SUITE	24	11	0
1-KITCHEN	32	411	0
1-LAUNDRY	46	16	0
1-OFFICE	93	89	0
1-PRM	13	9	0
1-SUNROOM	151	142	0
2-BATH 2	19	0	0
2-BEDROOM 3	28	20	0
2-BEDROOM 4	66	52	0
2-BONUSROOM	101	76	0
2-ENSUITE	44	28	0
2-HALL	7	6	0
2-OFT	90	87	0
2-MASTERBEDROOM	86	82	0
2-W.I.C.	10	4	0
2-B-SMT	323	27	0
	1544	1525	



1" = 1" (Full Size)

Heat Loss		Room Name	Htg cfm	Clg cfm	Htg btu
		1-BREAKFAST	74	74	0
		1-DININGROOM	60	61	0
		1-ENCLITE 1	25	37	0
		1-HOYER	44	15	0
		1-GREATROOM	132	248	0
		1-ENLAW SUITE	24	11	0
		1-KITCHEN	32	411	0
		1-LAUNDRY	46	16	0
		1-OFFICE	93	89	0
		1-PRM	13	9	0
		1-SUNROOM	151	142	0
		2-BATH 2	19	0	0
		2-BEDROOM 3	66	52	0
		2-BEDROOM 4	76	59	0
		2-BONUSROOM	101	67	0
		2-ENSUITE	44	28	0
		2-HALL	7	6	0
		2-LOFT	90	87	0
		2-MASTERBEDROOM	86	82	0
		2-W.I.C.	10	4	0
		B-BMT	323	27	0
			1544	1525	0



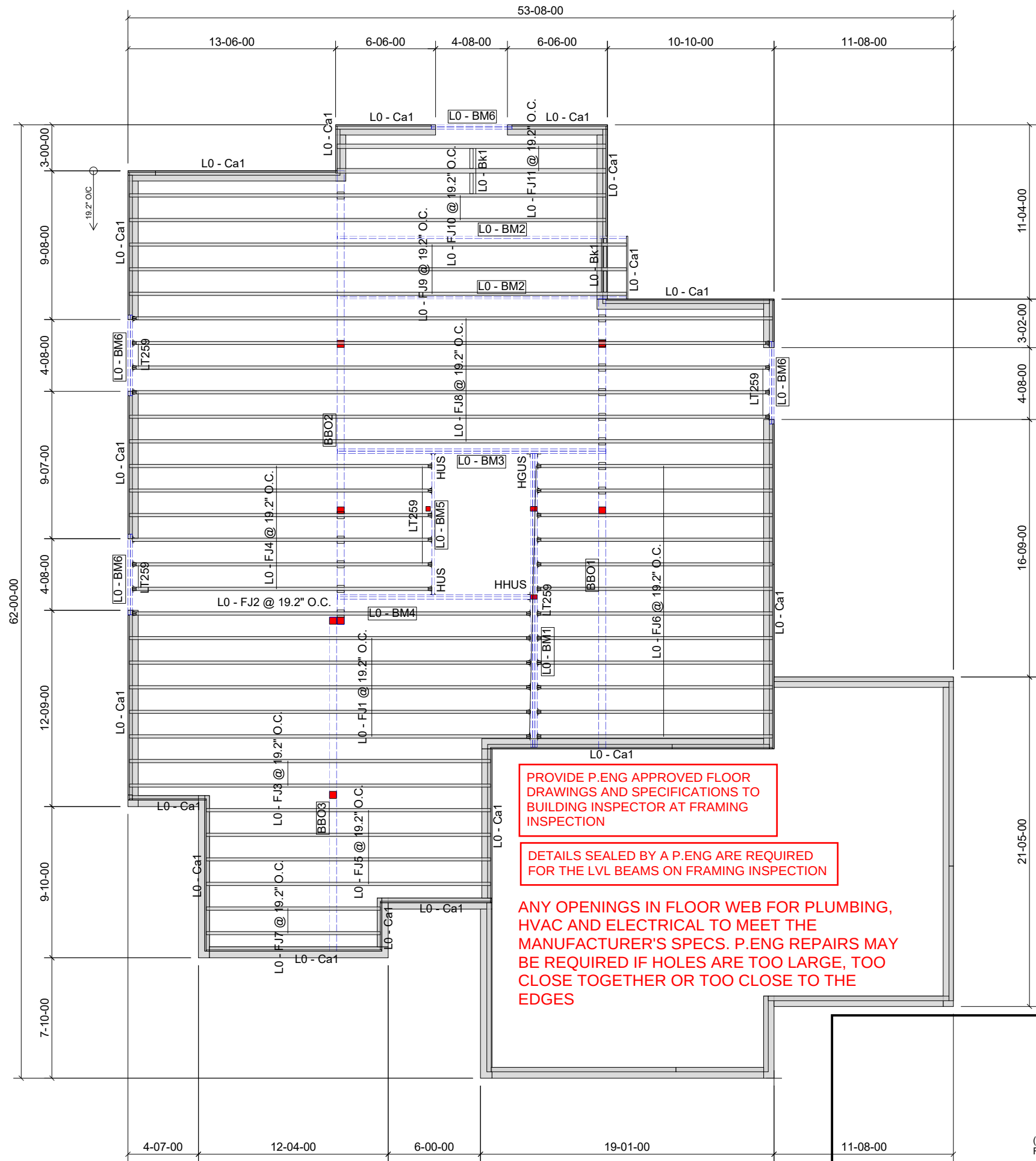
Description
210519.1AK Prelim Newington 5Bed+Office

Date
210519.1AK Prelim Newington 5Bed+Office

2ND FLOOR PLAN (ELEVATION C)



2022-07-07



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	5/31/2022
File Name:	WTR3-47 Newington M.mmdl
Level Name:	1st Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC1
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
L0 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	5	MFD
L0 - FJ2 @ 19.2" O.C.	26-00-00	9 1/2" NI-20	1	1	MFD
L0 - FJ3 @ 19.2" O.C.	24-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ4 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	6	MFD
L0 - FJ5 @ 19.2" O.C.	19-00-00	9 1/2" NI-20	1	4	MFD
L0 - FJ6 @ 19.2" O.C.	16-00-00	9 1/2" NI-20	1	12	MFD
L0 - FJ7 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ8 @ 19.2" O.C.	42-00-00	9 1/2" NI-40x	1	6	MFD
L0 - FJ9 @ 19.2" O.C.	34-00-00	9 1/2" NI-40x	1	3	MFD
L0 - FJ10 @ 19.2" O.C.	32-00-00	9 1/2" NI-40x	1	2	MFD
L0 - FJ11 @ 19.2" O.C.	18-00-00	9 1/2" NI-80	1	2	MFD
L0 - BM1	20-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L0 - BM2	19-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM3	18-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM5	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM6	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	8	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	15	MFD
L0 - Bk1	6-00-00	9 1/2" NI-20	1	1	MFD

Accessories					
PlotID	Length	Product	Plies	Net Qty	Fab Type
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	56	MFD

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
36	SIMPSON	LT259	-	9 1/2" NI-20
2	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" WF LVL
1	SIMPSON	HHUS410	-	2- 1 3/4" x 9 1/2" WF LVL
1	SIMPSON	HGUS55010	-	3- 1 3/4" x 9 1/2" WF LVL

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- NORDIC LAM CCMC: 13216-R
- NORDIC JOISTS CCMC: 13032-R
- WEST FRASER CCMC: 12904

(REFER TO INDIVIDUAL FLOOR DRAWINGS FOR SPECIFIC LOADS & SPACING)

FLOOR NOTES:

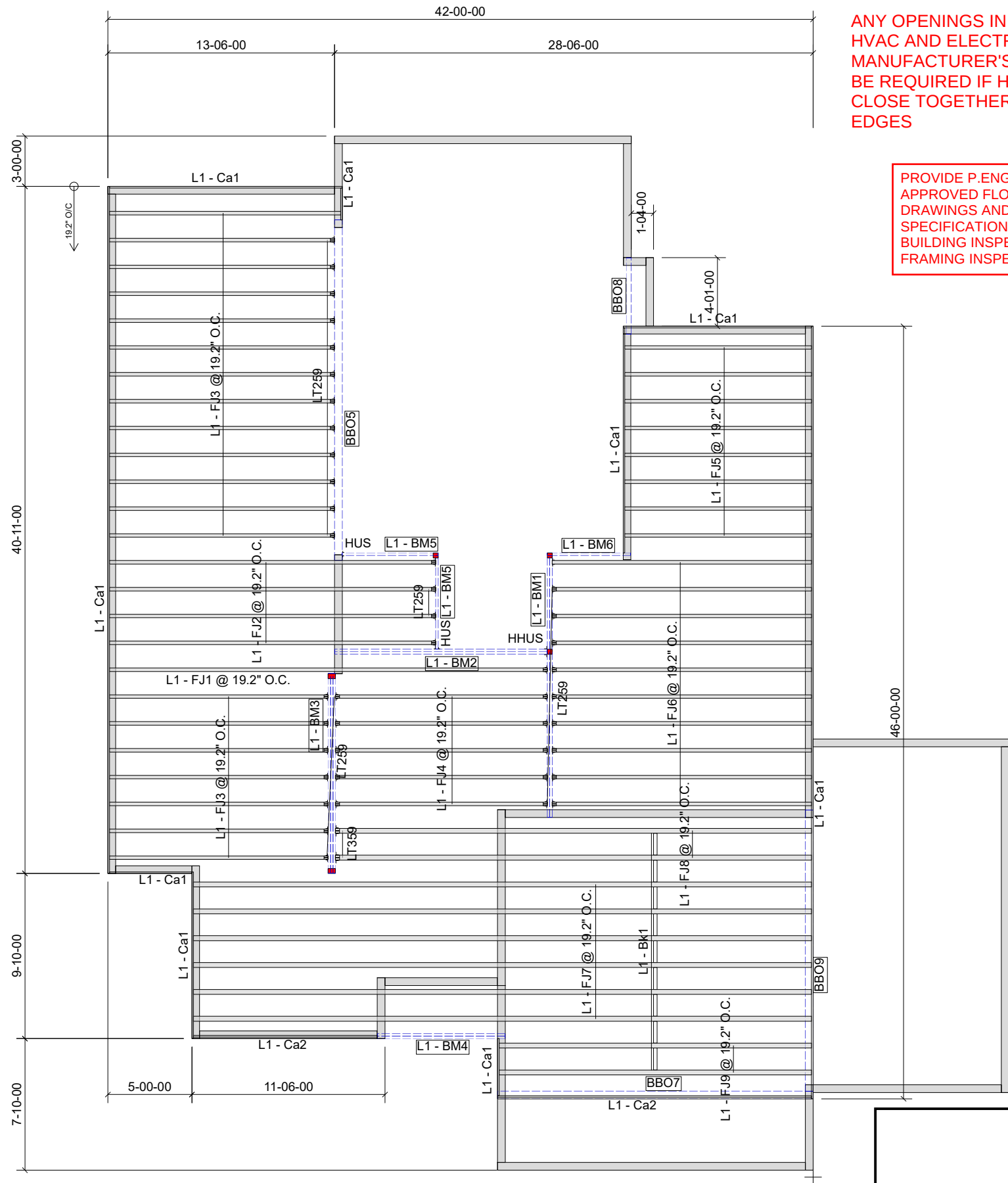
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.



JOB:
PHOENIX HOMES
WHITE TAIL R/
WTR3-47
NEWINGTON
1ST FLOOR

DATE: 5/31/2022





ANY OPENINGS IN FLOOR WEB FOR PLUMBING, HVAC AND ELECTRICAL TO MEET THE MANUFACTURER'S SPECS. P.ENG REPAIRS MAY BE REQUIRED IF HOLES ARE TOO LARGE, TOO CLOSE TOGETHER OR TOO CLOSE TO THE EDGES

PROVIDE P.ENG APPROVED FLOOR DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION

DETAILS SEALED BY A P.ENG ARE REQUIRED FOR THE LVL BEAMS ON FRAMING INSPECTION

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	5/31/2022
File Name:	WTR3-47 Newington M.mmdl
Level Name:	2nd Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC2
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
L1 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	1	MFD
L1 - FJ2 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	4	MFD
L1 - FJ3 @ 19.2" O.C.	14-00-00	9 1/2" NI-20	1	20	MFD
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	5	MFD
L1 - FJ5 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	8	MFD
L1 - FJ6 @ 19.2" O.C.	16-00-00	9 1/2" NI-40x	1	10	MFD
L1 - FJ7 @ 19.2" O.C.	38-00-00	9 1/2" NI-80	1	6	MFD
L1 - FJ8 @ 19.2" O.C.	30-00-00	9 1/2" NI-80	1	2	MFD
L1 - FJ9 @ 19.2" O.C.	19-00-00	9 1/2" NI-80	1	2	MFD
L1 - BM1	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM2	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - BM4	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	13	MFD
L1 - Ca2	12-00-00	1 1/8" x 9 1/2" APA Rim Board	2	6	MFD
L1 - Bk1	12-00-00	9 1/2" NI-20	1	1	MFD

Accessories					
PlotID	Length	Product	Plies	Net Qty	Fab Type
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	52	MFD

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
2	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" WF LVL
1	SIMPSON	HHUS410	-	2- 1 3/4" x 9 1/2" WF LVL
44	SIMPSON	LT259	-	9 1/2" NI-20
2	SIMPSON	LT359	-	9 1/2" NI-80

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- NORDIC LAM CCMC: 13216-R
- NORDIC JOISTS CCMC: 13032-R
- WEST FRASER CCMC: 12904

(REFER TO INDIVIDUAL FLOOR DRAWINGS FOR SPECIFIC LOADS & SPACING)

FLOOR NOTES:

- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.



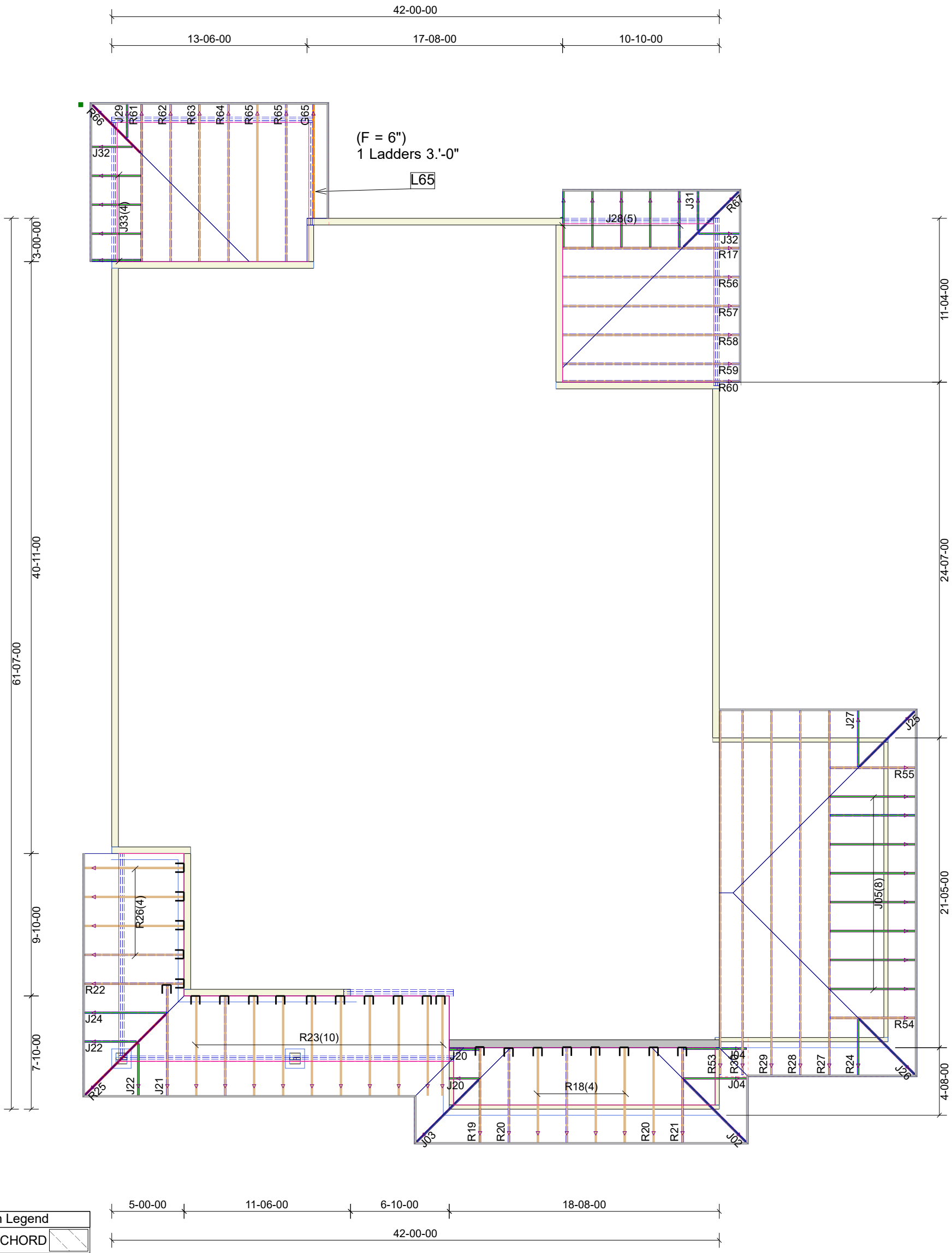
JOB:
PHOENIX HOMES
WHITE TAIL R
WTR3-47
NEWINGTON
2ND FLOOR

DATE: 5/31/2022



LOW ROOF

PROVIDE P.ENG
APPROVED TRUSS
DRAWINGS AND
SPECIFICATIONS TO
BUILDING INSPECTOR AT
FRAMING INSPECTION



TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4
Top Chord	Snow	37.1	50
	Dead	3	5-10
Bot Chord	Live	0	10
	Dead	7	7

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2011

(REFER TO INDIVIDUAL TRUSS DRAWINGS FOR SPECIFIC LOADS & SPACING)

HURRICANE AND SEISMIC TIES:

- ANY TIES SPECIFIED ON THIS LAYOUT FOR UPLIFT OR SEISMIC CONNECTIONS MUST BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER/ENGINEER, AS STATED IN THE TPIC 2011. THE TRANSFER OF THESE LOADS TO THE ENTIRE STRUCTURE BELOW HAS NOT BEEN ANALYZED.

GRANDOR LUMBER INC.
ALPHA LUMBER GROUP

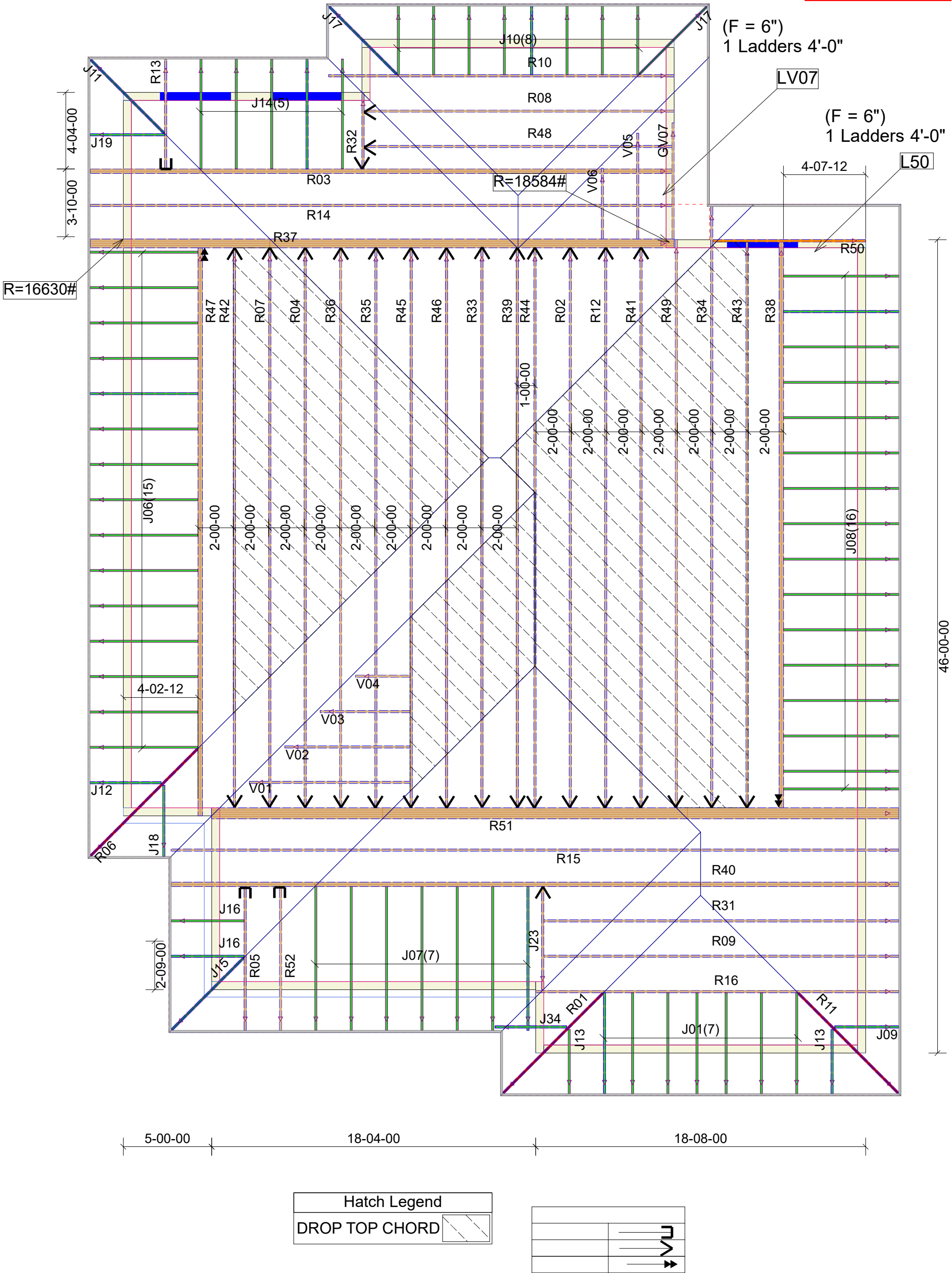
JOB: PHOENIX HOMES
NEWINGTON
PNEWM-1
WTR-3 Lot

DATE: 5/6/2022

Plans Review
Municipality of Mississippi Mills
Building Dept.
2022-07-07

HIGH ROOF

PROVIDE P.ENG
APPROVED TRUSS
DRAWINGS AND
SPECIFICATIONS TO
BUILDING INSPECTOR AT
FRAMING INSPECTION



TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4
Top Chord	Snow	37.1	50
	Dead	3	5-10
Bot Chord	Live	0	10
	Dead	7	7

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2011

(REFER TO INDIVIDUAL TRUSS DRAWINGS FOR SPECIFIC LOADS & SPACING)

HURRICANE AND SEISMIC TIES:

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GRANDOR LUMBER INC.
ALPHA LUMBER GROUP

JOB:
PHOENIX HOMES
NEWINGTON
PNEWM-1
WTR-3 Lot

DATE: 5/6/2022



2022-07-07

CONSTRUCTION NOTES

SPRAY FOAM REQUIRED TO ACHIEVE THIS R-VALUE. PROVIDE SPECS TO INSPECTOR

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1.

ROOF CONSTRUCTION MIN. R60
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER) 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 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
2.

FRAME WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
- 2A.

FRAME WALL CONSTRUCTION (2"x4") MAX 9'-10" OR TALL WALL
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
3.

BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN 150mm (6") ABOVE FINISH GRADE.
MAX 9'-10" OR TALL WALL
BRICK VENEER CONSTRUCTION (2"x4") 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD., 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150MM(6") ABOVE FINISH GRADE.
- 3A.

BRICK VENEER CONSTRUCTION (2"x4") 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD., 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150MM(6") ABOVE FINISH GRADE.
4.

INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
5.

FOUNDATION WALL/FOOTINGS: -SEE OBC 9.15.3, 9.15.4 200mm (8") POURED CONC. FDTN. WALL 20MPa (c/w 2-15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 100kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOAD OF 2.4kpa(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'-1"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.
6.

100mm (4") DIA. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
7.

BASEMENT SLAB OBC. 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa. (2200psi) CONC. WITH DAMPPROOFING BELOW SLAB.
8.

EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9.

OBC. 12.3.2.1 & 12.3.3.7 ATTIC INSULATION RSI 8.81 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.
10.

STAIRS, STEPS, HANDRAILS -OBC. 9.8.-
-9.8.2.1(1) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 7/8")
-9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)
STAIR COMPONENT MINIMUM MAXIMUM
RISE 125mm (4 11/16") 300mm (7 7/8")
RUN 255mm (10 1/8") 355mm (14")
-9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm
-BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
-9.8.4.6(1)(b) MAX. NOSING 25mm (1")
-9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 13/16")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 13/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
11.

GUARDS -OBC. 9.8.8.3.-
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/2") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 7/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/2") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 13/16")
12.

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. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)
SILL PLATE TO BE PRESSURE TREATED OR 6 MIL POLY BELOW
-R12 (3/4") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3/4" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.
OR
-APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)
DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
(SEE DETAIL ON "SB-12 DETAILS" PAGE)
13.

R-10 BATT IS REQUIRED TO BE CONTINUOUS

14.

BEARING STUD PARTITION MAX 9'-10" OR TALL WALL
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CGSB-7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MINIMUM AND AS PER SOILS REPORT.
- 15A.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)
3"x3"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MIN. AND AS PER SOILS REPORT.
- 15B.

STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 3"x3"x(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
- 15C.

STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3-1/2") DIA.X4.78mm(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
16.

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")
17.

19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.
18.

GARAGE SLAB: 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.
19.

13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER. TAPE AND SEAL ALL JOINTS AIR TIGHT.
20.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
21.

WOOD STEP, C/W HANDRAIL & LANDING IF MORE THAN 3 RISERS, MAX.RISE 200mm (7-7/8") MIN.TREAD 250mm (9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10
22.

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)
23.

ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2
24.

FIREPLACE CHIMNEYS -OBC. 9.21.- TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.
25.

LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.
26.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
27.

STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
- OR

SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC. 9.17.4.2 (2).
28.

U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.
29.

3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x254 (24"x24"x10") CONC. FTG. OBC 9.17.4
30.

STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8"). MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.
31.

PORCH SLAB/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS @400 (16") O.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
32.

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
33.

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
34.

SUBFLOOR JOIST STRAPPING AND BRIDGING -19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1 *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-* SEE OBC 9.30.2 *) ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)
35.

EXPOSED BUILDING FACE -OBC. 9.10.14.5- EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
36.

LINTEL SPECIFICATION
ALL WINDOW AND DOOR LINTELS TO BE COMPRISED OF 2-2X10 BUILT-UP WOOD BEAM, EACH END BEARING ON P2s (UNLESS NOTED OTHERWISE)
37.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 7/8") THICK TO A MAX. DEPTH OF 350mm (13 3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)

38.

CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'-7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, Laterally Braced AT 1800mm (6'-0") O.C. VERTICALLY.
39.

TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'-6" O/C @ SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS
STUD SPACING WITH VARIOUS FINISHES:
1. SIDING-METAL OR VINYL- 2"x6" @12" O/C
2. STUCCO -2"x6" @16" O/C
3. BRICK TO 4'-0" -2"x6" @16" O/C
4. BRICK FULL HEIGHT -2-2"x6" @12" O/C
40.

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41.

STRIP FOOTING SUPPORTING EXTERIOR WALLS
-SEE OBC 9.15.3.
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY (STANDARD) 500x155 (20"x6")
2 STOREY (WALK-OUT BASEMENT) 545x175 (22"x7")
(UNLESS OTHERWISE NOTED ON PLAN)
42.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4") STUDS @ 12"o.c.
43.

FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3))
44.

SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2
-MUST BE SEALED AS PER 9.25.3.3.(16)

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

WINDOWS:

- MINIMUM BEDROOM WINDOW -OBC. 9.9.10, AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
- WINDOW GUARDS -OBC. 9.8.8.1. A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
- ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND SB12 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7

GENERAL

- MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGAS PER OBC 9.26.18.2 AND MUN. STANDARDS.
- ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
- PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REINF. OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, SEE OBC 9.5.2.3., 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).

LUMBER:

- ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
- STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
- LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi.MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
- PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
- JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS ST LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

- STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

WOOD LINTELS AND BUILT-UP WOOD BEAMS

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	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
L12	150 x 100 x 10.0L (6"x 4" x 3/8"L)

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

TP = (1) 3" DIA. ADJ. ST. POST
2TP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4	2-1 3/4"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)

MASONRY VENEER LINTEL SCHEDULE [OBC2012] PROVIDE 6"MINIMUM BEARING EACH END 9.20.5.2B	
OPENINGS	LINTEL SIZE
UP TO 8'-0"	3 1\2" x 3 1\2" x 1\4"
8'-0" TO 8'-8"	4" x 3 1\2" x 1\4"
8'-8" TO 10'-10"	5" x 3 1\2" x 5\16"
10'-10" TO 11'-5"	5" x 3 1\2" x 7\16"
11'-5" TO 11'-9"	5" x 3 1\2" x 1\2"
11'-9" TO 12'-6"	6" x 3 1\2" x 7\16"
12'-6" TO 13'-4"	6" x 3 1\2" x 1\2"

LEGEND

M.C.

MEDICINE CABINET

DOUBLE VOLUME WALL

SEE NOTE 39.

SOLID WOOD BEARING

P2 - 2 MEMBER BUILT-UP STUD
P3 - 3 MEMBER BUILT-UP STUD
P4 - 4 MEMBER BUILT-UP STUD
P5 - 5 MEMBER BUILT-UP STUD

EXHAUST VENT

DUPLEX OUTLET (12" HIGH)

WEATHERPROOF DUPLEX OUTLET

HEAVY DUTY OUTLET

POT LIGHT

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

SWITCH

SWITCH (3-WAY)

FLOOR DRAIN

HOSE BIB

DOUBLE JOIST

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH

CURVED ARCH

SMOKE ALARM (AUDIBLE/VISUAL)-OBC 9.10.19.
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS.
-9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT

CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4. & SB9) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

PERMIT APPROVAL DOCUMENTS TO BE KEPT ON SITE AT ALL TIMES



NEWINGTON M - 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

CIVIC ADDRESS:
288 ANTLER COURT

47

No.	Description	dd/mm/yy	By
7	ISSUED FOR STRUCTURAL REVIEW	31/05/22	KE
6	FINAL BLACKLINES	10/05/22	KE
5	BEP BLACKLINES	18/03/22	KE
4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
REVISIONS			

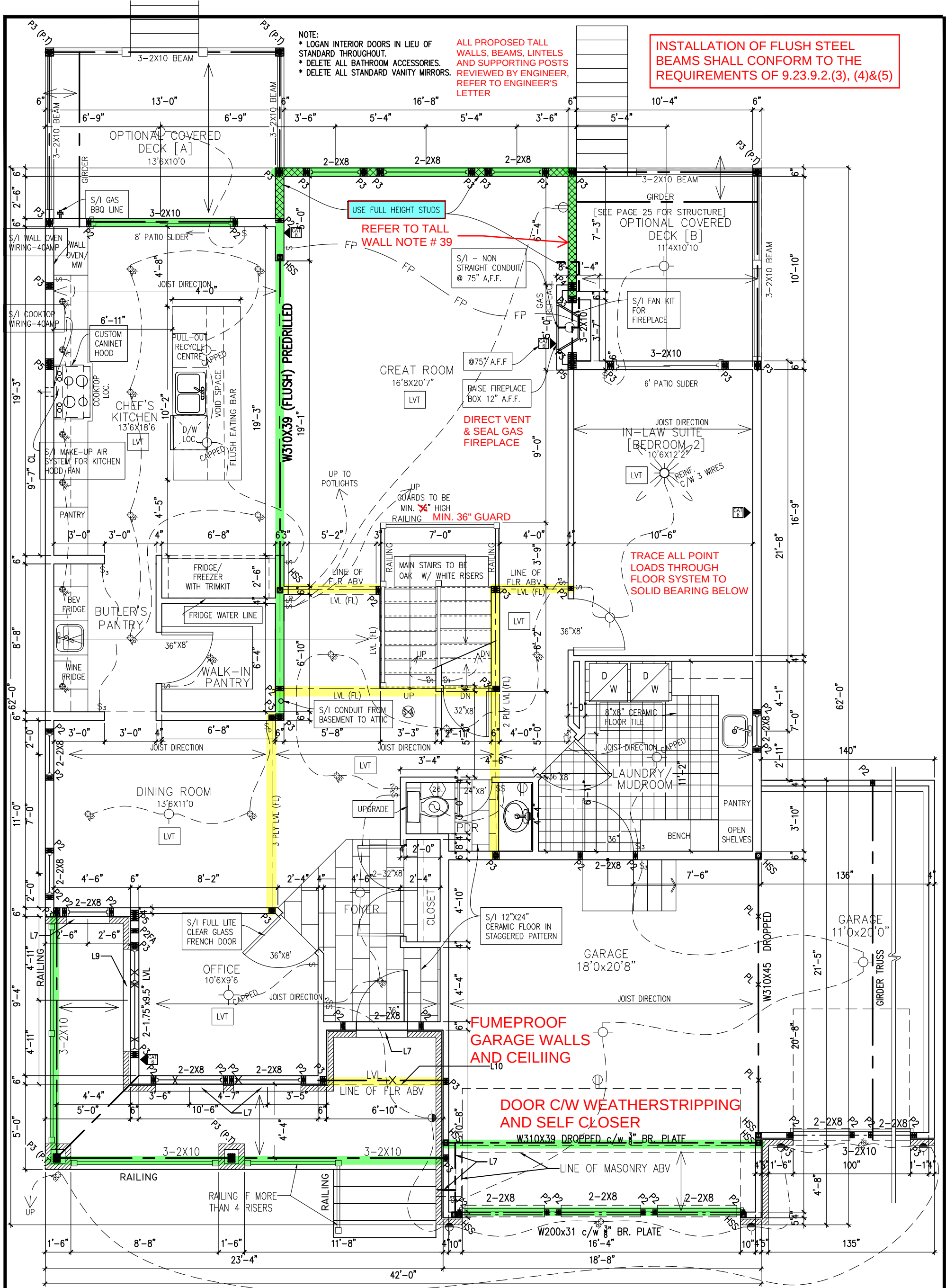
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drawn by: SP

date: JUN 12 '22

scale: 3/8"

D.C.L. -



GROUND FLOOR PLAN (M ELEVATION)
1782 SQ. FT.

FLAT CEILINGS THROUGHOUT
NO STIPPLE



NEWINGTON M - 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 47

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7	ISSUED FOR STRUCTURAL REVIEW	31/05/22	KE
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4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by: SP

date:

scale:

D.C.L. - 20

sheet no:

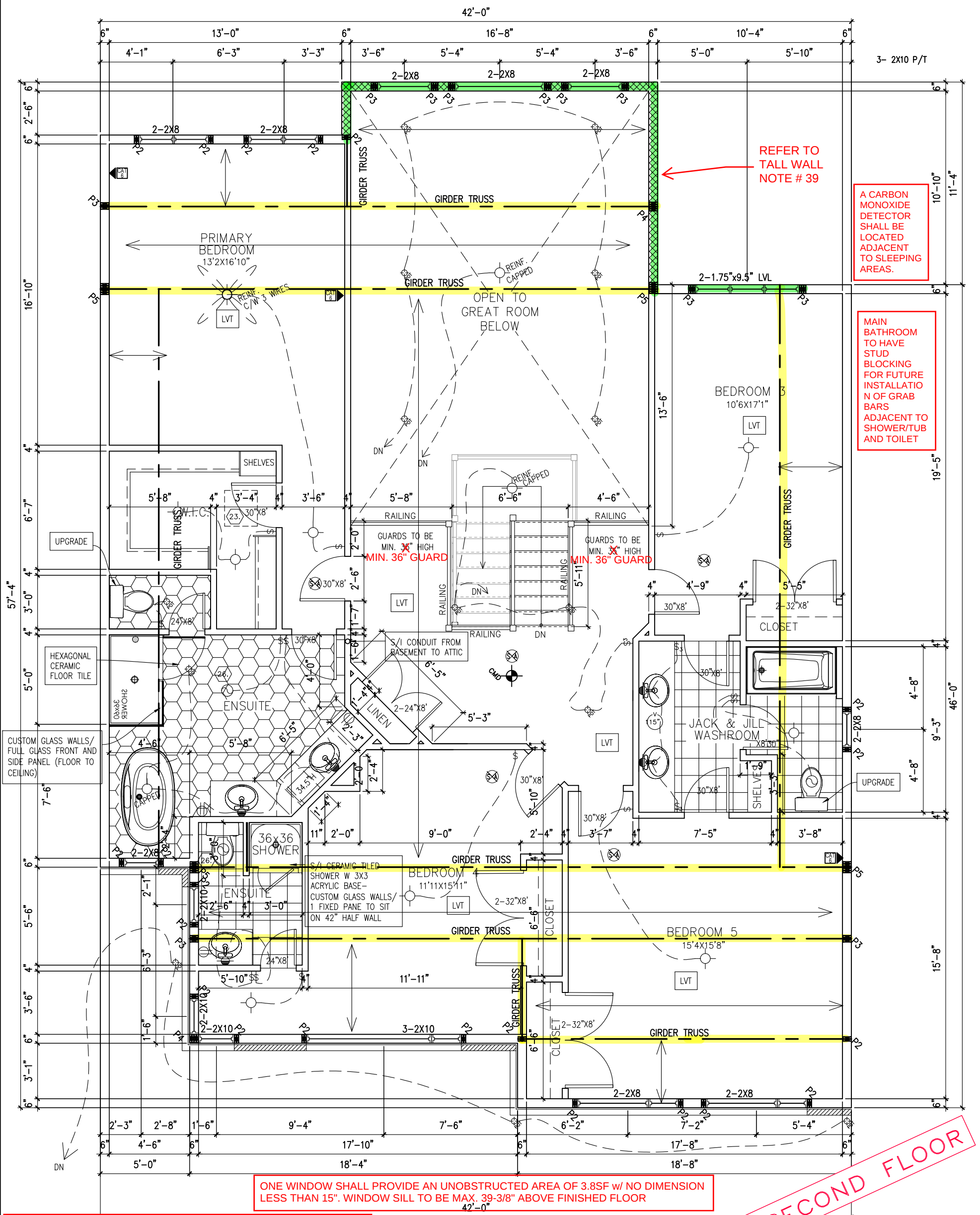


ALL PROPOSED TALL WALLS, BEAMS, LINTELS AND SUPPORTING POSTS REVIEWED BY ENGINEER, REFER TO ENGINEER'S LETTER

NOTE:
* LOGAN INTERIOR DOORS IN LIEU OF STANDARD THROUGHOUT.
* DELETE ALL BATHROOM ACCESSORIES.
* DELETE ALL STANDARD VANITY MIRRORS.

TRACE ALL POINT LOADS THROUGH FLOOR SYSTEM TO SOLID BEARING BELOW

PROVIDE P.ENG APPROVED FLOOR DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION



REFER TO TALL WALL NOTE # 39

A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS.

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

ONE WINDOW SHALL PROVIDE AN UNOBSTRUCTED AREA OF 3.8SF w/ NO DIMENSION LESS THAN 15". WINDOW SILL TO BE MAX. 39-3/8" ABOVE FINISHED FLOOR

A SMOKE ALARM SHALL 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 NFPA 72.

9' SECOND FLOOR

SECOND FLOOR PLAN (ELEVATION M)
1672 SQ. FT.

FLAT CEILINGS THROUGHOUT
NO STIPPLE

PHOENIX HOMES

NEWINGTON M – 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 47

CIVIC ADDRESS: 288 ANTLER COURT

7	ISSUED FOR STRUCTURAL REVIEW	31/05/22	KE
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5	BEP BLACKLINES	18/03/22	KE
4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

date: JUN

scale:

D.C.L. – 201

sheet no:

Plans Review

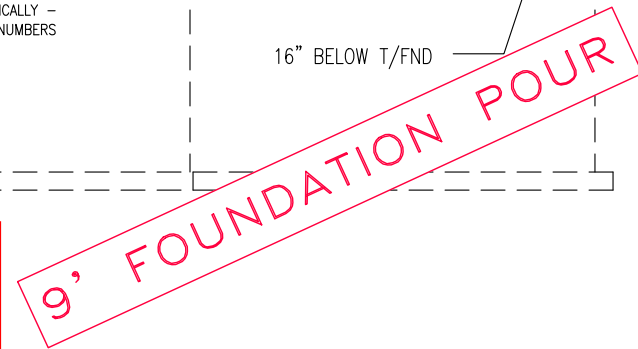
Municipality of Mississippi Mills

Building Dept.

2022-07-07

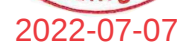
9' SECOND FLOOR

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drawn by:	SP
date:	JUN 12/16
scale:	3/16" = 1' - 0"
D.C.L. - 201	
sheet no:	



ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN. GUARDS TO BE MIN. 36" HIGH. WHERE DECK WALKING SURFACE EXCEEDS 5'-11", GUARD HEIGHT TO BE 42" HIGH

NEWINGTON M – 2021	
SITE: WHITE TAIL RIDGE PH3	
LOT NUMBER:	47
CIVIC ADDRESS: 288 ANTLER COURT	





9' SECOND FLOOR

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

INSTALL GUARD AS PER
SB-7 OR PROVIDE
ENGINEERED
CONNECTION DETAILS
AND RAILING
MANUFACTURER SPECS
TO INSPECTOR

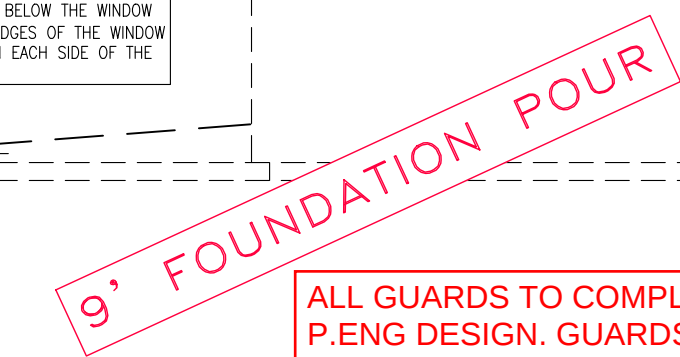
EXTERIOR LIGHT REQUIRED

ALL GUARDS TO COMPLY WITH SB-7 OR
P.ENG DESIGN. GUARDS TO BE MIN. 36" HIGH.
WHERE DECK WALKING SURFACE EXCEEDS
5'-11", GUARD HEIGHT TO BE 42" HIGH

9' FOUNDATION POUR



2022-07-07



2-15M @ EACH FACE
(EXTEND VERT. TO
FOOTING & HOR. 24"
BEYOND FACE)

ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN. GUARDS TO BE MIN. 36" HIGH. WHERE DECK WALKING SURFACE EXCEEDS 5'-11", GUARD HEIGHT TO BE 42" HIGH

9' SECOND FLOOR

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

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	$3/16" = 1' - 0"$
D.C.L. - 201	
sheet no:	

7	ISSUED FOR STRUCTURAL REVIEW	31/05/22 KE
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No.	Description	By
REVISIONS		

NEWINGTON M - 2021

SITE: WHITE TAIL RIDGE PH3

47

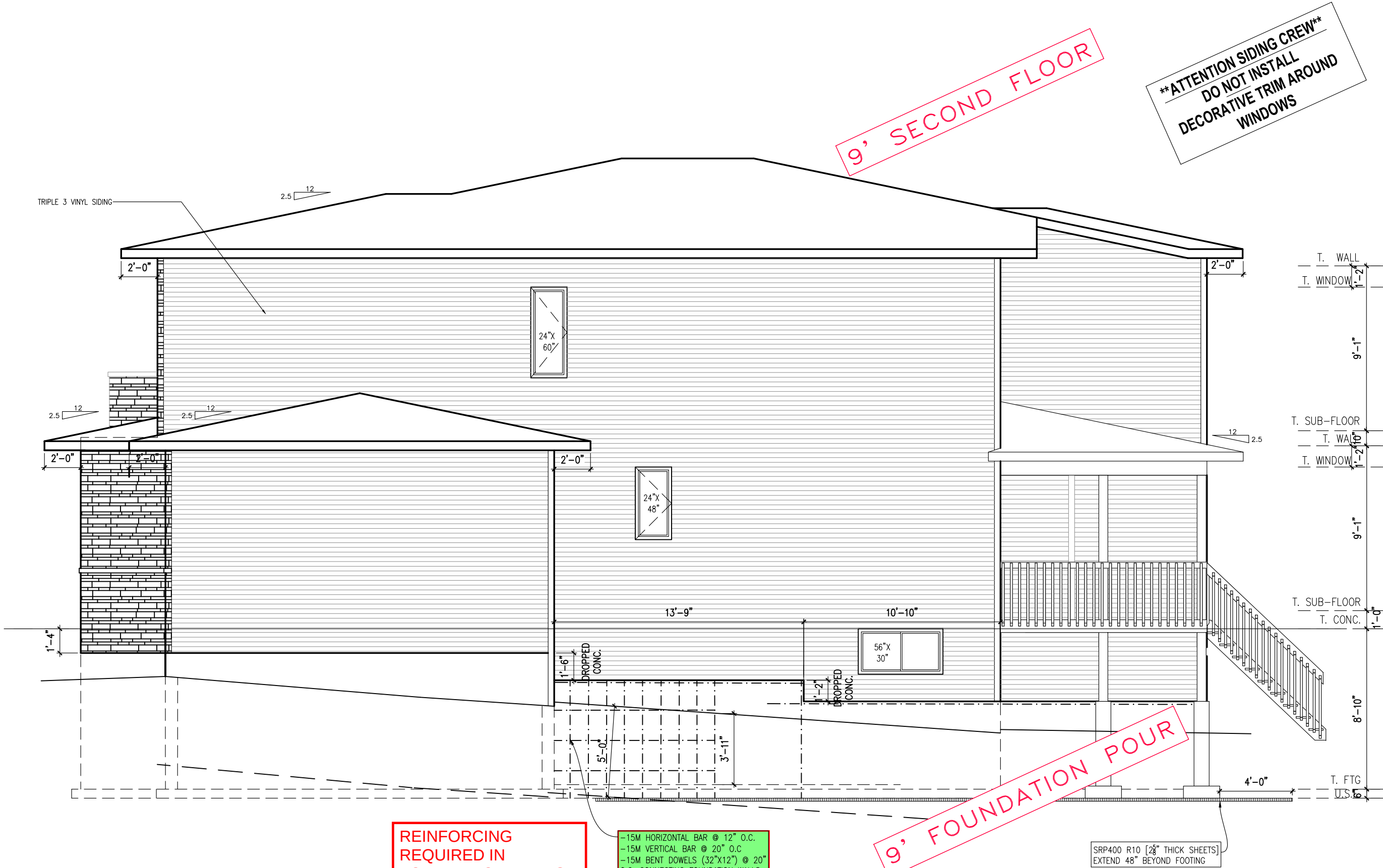
LOT NUMBER:

CIVIC ADDRESS:
2288 ANTLER COURT

OMES



2022-07-07



RIGHT SIDE ELEVATION M

REINFORCING
REQUIRED IN
FOUNDATION WALLS,
FOOTINGS OR PORCH
SLAB SHALL BE
REVIEWED PRIOR TO
POURING CONCRETE
(see inspector)

- 15M HORIZONTAL BAR @ 12" O.C.
- 15M VERTICAL BAR @ 20" O.C.
- 15M BENT DOWELS (32"x12") @ 20" O.C. CONNECTING FOUNDATION WALLS WITH FOOTING

SRP400 R10 [28" THICK SHEETS]
EXTEND 48" BEYOND FOOTING

9' SECOND FLOOR

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

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 201	sheet no:
8M of 9	

7	ISSUED FOR STRUCTURAL REVIEW	31/05/22	KE
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4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21	SP
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No. Description		ad/mm/yy	By
REVISIONS			

NEWINGTON M - 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 47

CIVIC ADDRESS: 288 ANTLER COURT

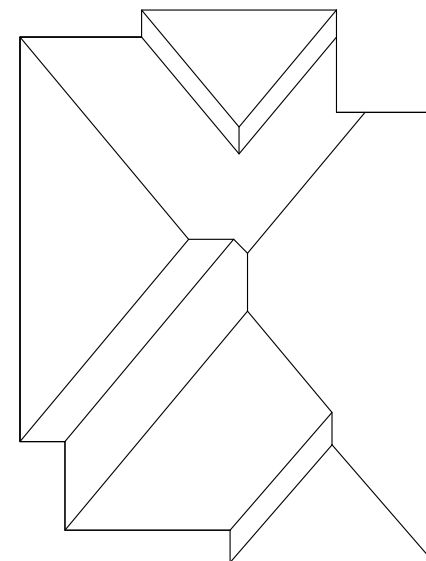
OMES

Plans Review

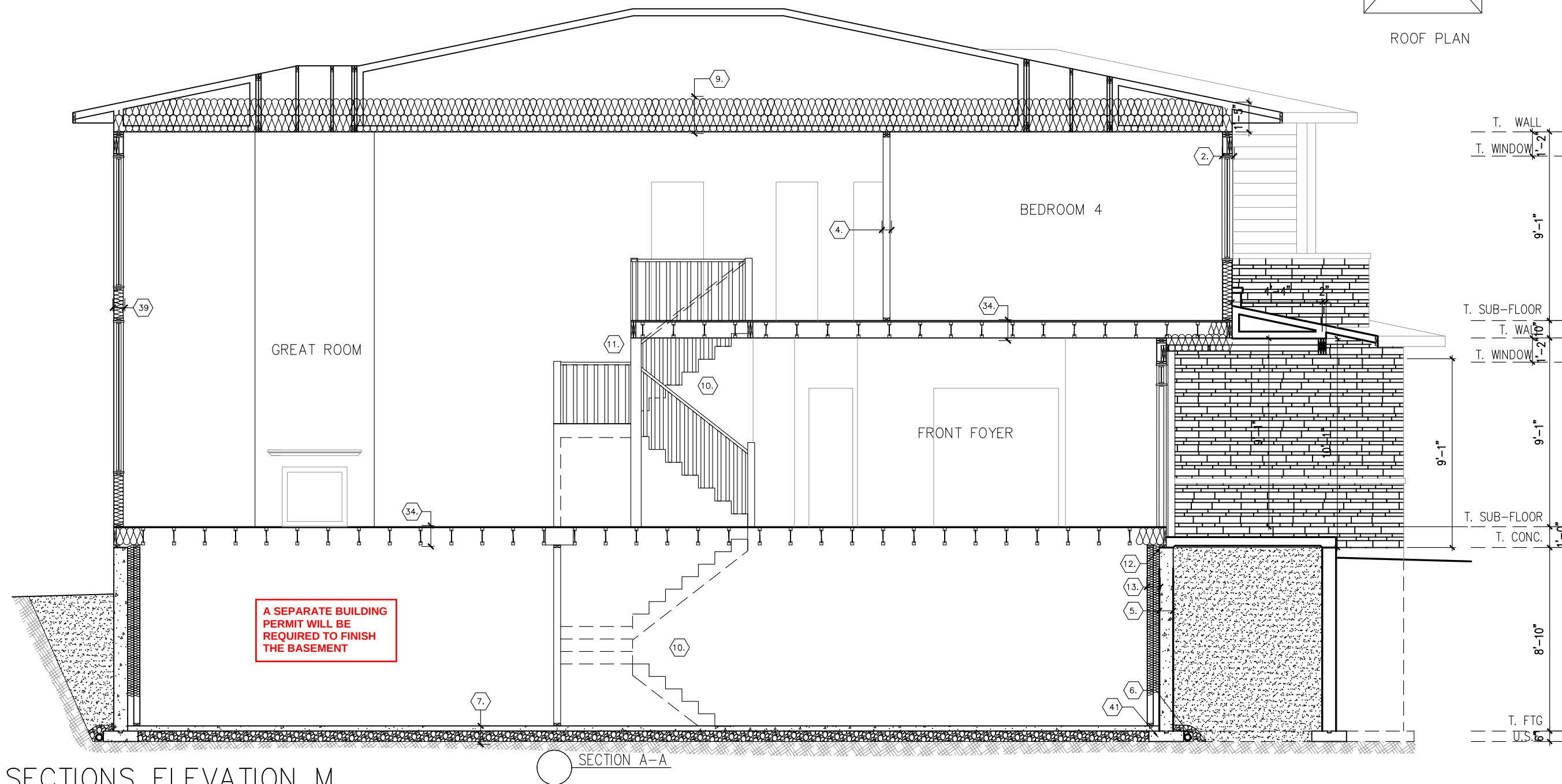
Municipality of Mississippi Mills

Building Dept.

2022-07-07



ROOF PLAN



SECTIONS ELEVATION M

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drawn by:	SP	
date:	JUN 12/16	
scale:	3/16" = 1' - 0"	
D.C.L. - 201		
sheet no:		

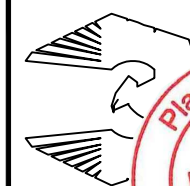
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NEWINGTON M – 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:
CIVIC ADDRESS:
288 ANTLER COURT

4



2022-07-07



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

May 31, 2022

Kollaard File # 220020 – LOT47

Phoenix Homes
18A Bentley Avenue
Ottawa, Ontario
K2E 6T8

Attn: Sandy Pollock
Tel: 613-723-9227 x 165
Email: spollock@phoenixhomes.ca

Re: Proposed Single Family Dwelling, 288 Antler Court, Lot # 47 White Tail Ridge, Arnprior, Kollaard Associates File # 220020

With regard to structural issues only, Kollaard Associates has reviewed the following drawings:

- Phoenix Homes, Lot # 47, White Tail Ridge, Pages # 1M to 9M, Dated 31/05/2022
- Grandor, High Roof Truss Layout, Newington 'M', WTR-3 Lot 47, Dated 05/06/2022
- Grandor, Low Roof Truss Layout, Newington 'M', WTR-3 Lot 47, Dated 05/06/2022
- Grandor, 2nd Floor Joist Layout, WTR3-47, Dated 05/31/2021
- Grandor, 1st Floor Joist Layout, WTR3-47, Dated 05/31/2021

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4M:

1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Pages # 4M are adequate.
2. The proposed tall wall noted on Phoenix Homes Pages # 1M is adequate.
3. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 4M and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).
4. Truss design is by others.

Ground Floor Plan – Pages # 3M:

5. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Pages # 3M are adequate

6. Ramset a 2x6 to the top flange of all steel beams to attach the above framing, floor joists and flush LVL beams.
7. The proposed web packing of the steel beam detailed on Phoenix Homes Sheet # 8M is adequate.
8. Truss design is by others.
9. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 3M and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).
10. Floor joist design and flush LVL beams within the floor structure are by the manufacturer.

Basement Plan – Pages # 2M:

11. It is the opinion of Kollaard Associates that the proposed steel beams steel posts shown on Phoenix Homes Sheet # 2M are adequate.
12. It is the opinion of Kollaard Associates that the proposed deck beams, posts, joists, sonotubes and ledger connection shown on Phoenix Homes Sheet # 2M are adequate.
13. The front porch slab reinforcement described on Phoenix Homes Sheet # 1M is adequate.
14. As noted on Phoenix Homes Sheet # 2M, the framed walls supporting the intermediate landing may be supported by the basement slab.
15. The foundation walls at the bottom of the window openings that exceed 47¼" in width (or the sum of the widths of the window openings exceed 25% of the length of the wall) are considered to be laterally unsupported as per 2012 OBC 9.15.4.3. The reinforcement around the window openings noted on Phoenix Homes Sheets # 2M is adequate to withstand the lateral earth pressures.
16. The stepped down foundation walls with framed knee walls above are considered laterally unsupported where the grade difference between the basement slab and the exterior grade exceeds 3'-11". The proposed foundation reinforcement shown on Phoenix Homes Pages # 8M IS adequate to withstand the lateral earth pressures.
17. The remaining proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A. ensuring that the grade difference between the basement slab and the exterior grade (including the garage slab) does not exceed 7'-6½" for the full height 8'-10" foundation walls.
18. The proposed strip footings, interior pad footings and exterior pad footings shown on Phoenix Homes Page # 2M and noted on Phoenix Homes Sheet # 1M are adequate.
19. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels shown on Phoenix Homes Sheet # 2M are adequate.
20. The floor joist layout is to be revised to specify the flush window lintels as shown on Phoenix Homes Sheet # 2M.

General Notes:

21. All gravity loads to be carried to foundation through solid blocking.
22. Truss design is by others.

23. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.
24. The self supporting stairs are to be designed by the stair manufacturer.
25. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.
26. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.
27. All guards to be as per OBC SB-7, unless otherwise mentioned and designed by others.
28. All brick lintels to be as per OBC Table 9.20.5.2.B.
29. Unless otherwise noted, LVL to be 1.8E 3000Fb LVL (Canadian Limit States bending strength of at least 39.5 MPa) with 1¾" nominal width or better.
30. Pemco Steel adjustable posts are designed and approved by the manufacturer. The adjustable steel posts are designed for a maximum allowable load of 106.8 kN at a maximum height of 9'-3".
31. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.
32. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.
33. Note that the truss manufacturer/floor joist supplier has sized the flush LVL beams and girder trusses shown on the building drawings. The comments provided by Kollaard Associates in this report are based in part on the design indicated in the truss and floor layouts. If a different truss and/or floor layout is used in construction, comments made in this report may no longer be valid. Provide Kollaard Associates with the full truss package prior to construction.
34. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
35. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Sincerely,
Kollaard Associates Inc.



Christopher Cogliati, P.Eng.

