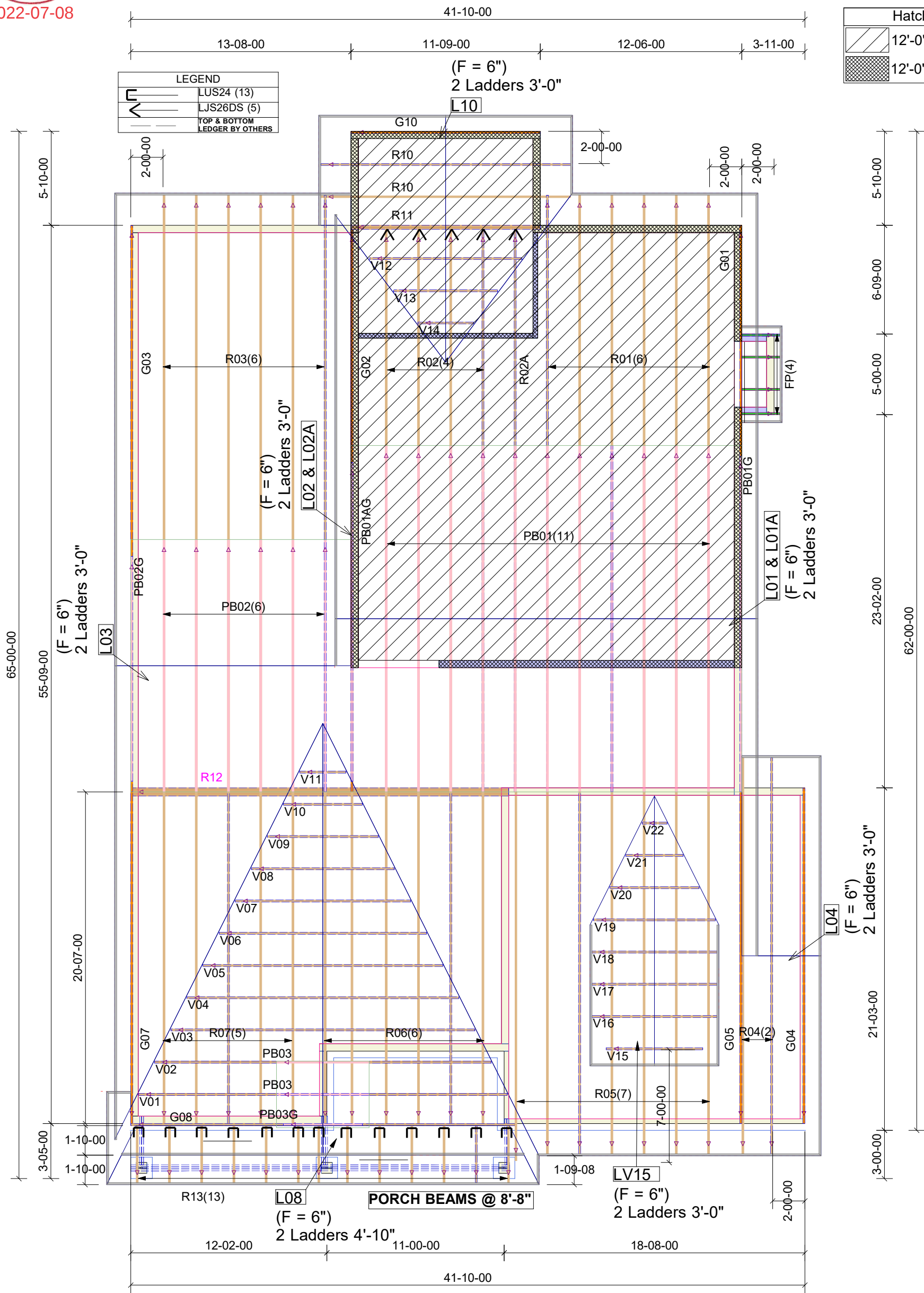




2022-07-08



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.

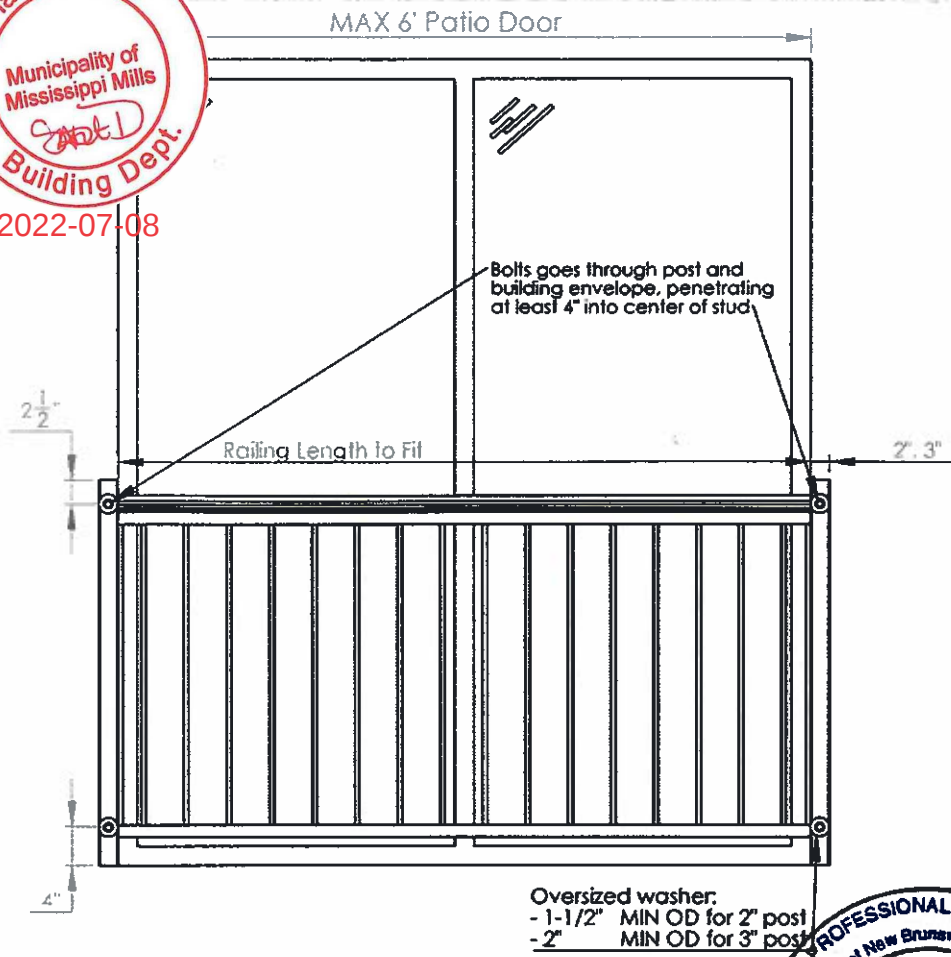
GRANDOR LUMBER INC.
ALPHA LUMBER GROUP

JOB: PHOENIX HOMES
SPRINGFIELD 'D'
PSPRD-2-LOT WTR3-150

DATE: 1/4/2022



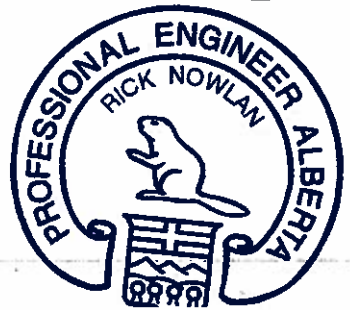
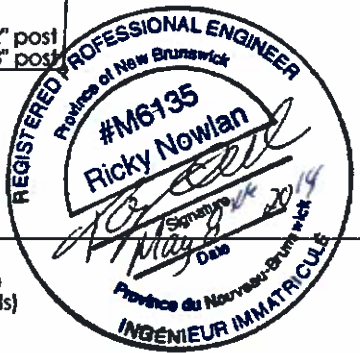
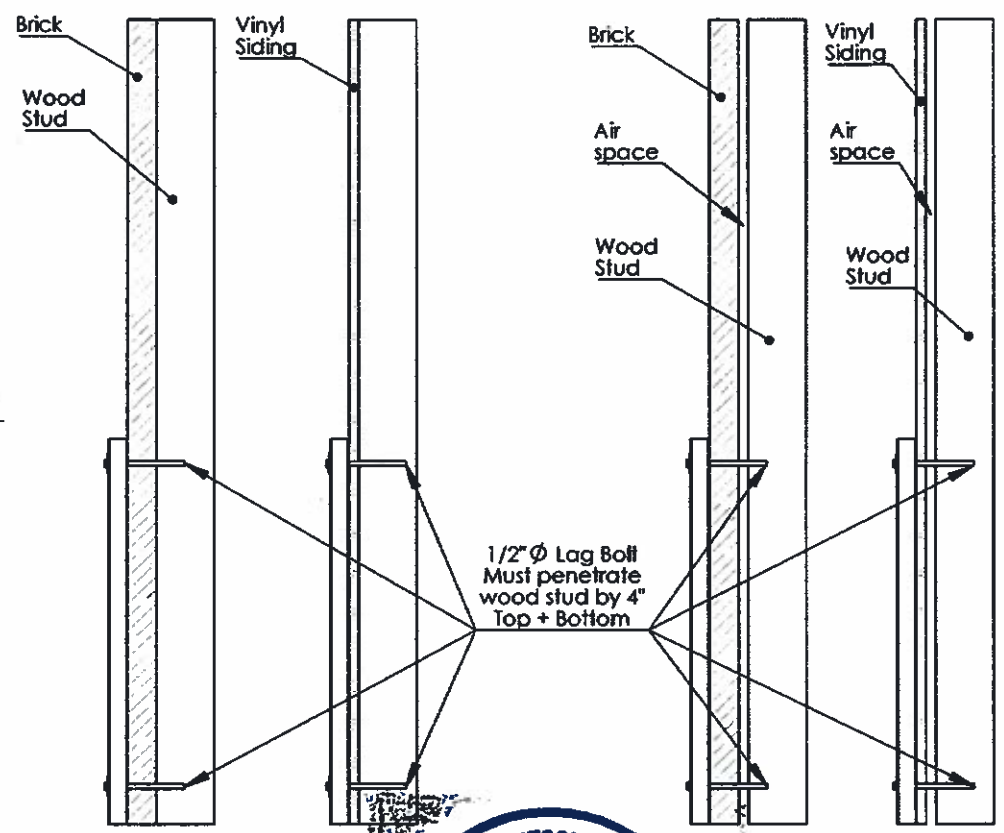
2022-07-08



- Drilled holes into 2" post must be no larger than 9/16" Ø
- Drilled holes into 3" post must be no larger than 9/16" Ø

Meets the following building codes:
-NBCC 2010 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
-Ontario 2012 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
* excludes clause 1(a)

Notes:
Install anchors as per bolt manufacturer specifications
Main structure load capacity responsibility of others



Imperial Manufacturing Group
40 Industrial Park St
Richibucto, NB
E4W 4A4
Tel: 506-523-9117 Fax: 506-523-9024

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF IMPERIAL MANUFACTURING GROUP. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF IMPERIAL MANUFACTURING GROUP IS PROHIBITED.

TITLE:
Construction Drawing
Kool Ray Pre-Assembled
Juliette Railing for 6'(MAX) Patio Doors

SIZE A	DWG. NO. Z-KRES-004	REV 1
SCALE: NTS Mar 14 SHEET 1 OF 1		

2022-07-08

RAISED HEEL TRUSS
MIN. R-20

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)

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)

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)

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.

MINIMUM EFFECTIVE RSI VALUE FOR BASEMENT WALLS ASSEMBLY CALCULATED AS FOLLOWS:

APPROVED DAMPPROOFING=	0.0 RSI
8" CONCRETE WALL (*)=	0.08 RSI
FELT PAPER BARRIER=	0.0 RSI
3 1/2" OF CONTINUOUS R12 BATT INSULATION (*)=	2.11 RSI
2X4 WALL @ 24" o/c W/ R10 BATT (**)=	1.5 RSI
6mil POLY VAPOUR BARRIER=	0.0 RSI
AIR FILM (*)=	0.12 RSI
TOTAL CALCULATED RSI VALUE=	3.81 RSI

(*) VALUE FROM NRCAN TABLE CM-1

(**) VALUE FROM NRCAN TABLE WB-1

1"x3' STRAPPING

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 PILLOW
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)

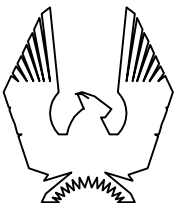
APPROVED CONT. AIR BARRIER
1/2" DRYWALL, TAPE & SEAL ALL
JOINTS AIR TIGHT PER OBC 9.10.9.16

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
COURSE & OVER OPENINGS, PROVIDE BASE
FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

TYP. DETAIL SECTION FOR SIDING APPLICATION

PART TYP. DETAIL SECTION FOR BRICK VENEER APPLICATION



PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE DETAILS (ALL MODELS)

No.	Description	Date	By
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:

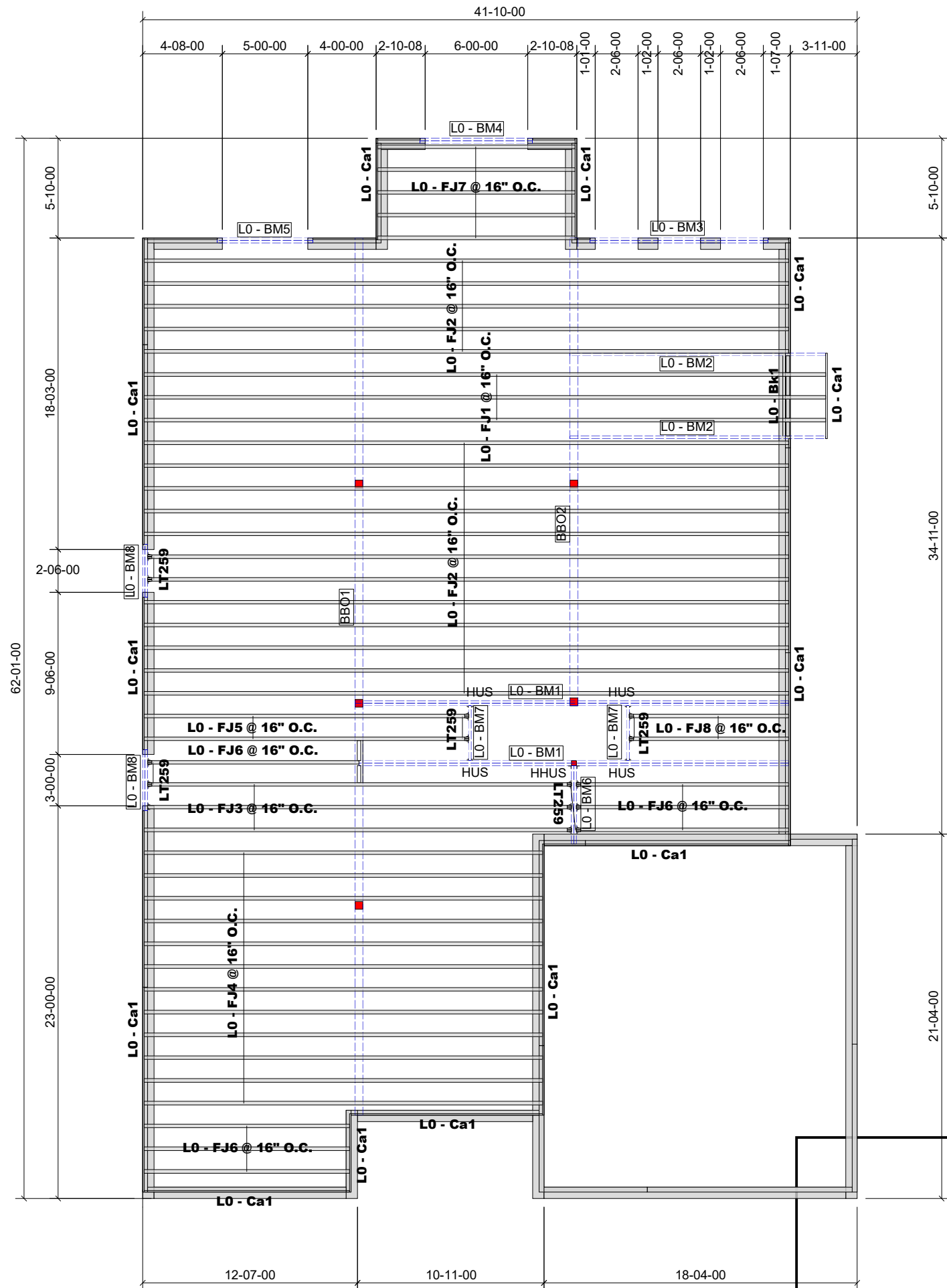
drawn by: SP

date:

scale: N/A

sheet no:

SB-12
DETAILS



LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	1/14/2022
File Name:	WTR3-150 Springfield D Sunroom.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 @ 16" O.C.	40-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ2 @ 16" O.C.	38-00-00	9 1/2" NI-20	1	17	MFD
L0 - FJ3 @ 16" O.C.	26-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ4 @ 16" O.C.	24-00-00	9 1/2" NI-20	1	12	MFD
L0 - FJ5 @ 16" O.C.	19-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ6 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	7	MFD
L0 - FJ7 @ 16" O.C.	12-00-00	9 1/2" NI-20	1	5	MFD
L0 - FJ8 @ 16" O.C.	10-00-00	9 1/2" NI-20	1	2	MFD
L0 - BM1	26-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - BM2	15-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM3	11-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	7-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM7	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM8	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	15	FF
L0 - Bk1	5-00-00	9 1/2" NI-20	1	1	FF
L0 - Bk2	3-00-00	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	58	MFD

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
15	SIMPSON	LT259	-	9 1/2" NI-20
4	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL
1	SIMPSON	HHUS410	-	2- 1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12 (Jan 2020 Amendment)
- 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.



GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
WHITE TAIL RIDGE
LOT WTR3-150
SPRINGFIELD D SR
1ST FLOOR 1 OF 1

DATE: 1/14/2022

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")
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.

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")
-8.8.2.2(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") 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 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 3/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 7/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 3/8") 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)
13.

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. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAILS" PAGE)
14.

BEARING STUD PARTITION
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, 610x610x300 (24"x24"x12") 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.

RESERVED
37.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 5/8") 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"x0.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
40.

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
- STUD SPACING WITH VARIOUS FINISHES:

 - SIDING-METAL OR VINYL- 2"x6" @12" O/C
 - STUCCO -2"x6" @16" O/C
 - BRICK TO 4'-0" -2"x6" @16" O/C
 - BRICK FULL HEIGHT -2-2"x6" @12" O/C
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)
- 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 AT 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

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.)

SMOKE ALARM -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.

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

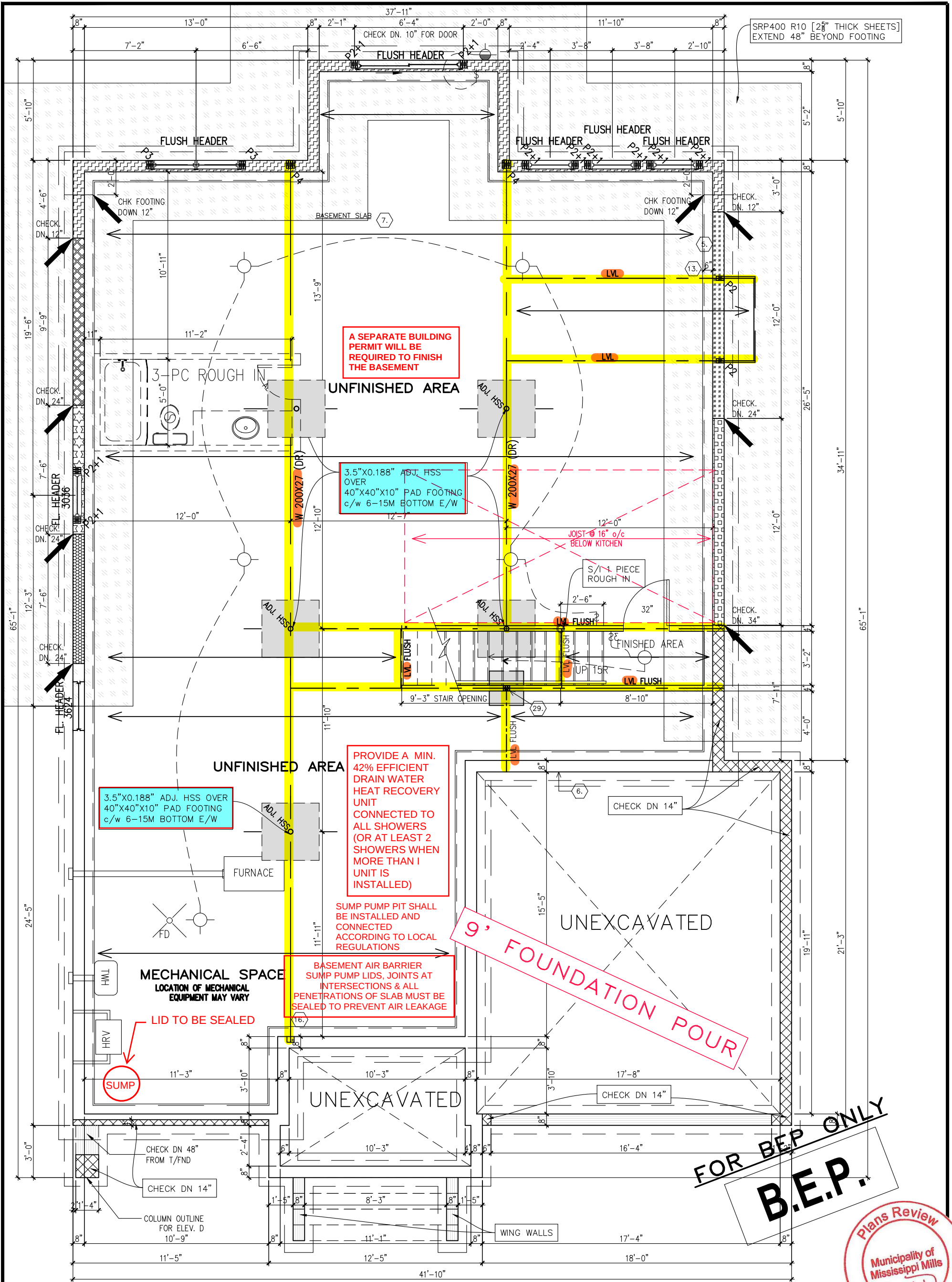
POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH

CURVED ARCH
-
- PHOENIX HOMES
- SPRINGFIELD - 2018
-
- 2022-07-08
- | | | | |
|-----------|------------------------|----------|----|
| | | | |
| 7 | ISSUED FOR STRUCTURE | 04/01/22 | SP |
| 6 | REVISED BEP BLACKLINES | 05/11/21 | GK |
| 5 | BEP BLACKLINES | 29/10/21 | GK |
| 4 | STRUCTURAL REVIEW | 22/02/18 | SP |
| 3 | STRUCTURAL REVIEW | 28/04/16 | SP |
| No. | Description | dd/mm/yy | By |
| REVISIONS | | | |
- | | |
|------------|-------------|
| footprint: | B-24 |
| drawn by: | SD |
| date: | SEP/12 |
| scale: | 3/16"=1'-0" |
| sheet no: | |
| D.C.L.-201 | 1
9 |



BASEMENT PLAN
WITH SUN ROOM

BASEMENT = 25 SQ. FT.
GROUND FLOOR = 1838 SQ. FT.
TOTAL = 1863 SQ. FT.

ALL ELEVATION

2022-07-08



SPRINGFIELD — 2018

SITE: WHITE TAIL RIDGE PH 3

LOT NUMBER: 150

CIVIC ADDRESS: 267 ANTLER COURT

7	ISSUED FOR STRUCTURE	04/01/22	SP
6	REVISED BEP BLACKLINES	05/11/21	GK
5	BEP BLACKLINES	29/10/21	GK
4	STRUCTURAL REVIEW	22/02/18	SP
3	STRUCTURAL REVIEW	28/04/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: B-24

drawn by: SD

date: SEP/12

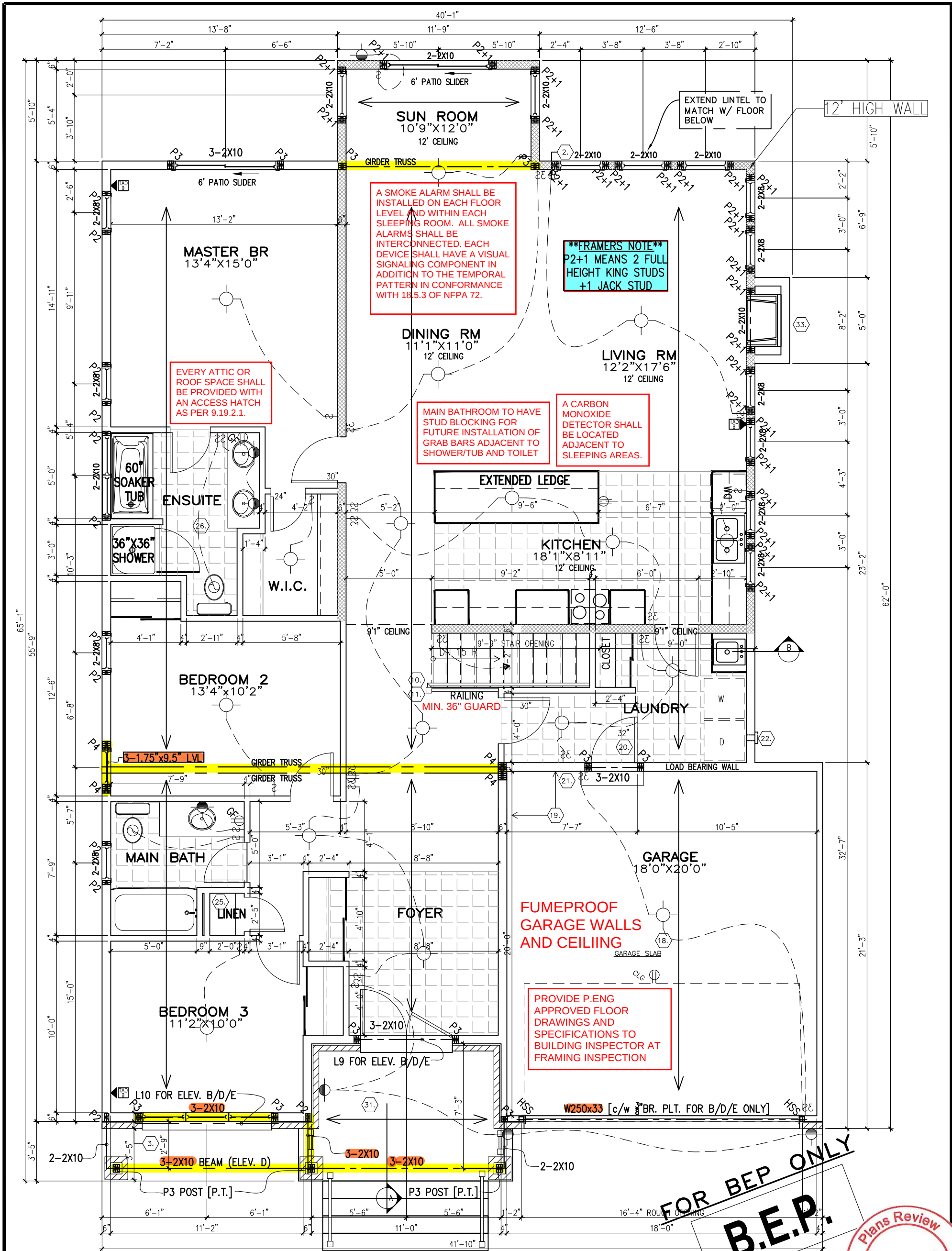
scale: 3/16"=1'-0"

sheet no: 2/9

D.C.L.-201



FOR BEP ONLY
B.E.P.



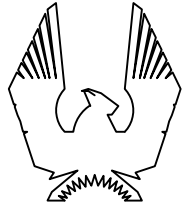
FLAT CEILINGS THROUGHOUT
NO STIPPLE

GROUND FLOOR
WITH SUN ROOM

BASEMENT = 25 SQ. FT.
GROUND FLOOR = 1838 SQ. FT.
TOTAL = 1863 SQ. FT.

ALL ELE

2022-07-08



PHOENIX HOMES

SPRINGFIELD – 2018

SITE: WHITE TAIL RIDGE PH 3

LOT NUMBER: 150

CIVIC ADDRESS: 267 ANTLER COURT

7	ISSUED FOR STRUCTURE	04/01/22	SP
6	REVISED BEP BLACKLINES	05/11/21	GK
5	BEP BLACKLINES	29/10/21	GK
4	STRUCTURAL REVIEW	22/02/18	SP
3	STRUCTURAL REVIEW	28/04/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: B-24

drawn by: SD

date: SEP/12

scale: 3/16"=1'-0"

sheet no: 3/9

D.C.L.-201

Plans Review

Municipality of Mississippi Mills

Building Dept.



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

16'X7' O/H DOOR

9' FOUNDATION POUR

FOR

OUR
FOR BEP ONLY
BEP.

footprint:	B-24	
drawn by:	SD	
date:	SEP/12	
scale:	3/16"=1'-0"	
sheet no:		
D.C.L.-201		

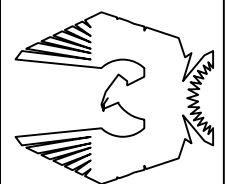
7	ISSUED FOR STRUCTURE	04/01/22	SP
6	REVISED BEP BLACKLINES	05/11/21	GK
5	BEP BLACKLINES	29/10/21	GK
4	STRUCTURAL REVIEW	22/02/18	SP
3	STRUCTURAL REVIEW	28/04/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

SPRINGFIELD – 2018

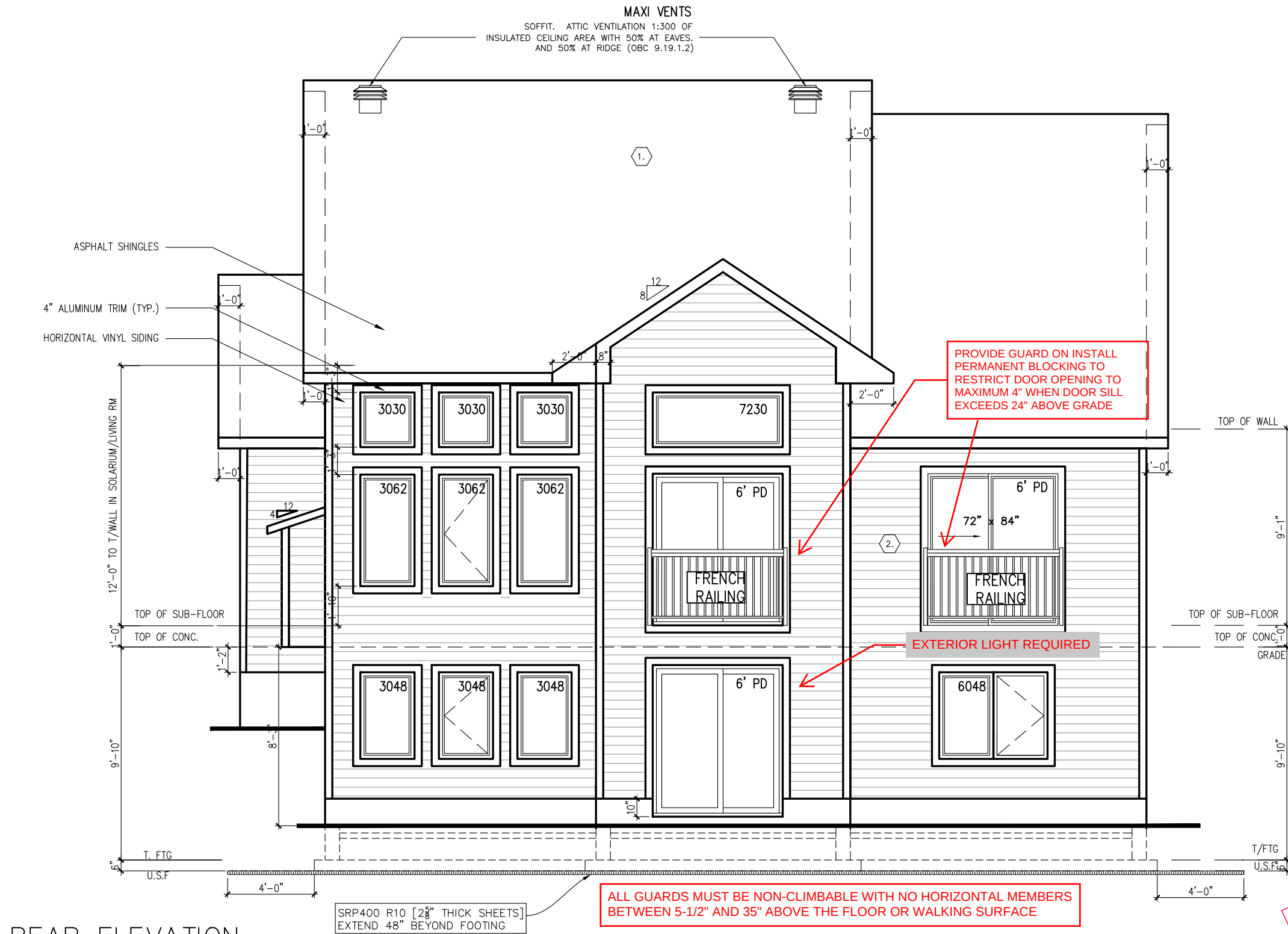
SITE: WHITE TAIL RIDGE PH 3

LOT NUMBER: 150

CIVIC ADDRESS: 267 ANTWERP COURT



PHOENIX HOMES



REAR ELEVATION

FOR BEP ONLY
B.E.P.

9' FOUNDATION POUR

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	5
D.C.L.-201	9

7	ISSUED FOR STRUCTURE	04/01/22	SP			
6	REVISED BEP BLACKLINES	05/11/21	CK			
5	BEP BLACKLINES	29/10/21	CK			
4	STRUCTURAL REVIEW	22/02/18	SP			
3	STRUCTURAL REVIEW	28/04/16	SP			
No.	Description	dd/mm/yy	By			
REVISIONS						

SPRINGFIELD - 2018

SITE: WHITE TAIL RIDGE PH 3

LOT NUMBER: 150

CIVIC ADDRESS: 267 ANTLER COURT

PHOENIX HOMES



FOR BEP ONLY
B.E.P.

9' FOUNDATION POUR

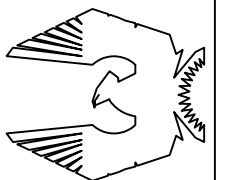
footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	
D.C.L.-201	

7	ISSUED FOR STRUCTURE		04/01/22	SP	
6	REVISED BEP BLACKLINES		05/11/21	GK	
5	BEP BLACKLINES		29/10/21	GK	
4	STRUCTURAL REVIEW		22/02/18	SP	
3	STRUCTURAL REVIEW		28/04/16	SP	
No.	Description		dd/mm/yy	By	
REVISIONS					

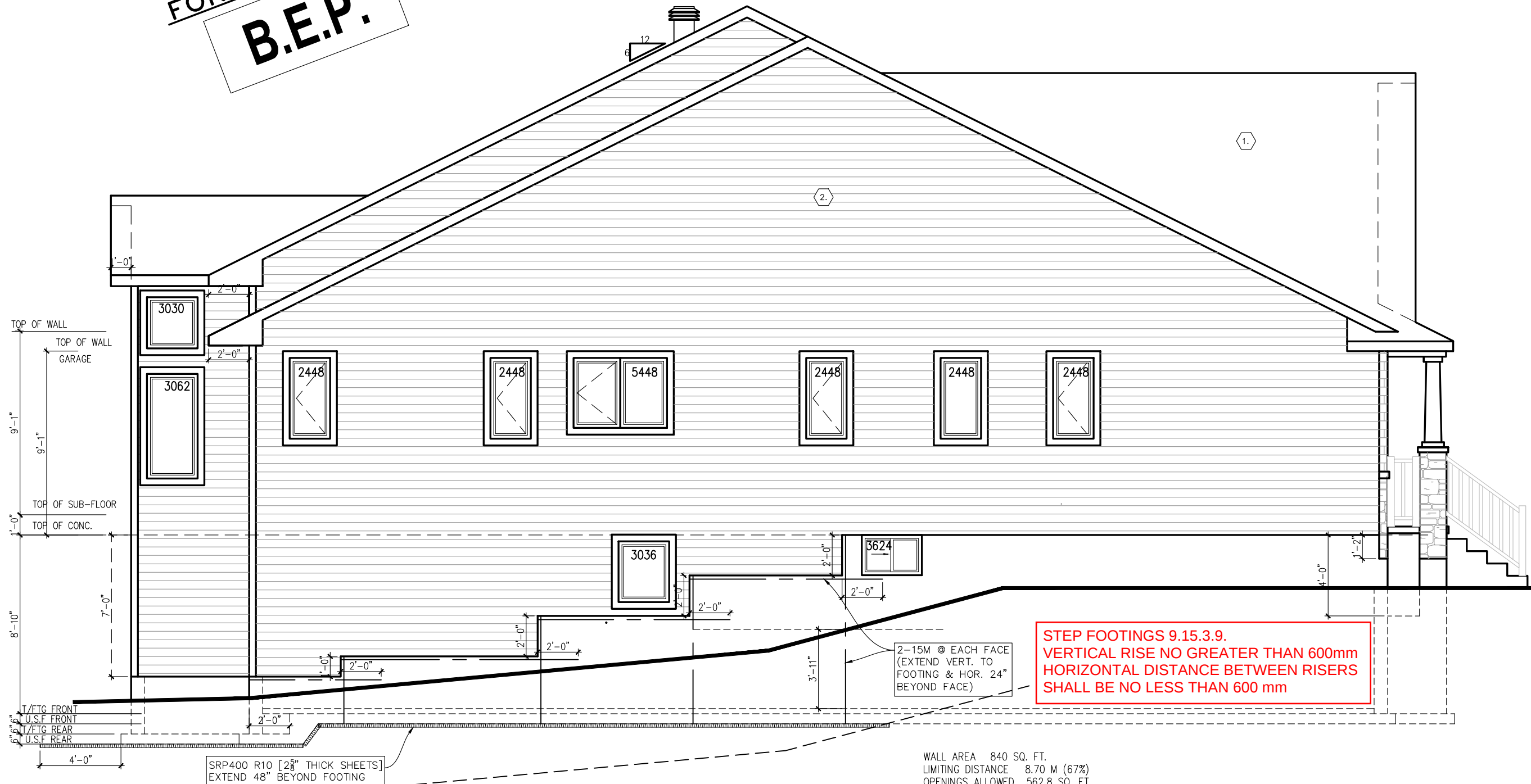
SITE: WHITE TAIL RIDGE PH 3

151

LOT NUMBER:
CIVIC ADDRESS:
267 ANTLER COURT



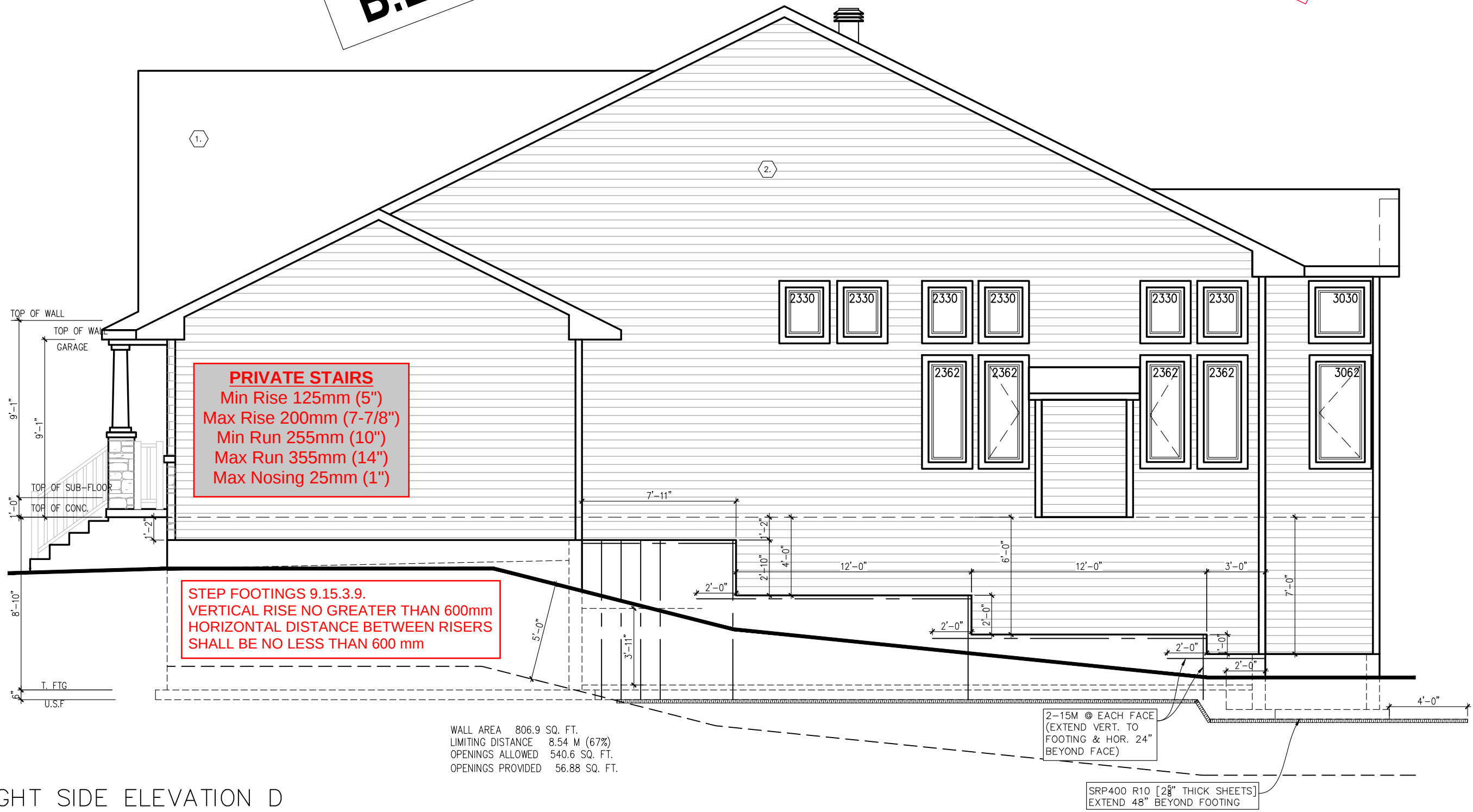
PHOENIX HOMES



LEFT SIDE ELEVATION D

FOR BEP ONLY
B.E.P.

9' FOUNDATION POUR



WALL AREA 806.9 SQ. FT.
LIMITING DISTANCE 8.54 M (67%)
OPENINGS ALLOWED 540.6 SQ. FT.
OPENINGS PROVIDED 56.88 SQ. FT.

RIGHT SIDE ELEVATION D

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	7
D.C.L. - 201	9

No.	Description	dd/mm/yy	By
7	ISSUED FOR STRUCTURE	04/01/22	SP
6	REVISED BEP BLACKLINES	05/11/21	CK
5	BEP BLACKLINES	29/10/21	CK
4	STRUCTURAL REVIEW	22/02/18	SP
3	STRUCTURAL REVIEW	28/04/16	SP
REVISIONS			

SPRINGFIELD - 2018

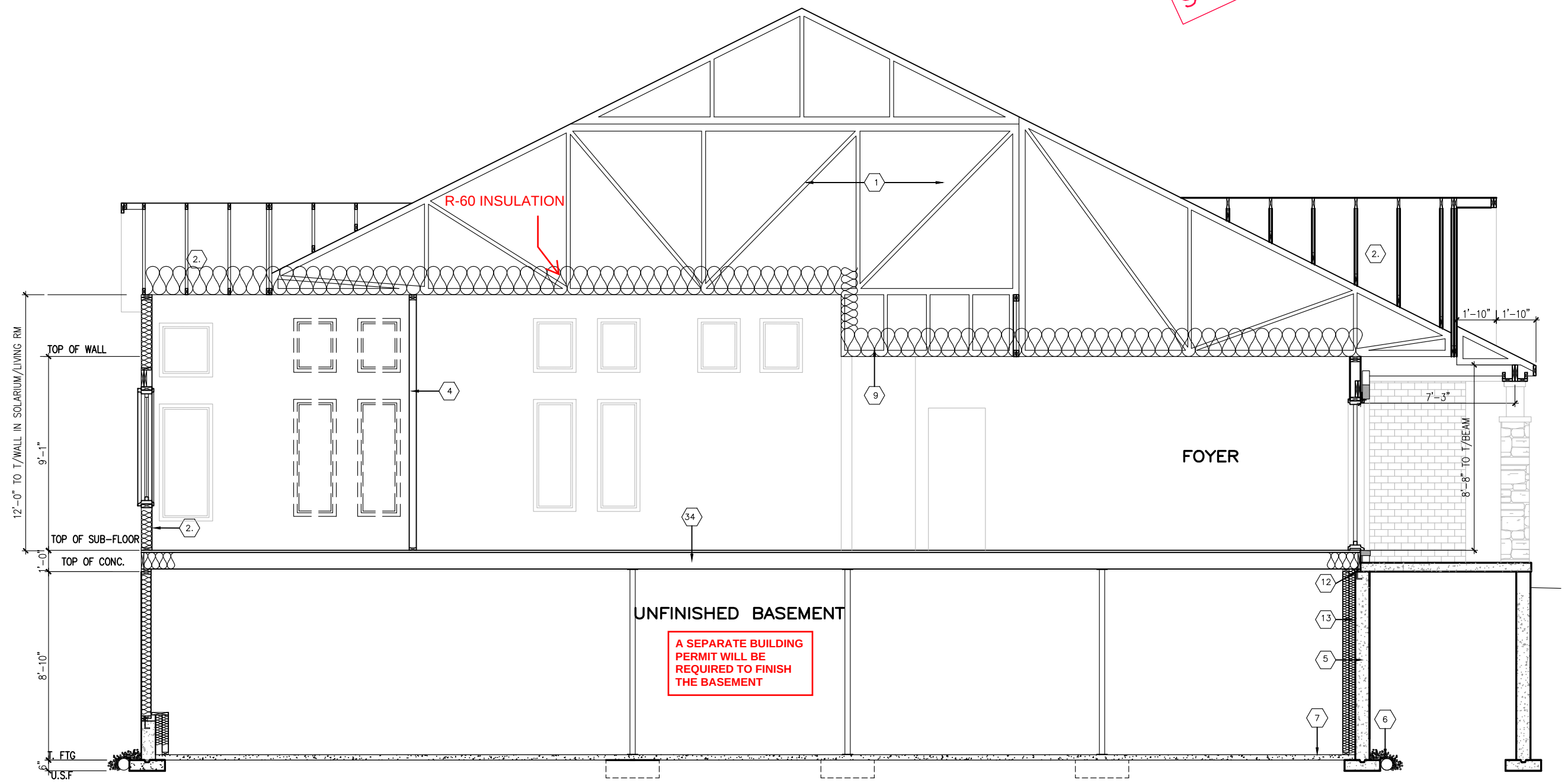
SITE: WHITE TAIL RIDGE PH 3

LOT NUMBER: 150

CIVIC ADDRESS: 267 ANTLER COURT

PHOENIX HOMES

9' FOUNDATION POUR



ELEVATION D
SECTION A

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	D.C.L.-201
8/9	

No.	Description	dd/mm/yy	By
7	ISSUED FOR STRUCTURE	04/01/22	SP
6	REVISED BEP BLACKLINES	05/11/21	CK
5	BEP BLACKLINES	29/10/21	CK
4	STRUCTURAL REVIEW	22/02/18	SP
3	STRUCTURAL REVIEW	28/04/16	SP
REVISIONS			

SPRINGFIELD - 2018

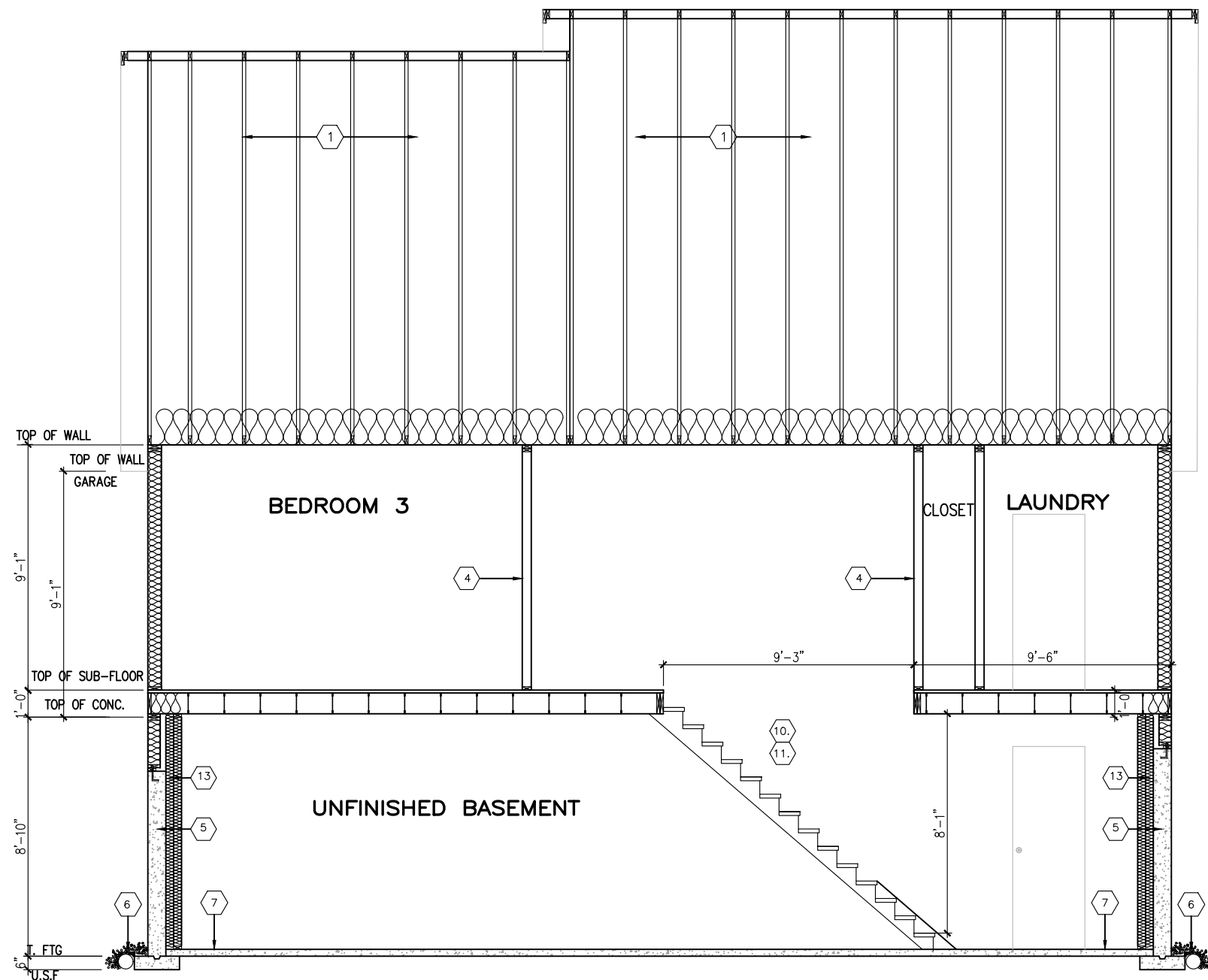
SITE: WHITE TAIL RIDGE PH 3

LOT NUMBER: 150

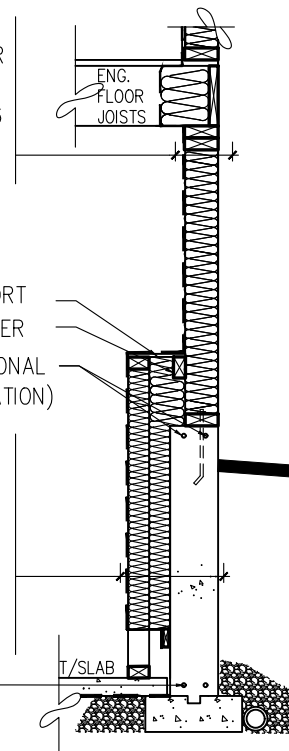
CIVIC ADDRESS: 267 ANTLER COURT

PHOENIX HOMES

9' FOUNDATION POUR



KNEE WALL ABOVE GRADE
APPROVED SIDING (SEE ELEVATION), APPROVED AIR
BARRIER, 7/16" O.S.B. SHEATHING, 2X6" WOOD
STUDS KNEE WALL @ 16" o/c., R22 INSULATION, 6
MIL. POLY VAPOUR BARRIER.



1/2" PLYWOOD LEDGE/FROST WALL SUPPORT
2x6 VERTICAL SPACER/NAILER
2-15M REBAR @ TOP (S/I ADDITIONAL
HOR./VERT. REBAR AS PER ELEVATION)

FOUNDATION WALLS BELOW GRADE
R12 (3 1/2") CONTINUOUS BATT INSULATION. 2"x4"
STUD WALL PLACED 3 1/2" AWAY FROM WALL. FILL
STUD CAVITY WITH R10 BATT INSULATION.
APPROVED VB TO 8" ABOVE FLOOR LEVEL.
DAMPPOOF WITH BUILDING PAPER BETWEEN THE
FOUNDATION WALL AND INSULATION UP TO GRADE
LEVEL.

2-15M REBAR @ BOTTOM

TYP. KNEE WALL CONSTRUCTION

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 ELEVATIONS
SECTION B

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	9
D.C.L.-201	9

No.	Description	dd/mm/yy	By
7	ISSUED FOR STRUCTURE	04/01/22	SP
6	REVISED BEP BLACKLINES	05/11/21	CK
5	BEP BLACKLINES	29/10/21	CK
4	STRUCTURAL REVIEW	22/02/18	SP
3	STRUCTURAL REVIEW	28/04/16	SP

SPRINGFIELD - 2018
SITE: WHITE TAIL RIDGE PH 3
LOT NUMBER: 150
CIVIC ADDRESS: 267 ANTLER COURT

