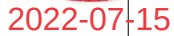




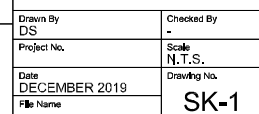
PROVIDE P.ENG APPROVED FLOOR
DRAWINGS AND SPECIFICATIONS TO
BUILDING INSPECTOR AT FRAMING
INSPECTION

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

DATE: 6/14/2022

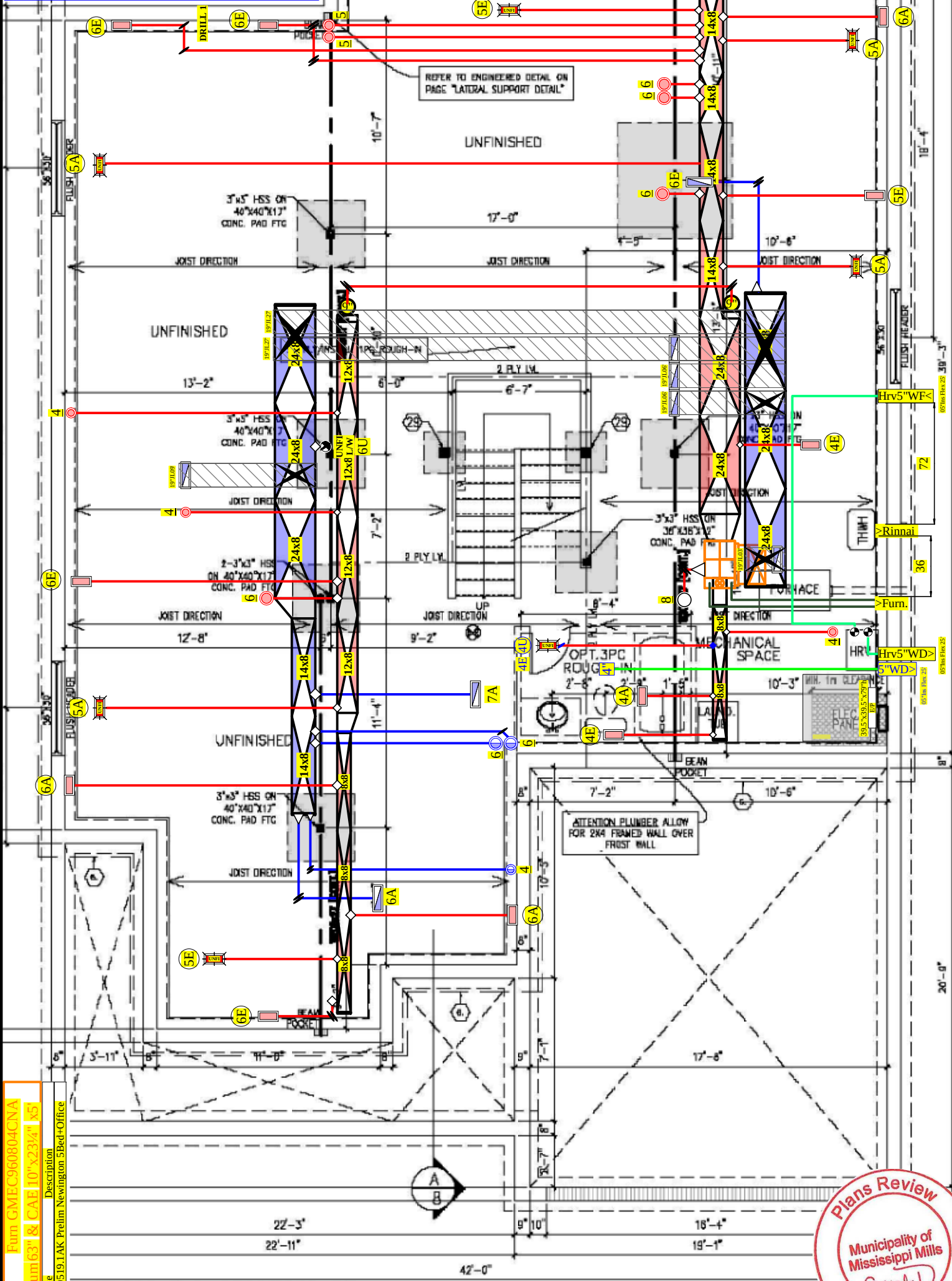


ALL HARDWARE TO BE HOT-DIP
GALVANIZED
CONCRETE MIN. STRENGTH: 25 MPA

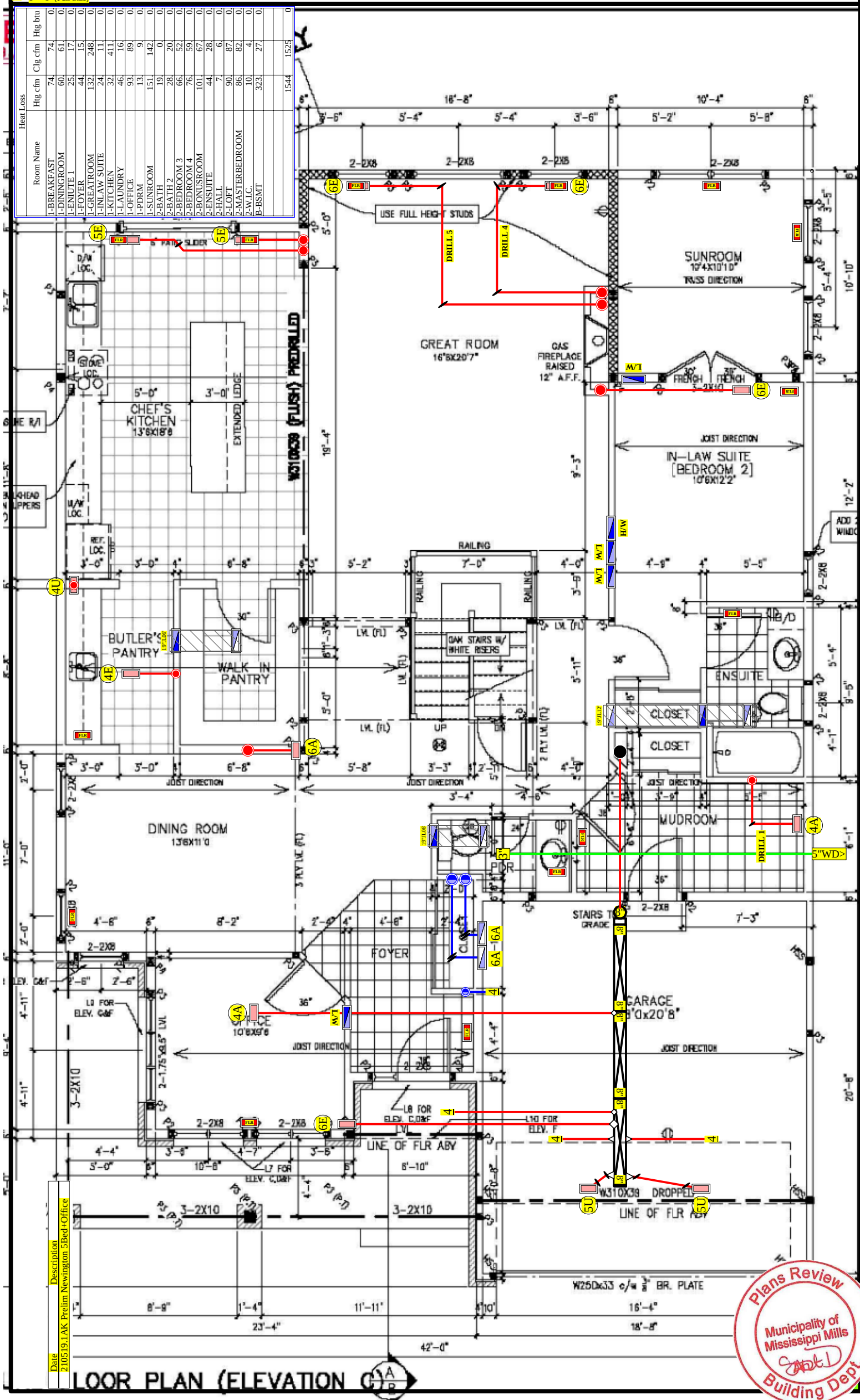


No.	Revision	Date	By
Contractor must verify all dimensions on the job and report any discrepancy to the architect before proceeding with the work.			
All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are NOT to be scaled.			

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-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-PDRM	13	9	0
1-SUNROOM	151	142	0
2-BATH 2	19	0	0
2-BEDROOM 3	28	52	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

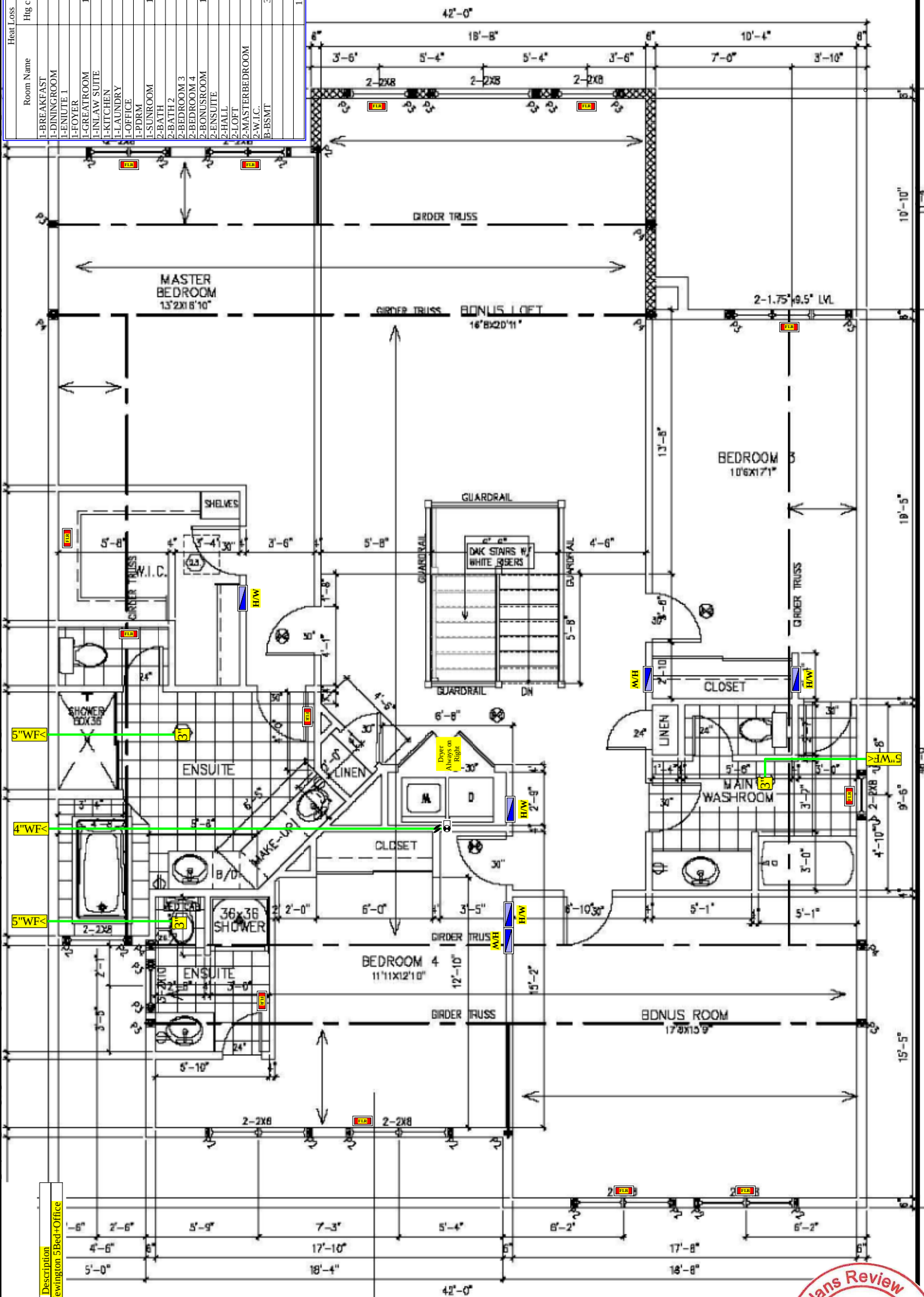


Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENUTE 1	25	17	0
1-FOYER	44	15	0
1-GREATROOM	132	248	0
1-IN-LAW SUITE	24	11	0
1-KITCHEN	32	411	0
1-LAUNDRY	46	16	0
1-OFFICE	93	89	0
1-PDRM	13	9	0
1-SUNROOM	151	142	0
2-BATH	19	0	0
2-BATH 2	28	20	0
2-BEDROOM 3	66	52	0
2-BEDROOM 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-BSMT	323	27	0
	1544	1525	0



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)



2022-07-15

2022-07-15

RAISED HEEL TRUSS
MIN. R-20

VENTED ALUM.
SOFFIT

1/2" DRYWALL, 1"x4" STAPPING @
24" O/C, 6 MIL POLY VAPOUR
BARRIER, **R-60 BLOWN-IN**
FIBREGLASS INSULATION

VENTILATION BAFFLE

SEAL JOINT AT EXT. WALL & CLG
INTERSECTION AS PER
OBC DIV.-B 9.25.3.3(4)

HEADER WRAP TO BE SEALED OR
LAPPED TO THE WALL AIR BARRIER
ABOVE AND BELOW AS PER OBC
DIV.-B 9.25.3.3(8)

AIR BARRIER @ OPENINGS TO BE SEALED
TO WINDOW/DOOR FRAME WITH COMPATIBLE
TAPE OR SPRAY FOAM INSULATION AS PER
OBC DIV.-B 9.25.3.3(11)

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.

SEAL JOINT AT SUBFLOOR & AROUND
FLOOR JOIST AS PER
OBC DIV.-B 9.25.3.3(4)

ENG. FLOOR JOISTS

HEADER WRAP TO BE SEALED OR
LAPPED TO THE WALL AIR BARRIER
ABOVE AND BELOW AS PER
OBC DIV.-B 9.25.3.3(8)

INSULATE JOIST CAVITY TO MIN.
R22 AS PER SB-12 [3.1.1.1 (14)]

SEAL JOINT AT EXT. WALL & CEILING
INTERSECTION AS PER
OBC DIV.-B 9.25.3.3(4)

1/2" DRYWALL
6 MIL POLY VAPOUR BARRIER
2"x6" STUDS @ 16" O/C
R-22 FIBREGLASS BATT INSULATION
7/16" ASPENITE SHEATHING
HOUSE WRAP AIR BARRIER
VINYL SIDING

**INSULATE JOIST CAVITY TO MIN.
R22** AS PER SB-12 [3.1.1.1
(14)]

SEAL JOINT AT SUBFLOOR & AROUND FLOOR
JOIST AS PER OBC DIV.-B 9.25.3.3(4)

3/4" ASPENITE SUBFLOOR

ENG. FLOOR JOISTS

HEADER WRAP TO BE SEALED OR LAPPED
TO THE WALL AIR BARRIER ABOVE AND
BELOW AS PER OBC DIV.-B 9.25.3.3(8)

ENG. FLOOR JOISTS

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF
THE SUBFLOOR TO NOT MORE THAN 8" ABOVE THE FINISHED FLOOR OF THE BASEMENT.

TYPICAL INSULATION APPLICATION WITHOUT STUD FRAMING

APPROVED DAMPPROOFING

8" CONCRETE FOUNDATION WALL

FELT PAPER BARRIER

R20ci - 6" OWENS CORNING BLANKET INSULATION
(MECHANICALLY FASTENED) c/w VAPOUR BARRIER

TYPICAL INSULATION APPLICATION WITH STUD FRAMING

APPROVED DAMPPROOFING

8" CONCRETE FOUNDATION WALL

FELT PAPER BARRIER

3 1/2" OF CONTINUOUS R10 BATT INSULATION

2X4 WALL @ 24" o/c w/ R12 BATT

6mil POLY VAPOUR BARRIER

3 1/2" SPACE BETWEEN FOUNDATION WALL & 2X4 STUDS

SEAL JOINT PER OBC DIV.-B 9.25.3.3.(1)

3" CONC. FLOOR @ 2500 PSI

4"min. GRANULAR FILL

6 MIL POLY, SLAB DAMPROOFING AND SOIL GAS BARRIER, SHALL
BE LAPPED NOT LESS THAN 300mm (12") AS PER SB-9

FLEXIBLE SEALANT AT INTERSECTION OF
CONCRETE SLAB AND FDN. WALL AS PER SB-9

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)

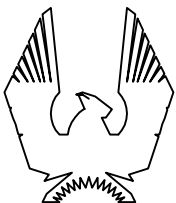
APPROVED CONT. AIR BARRIER
1/2" DRYWALL, TAPE & SEAL ALL
JOINTS AIR TIGHT PER OBC 9.10.9.16

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:

scale: N/A

sheet no:

SB-12
DETAILS

CONSTRUCTION NOTES

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**
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.

- 3A. **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.

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 1/8")
-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 7/8") 200mm (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 7/8")
-9.8.7.6.(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 7/8") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

11. **GUARDS -OBC. 9.8.8.3.-**
(1) EXT. GUARDS HEIGHT: =1070mm (42 5/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 5/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 5/8") MIN.
-9.8.8.5.(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 7/8")

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)

13. **SILL PLATE TO BE PRESSURE TREATED OR 6MIL POLY BELOW -R12 (3") CONTINUOUS BATT INSULATION.** 2"x4" STUD WALL PLACED 3" 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)

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 5/8") THICK TO A MAX. DEPTH OF 350mm (13 3/8") 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 RESPONSABILITY 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:

1. **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").
2. **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")
3. 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

1. MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
2. ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGAS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
4. 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:

1. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3. LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
5. 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.
6. 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.
7. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8. 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:

1. 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".
2. 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

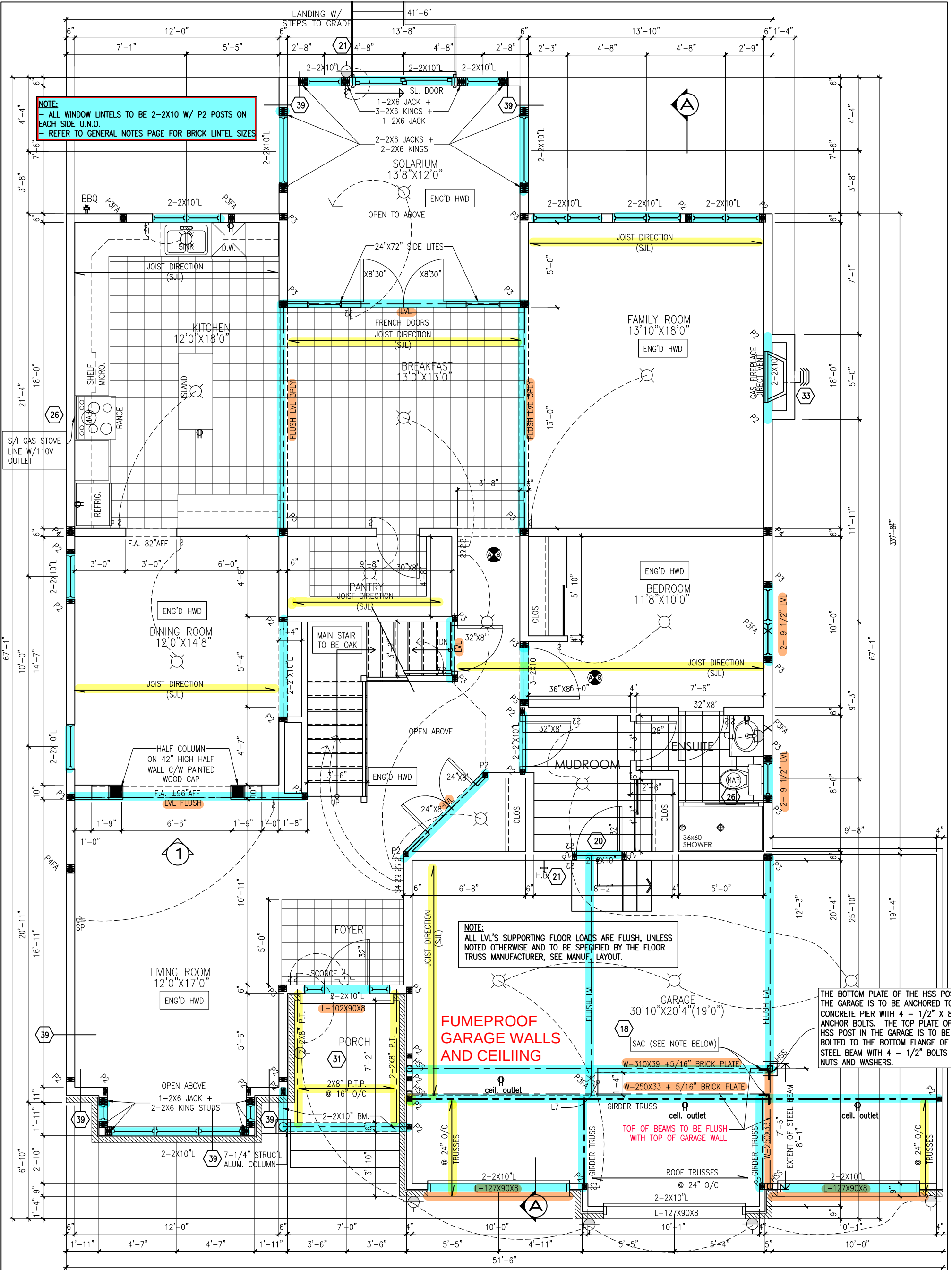
LAMINATED VENEER LUMBER (LVL) BEAMS

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 1/2" x 3 1 1/2" x 1/4"
8'-0" TO 8'-8"	4" x 3 1 1/2" x 1/4"
8'-8" TO 10'-10"	5" x 3 1 1/2" x 5/16"
10'-10" TO 11'-5"	5" x 3 1 1/2" x 7/16"
11'-5" TO 11'-9"	5" x 3 1 1/2" x 1/2"
11'-9" TO 12'-6"	6" x 3 1 1/2" x 7/16"
12'-6" TO 13'-4"	6" x 3 1 1/2" x 1/2"

LEGEND

	EXHAUST VENT		MEDICINE CABINET
	DUPLEX OUTLET (12" HIGH)		DOUBLE VOLUME WALL SEE NOTE 39.
	WEATHERPROOF DUPLEX OUTLET		SOLID WOOD BEARING
	HEAVY DUTY OUTLET	P2 - 2 MEMBER BUILT-UP STUD	
	POT LIGHT	P3 - 3 MEMBER BUILT-UP STUD	
	LIGHT FIXTURE (CEILING MOUNTED)	P4 - 4 MEMBER BUILT-UP STUD	
	LIGHT FIXTURE (WALL MOUNTED)	P5 - 5 MEMBER BUILT-UP STUD	
	SWITCH	NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2 (ONE CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.)	
	SWITCH (3-WAY)		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
	FLOOR DRAIN		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.
	HOSE BIB	<u>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))</u>	
	DOUBLE JOIST	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.	
	LAMINATED VENEER LUMBER		
	POINT LOAD FROM ABOVE		
	PRESSURE TREATED LUMBER		
	GIRDER TRUSS BY ROOF TRUSS MANUF.		
	FLAT ARCH		
	CURVED ARCH		



MAIN FLOOR PLAN ELEV. E – 1958 SF

SINGLE ANGLE CONNECTION (SAC) - 6" LONG, 6" X 6" X 3/8" STEEL ANGLE WELDED TO THE WEB OF THE SUPPORTED STEEL BEAM WITH FULL PERIMETER 1/4" E49XX FILLET WELDS AND BOLTED TO THE SUPPORTING BEAM WITH 2 - 3/4" ASTM A325 BOLTS C/W NUTS AND WASHERS SPACED 3" APART.



ANNAPOLIS-2019-E

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 49

CIVIC ADDRESS: 296 ANTLER COURT

8	ISSUED FOR LAYOUTS	MAY-06-22	SP
7	BEP BLACKLINES	APR-12-22	KE
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
No. Description		Date	By
REVISIONS			

file number: 509

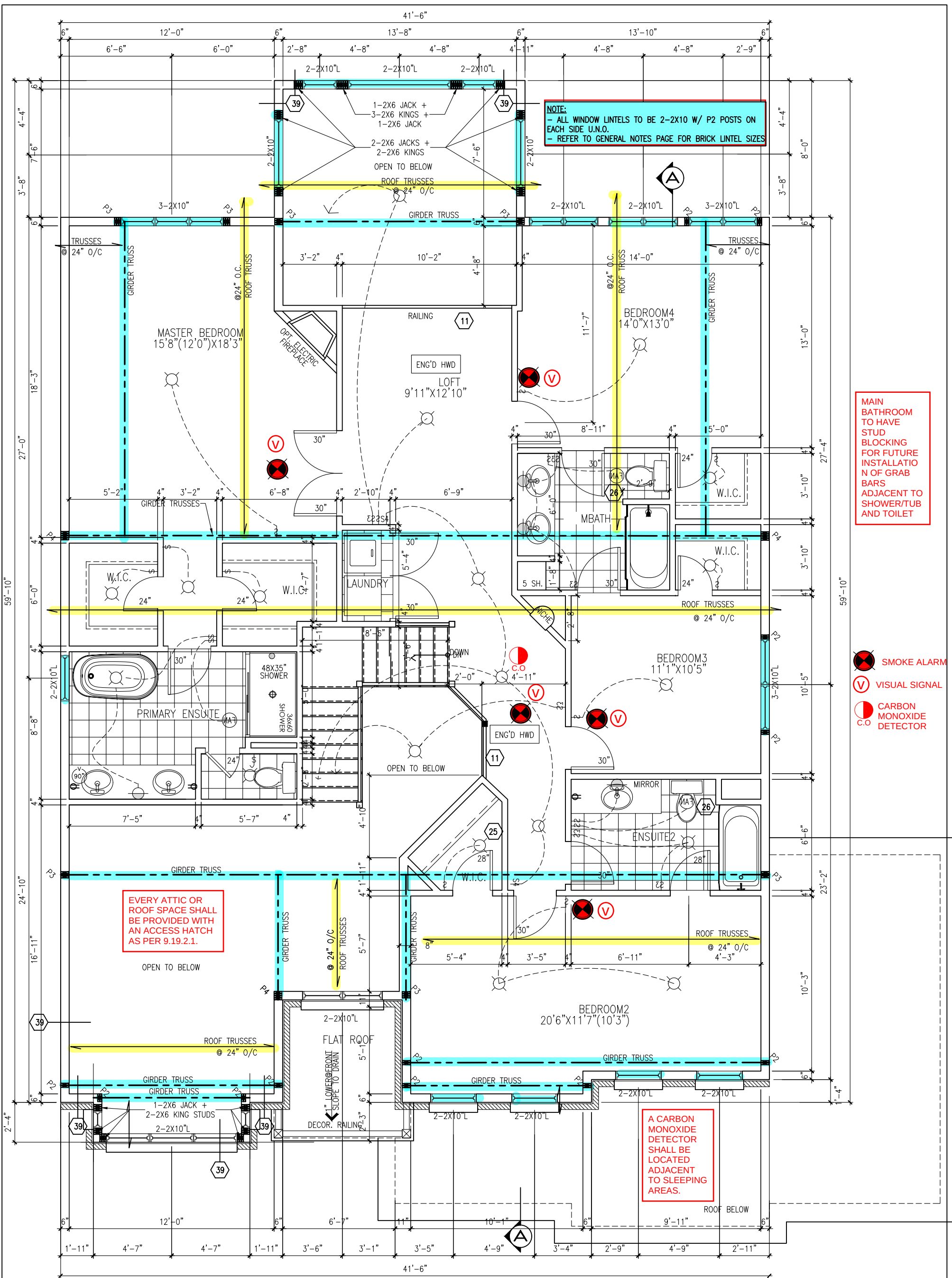
drawn by: T.L.

date: DEC. 2022

scale: 3/8" = 1'-0"

DCL-182 sheet no: 15





SECOND FLOOR PLAN ELEV. E – 1672 SF

PHOENIX HOMES

ANNAPOLIS-2019-E

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 49

CIVIC ADDRESS: 296 ANTLER COURT

8	ISSUED FOR LAYOUTS	MAY-06-22	SP
7	BEP BLACKLINES	APR-12-22	KE
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
No. Description		Date	By
REVISIONS			

file number: 509

drawn by: T.L.

date: DEC

scale:

DCL-182 sheet no:

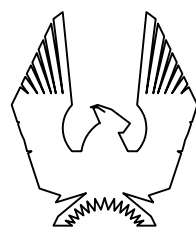
16





STAIR TREADS
Min Rise 125mm
Max Rise 200mm
Min Run 255mm
Max Run 355mm
Max Nosing 25mm

FRONT ELEVATION 'E'



PHOENIX HOMES

ANNAPOLIS-2019-E

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

CIVIC ADDRESS:
296 ANTLER COURT

49

8	ISSUED FOR LAYOUTS	MAY-06-22	SP
7	BEP BLACKLINES	APR-12-22	KE
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
No.	Description	Date	By
REVISIONS			

file number: 509

drawn by: T.L.

date:DEC.2012	DCL-79
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sheet no:

17

5

9

A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF:

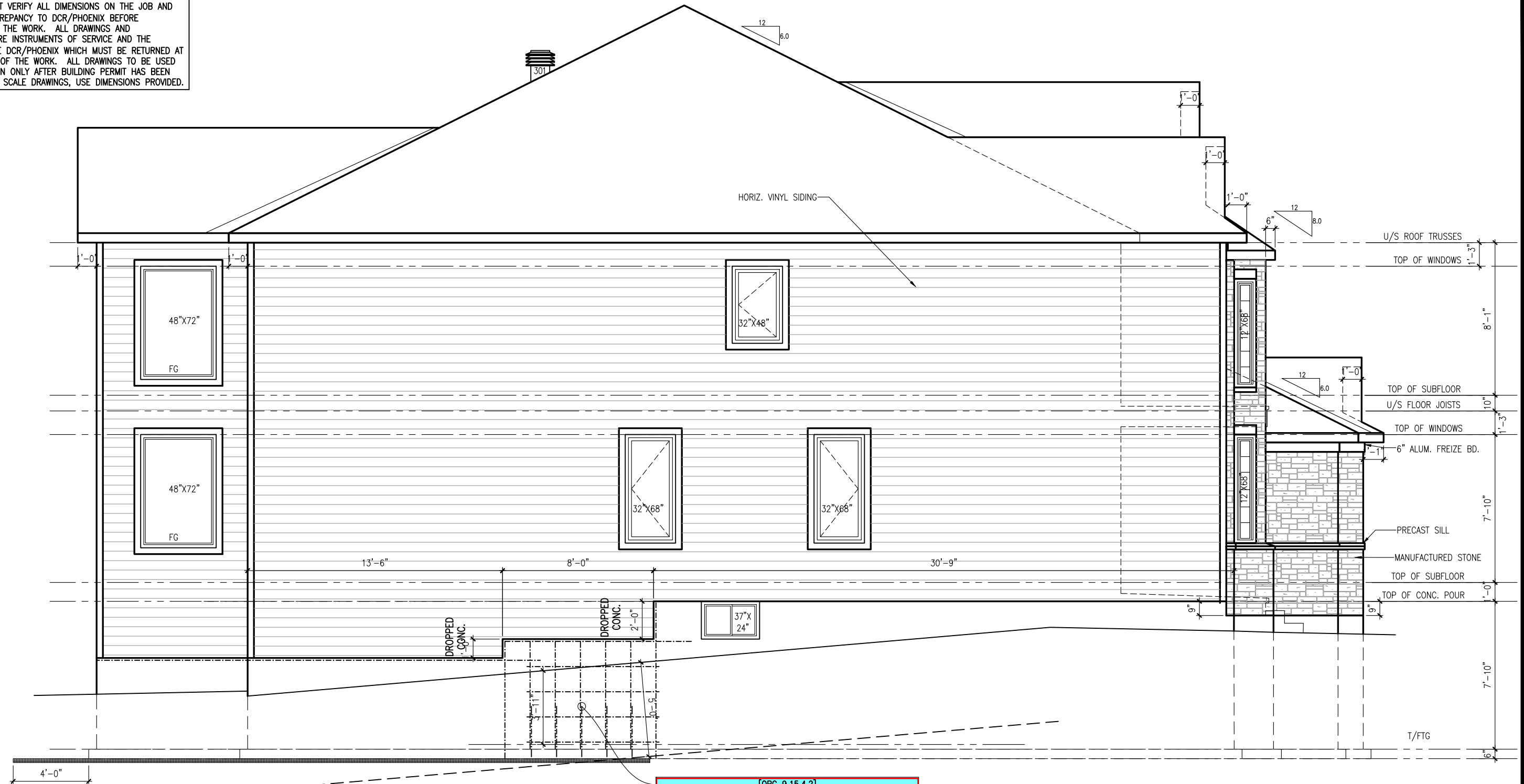
- EVERY INTERIOR STAIR HAVING MORE THAN TWO RISERS
- EVERY EXTERIOR STAIR HAVING MORE THAN THREE RISERS

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



2022-07-15

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



LEFT SIDE ELEVATION 'E'



ANNAPOLIS-2019-E

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

49

CIVIC ADDRESS:
296 ANTLER COURT

No.	Description	Date	By
8	ISSUED FOR LAYOUTS	MAY-06-22	SP
7	BEP BLACKLINES	APR-12-22	KE
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
REVISIONS			

file number: 509

drawn by: T.L.

date: DEC. 2012 DCL-79

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sheet no:

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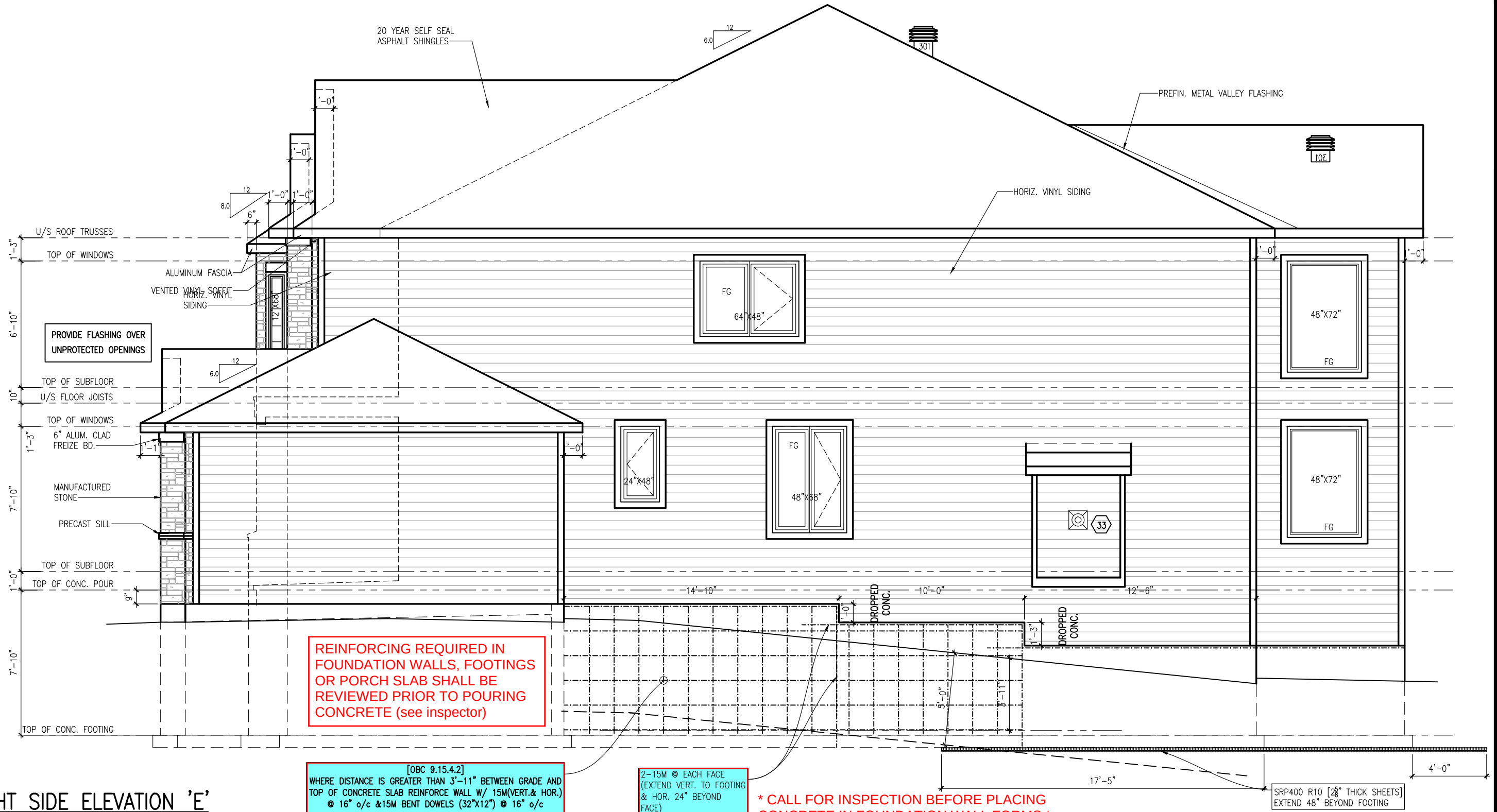
* CALL FOR INSPECTION BEFORE PLACING CONCRETE IN FOUNDATION WALL FORMS *

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

A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF:
- EVERY INTERIOR STAIR HAVING MORE THAN TWO RISERS
- EVERY EXTERIOR STAIR HAVING MORE THAN THREE RISERS



2022-07-15



RIGHT SIDE ELEVATION 'E'



ANNAPOLIS-2019-E

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 49

CIVIC ADDRESS: 296 ANTLER COURT

8	ISSUED FOR LAYOUTS	MAY-06-22	SP
7	BEP BLACKLINES	APR-12-22	KE
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
No.	Description	Date	By
REVISIONS			

file number: 509

drawn by: T.L.

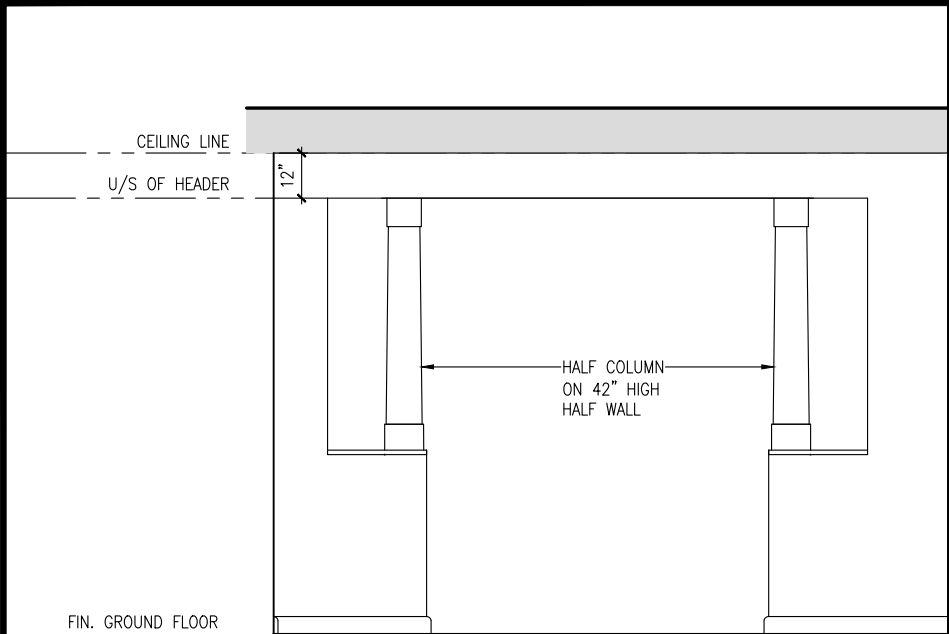
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7/9





ELEVATION-1

LIVING-DINING ROOM



REAR ELEVATION E&F



ANNAPOLIS-2019-E/F

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

49

CIVIC ADDRESS:
296 ANTLER COURT

8	ISSUED FOR LAYOUTS	MAY-06-22	SP
7	BEP BLACKLINES	APR-12-22	KE
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
No.	Description	Date	By
REVISIONS			

file number:	509
drawn by:	T.L.
date:	DEC. 2012
scale:	3/16"=1'
DCL-182 sheet no:	20
	8 9

PRIVATE STAIRS
Min Rise 125mm (5")
Max Rise 200mm (7-7/8")
Min Run 255mm (10")
Max Run 355mm (14")
Max Nosing 25mm (1")

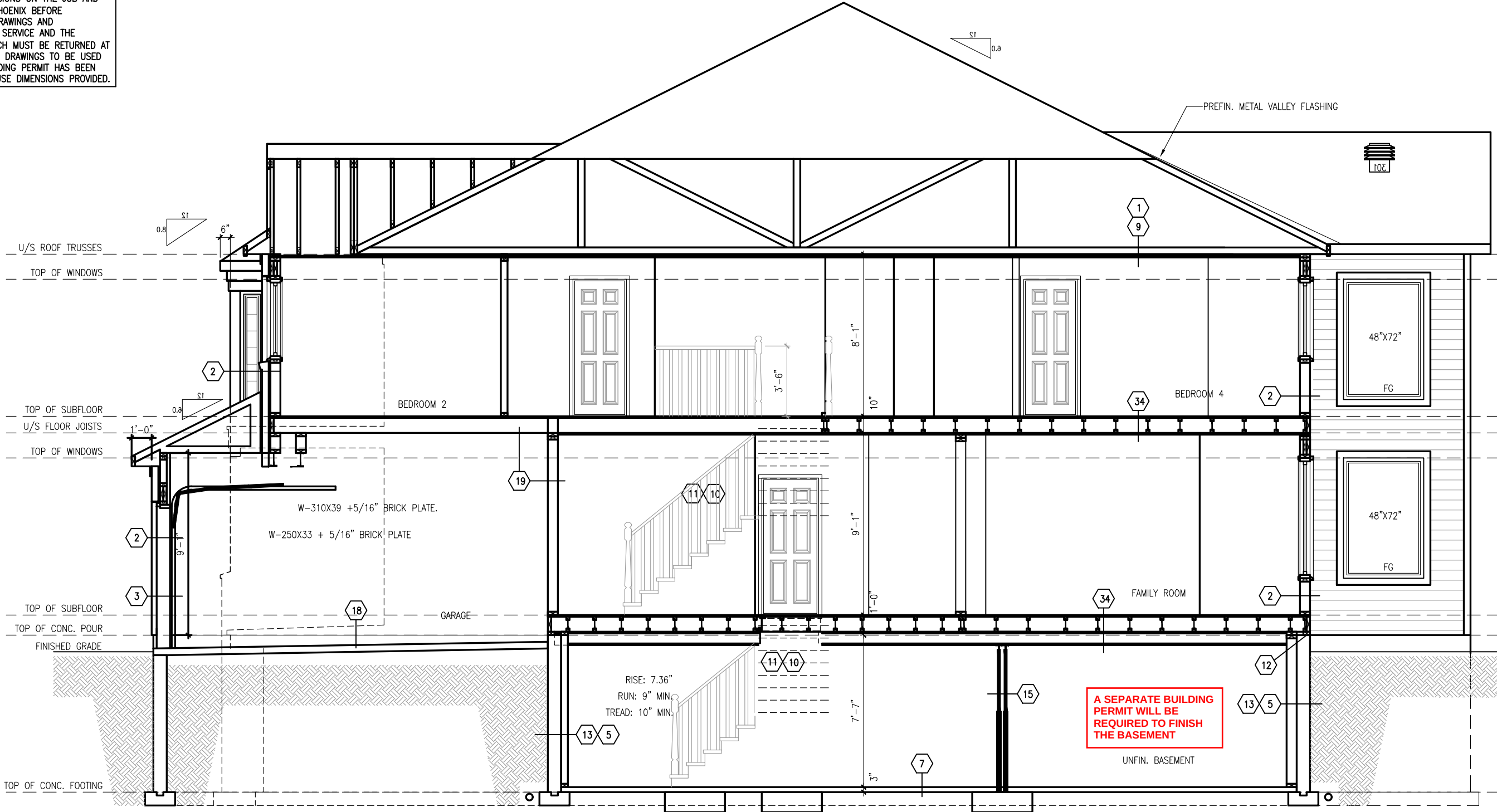
ALL GUARDS MUST BE
NON-CLIMBABLE WITH NO
HORIZONTAL MEMBERS
BETWEEN 5-1/2" AND 35"
ABOVE THE FLOOR OR
WALKING SURFACE

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

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND
REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE
PROCEEDING WITH THE WORK. ALL DRAWINGS AND
SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE
PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT
THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED
FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN
ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



SECTION @ STAIRS



ANNAPOLIS-2019-E

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 49

CIVIC ADDRESS: 296 ANTLER COURT

No.	Description	Date	By
8	ISSUED FOR LAYOUTS	MAY-06-22	SP
7	BEP BLACKLINES	APR-12-22	KE
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
REVISIONS			

file number: 509

drawn by: T.L.

date: DEC. 2012

scale: 3/16"=1'

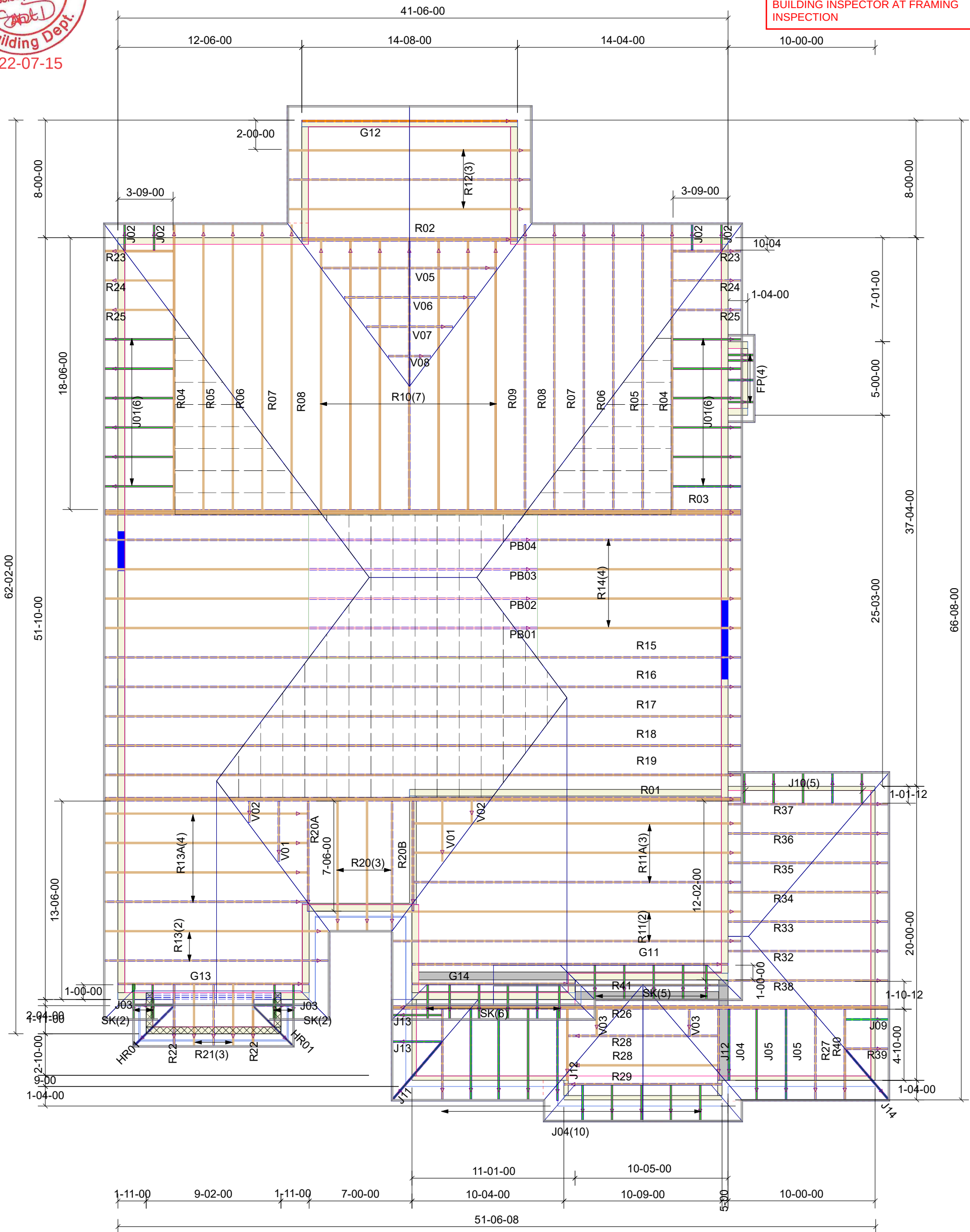
DCL-182 sheet no: 9



2022-07-15



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



Hatch Legend	
	9 1/2" LOWER WALL
	DROP TOP CHORD
	DROP TOP CHORD

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.

JOB:
PHOENIX HOMES
ANNAPOLIS 'E'
PANNE4-6
WTR3-49

DATE: 5/27/2022