

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. **SLEEVE THROUGH FOOTINGS WHERE NECESSARY.**

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 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.

10. ALL STAIRS/EXTERIOR STAIRS -OBC. TABLE 9.8.4.1- UNIFORMITY & TOLERANCES FOR RISERS & TREADS -BETWEEN ADJACENT TREADS & LANDINGS = 5mm -BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 1070 (3'-6")
RAIL @ STAIR = 865 (2'-11")
MIN. STAIR WIDTH = 860 (2'-10")

11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION. GUARDS -OBC. 9.8.8.3.-
INTERIOR GUARDS: =900mm (2'-11") MIN.
EXTERIOR GUARDS: =1070mm (3'-6") MIN.
STAIR/LANDING GUARDS =1500mm (4'-11") MIN. (@10M ABOVE ADJ. GROUND)

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 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. 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 125 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 125 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.X.4.78mm(.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. 13mm (1/2") GYPSUM BD. ON WALL AND

19. 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. COLD CELLAR PORCH SLAB (OBC 9.39) FOR MAX. 2500mm (8'-2") PORCH DEPTH, (SHORTEST DIMENSION) 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm(1 1/4") COVER, 600x600mm 23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (L7) LINTELS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") 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.

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))

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" @16" O/C
2. STUCCO -2"x6" @16" O/C
3. BRICK TO 4'-0" -2"x6" @16" O/C
4. BRICK FULL HEIGHT -2"x6" @12" O/C
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)
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: 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
3TP = (3) 3" DIA. ADJ. ST. POSTS

BRICK LINTEL SCHEDULE [OBC2012] 9.20.5.2A	
PROVIDE 6"MINIMUM BEARING EACH END	
MAXIMUM OPENINGS	BRICK LINTEL SIZE
4'-0"	3 1/2" x 3 1/2" x 1/4"
5'-0"	3 1/2" x 3 1/2" x 5/16"
7'-0"	4" x 3 1/2" x 5/16"
8'-0"	5" x 3 1/2" x 5/16"
9'-0"	5" x 3 1/2" x 7/16"
10'-0"	6" x 4" x 7/16"

SOLID WOOD BEARING

2 MEMBER BUILT-UP STUD
3 MEMBER BUILT-UP STUD
4 MEMBER BUILT-UP STUD

WOOD LINTEL SCHEDULE [OBC2012] 9.23.12		
MAX. OPENINGS		
SPF BEAM	BUNGALOWS	2-STOREY
2- 2X8	64"	56"
2- 2X10	79"	68"
2- 2X12	92"	77"

ESA FINAL APPROVAL
REQUIRED AT TIME OF
OCCUPANCY INSPECTION

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.

LEGEND	
	EXHAUST VENT/FAN
	DUPLEX OUTLET
	GROUND FAULT CIRCUIT
	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET
	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	SWITCH
	FLOOR DRAIN
	HOSE BIB
DJ	DOUBLE JOIST
TJ	TRIPLE 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
	MEDICINE CABINET
	CONC. BLOCK WALL
	DOUBLE VOLUME WALL SEE NOTE 39.
	<u>SMOKE ALARM</u> TO BE INSTALLED AS PER O.B.C. 9.10.19
	<u>CARBON MONOXIDE DETECTOR (OBC 9.33.4)</u> WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IA A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
◆	<u>SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)</u> PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. 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.

NEWINGTON – 2018

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER:

CIVIC ADDRESS:
332 ANTLER COURT

58

9 ENGINEERS MARKUPS APPLIED

28/09/22

CB

8 ISSUED FOR ENGINEERING

28/09/22

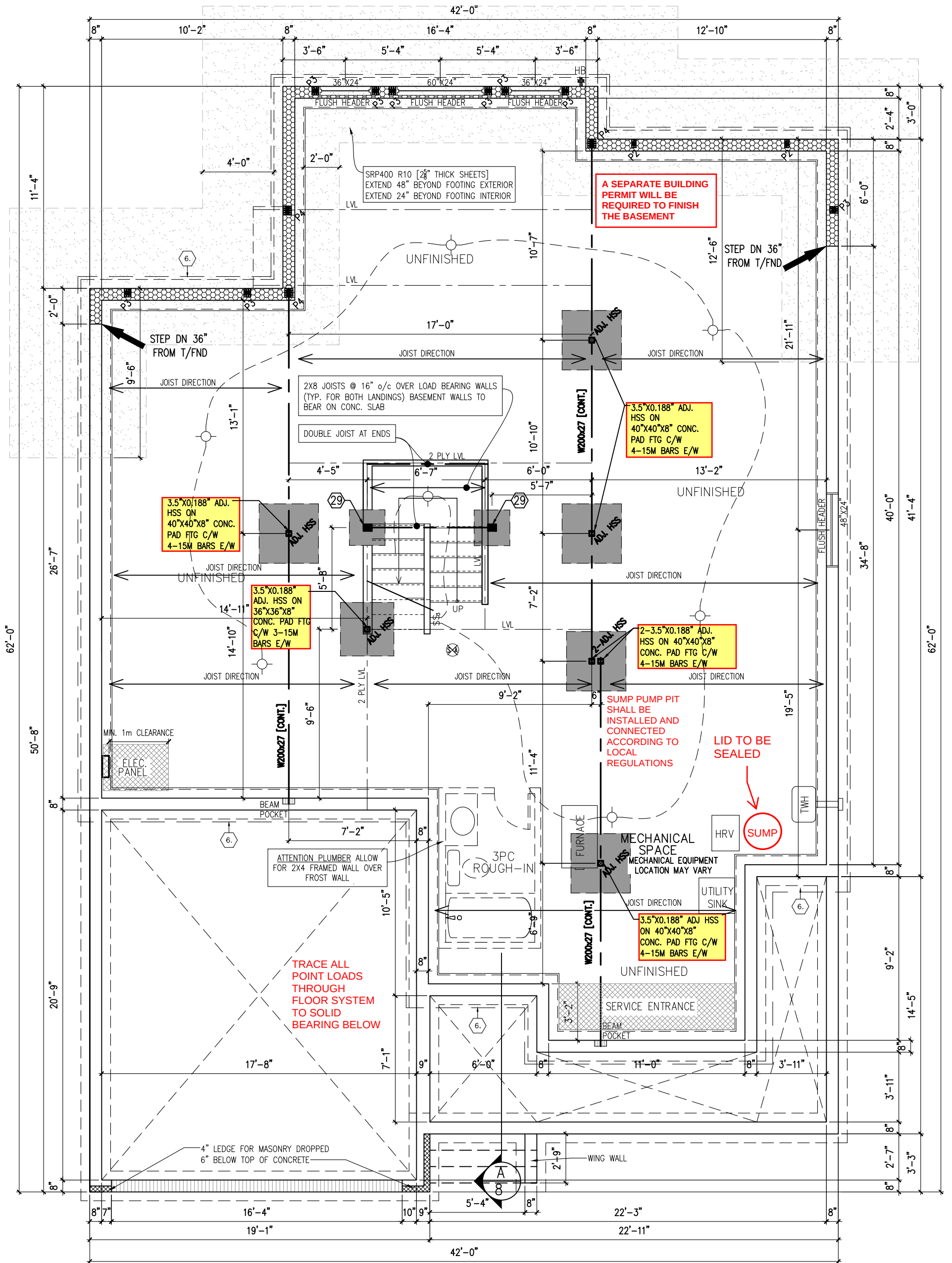
CB

7 ISSUED FOR LAYOUTS

19/09/22

BASEMENT AIR BARRIER
SUMP PUMP LIDS, JOINTS AT INTERSECTIONS & ALL PENETRATIONS
OF SLAB MUST BE SEALED TO PREVENT AIR LEAKAGE

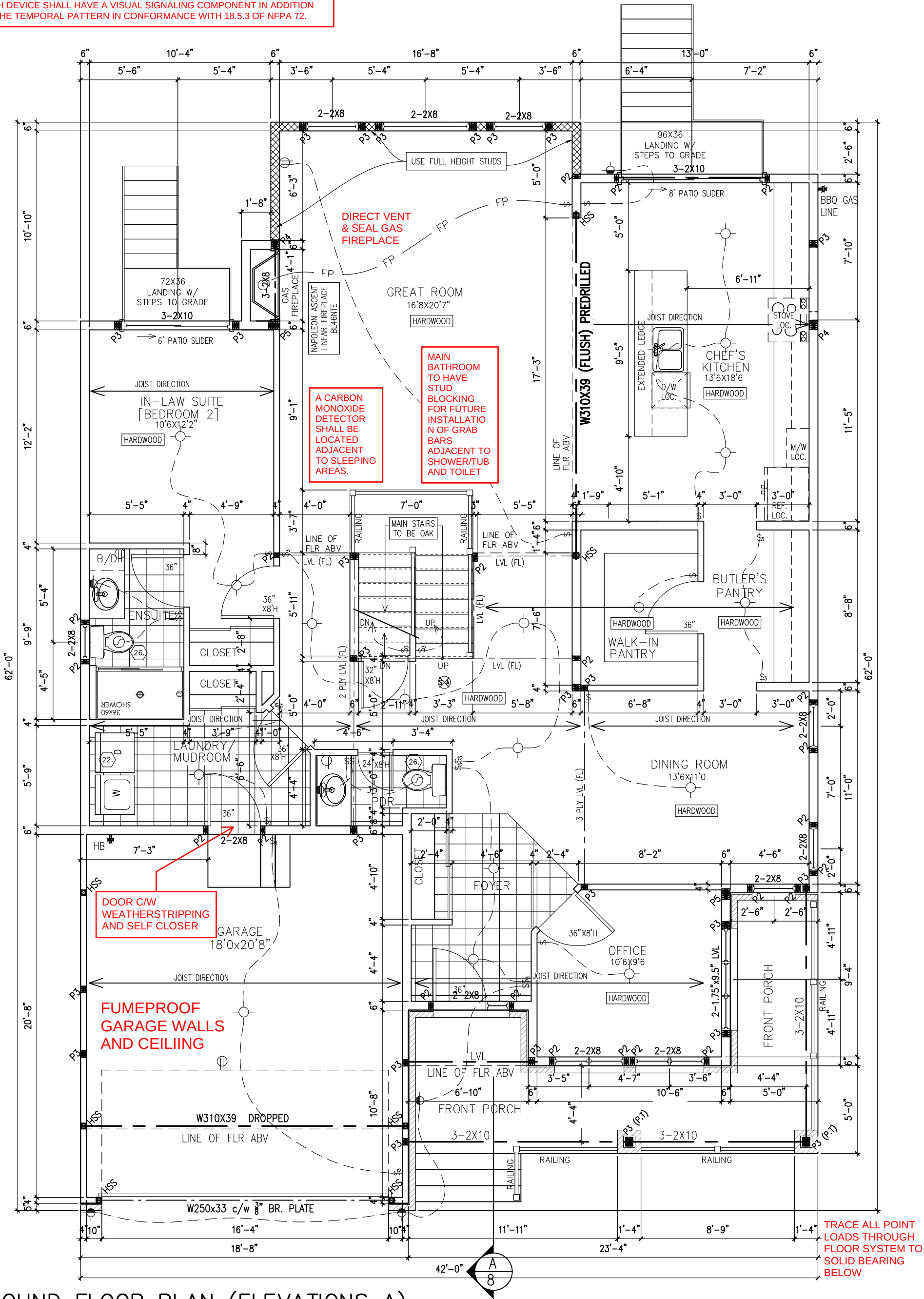
****REQUIRED FOR WINDOWS OVER 48" WIDE****
ADD 2-15M BAR AT EACH FACE, AT 3"
BELOW WINDOW SILL AND EXTEND BAR 2'-0"
BEYOND WINDOW OPENING EACH WAY AND
2-15M VERTICAL BARS EACH SIDE



FOUNDATION PLAN (ALL ELEVATIONS)

<

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.



GROUND FLOOR PLAN (ELEVATIONS A)



NEWINGTON – 2018

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER: 58

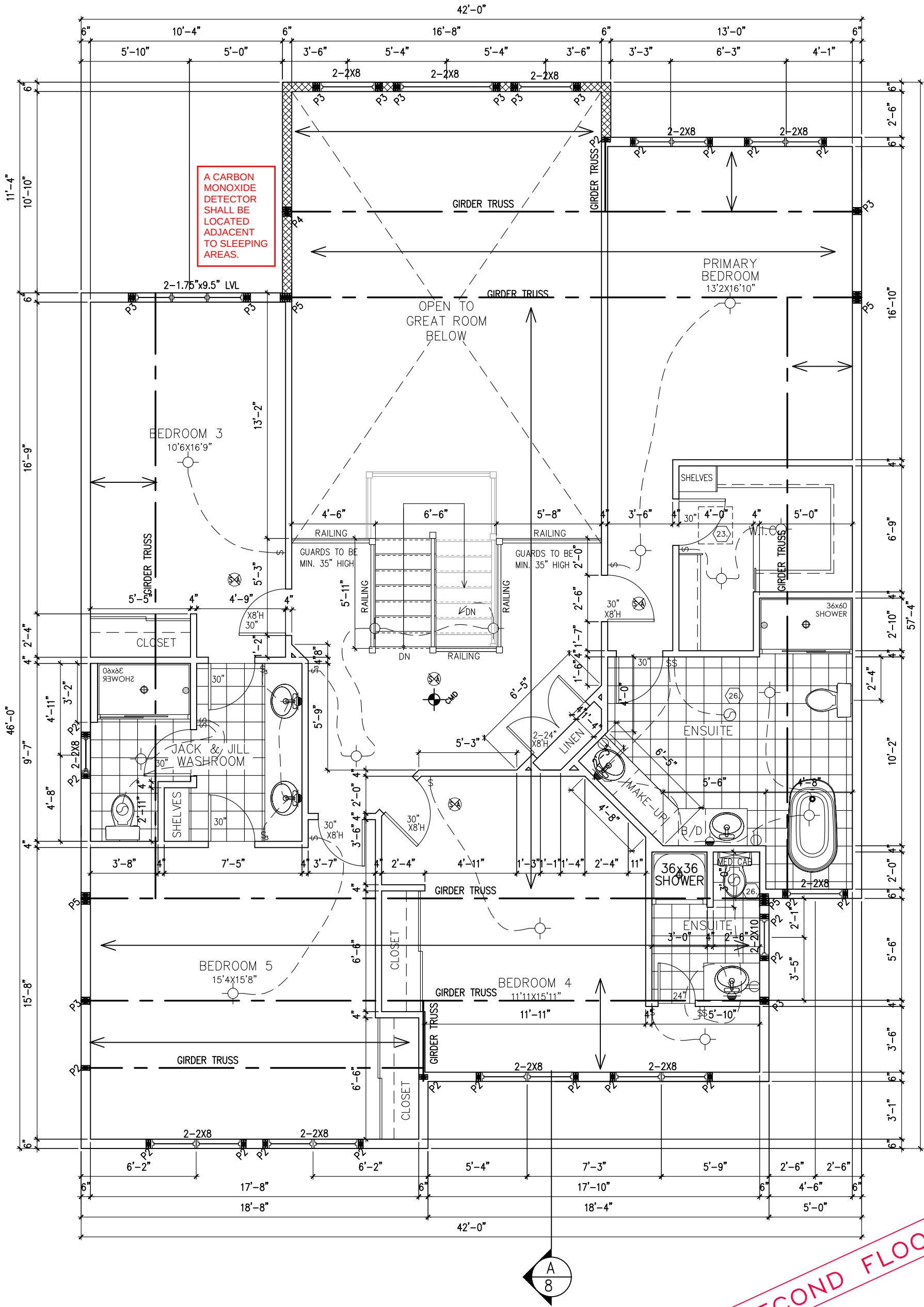
CIVIC ADDRESS: 332 ANTLER COURT

9	ENGINEERS MARKUPS APPLIED	28/09/22	CB
8	ISSUED FOR ENGINEERING	28/09/22	CB
7	ISSUED FOR LAYOUTS	19/09/22	CB
6	BEP BLACKLINES – REVISED	19/09/22	CB
5	BEP BLACKLINES	06/07/22	CB
4	ENSUITE TUB CHANGED TO EXHIBIT 6636	09/02/21	CB
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – 187	
sheet no:	3 of 8

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.

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



SECOND FLOOR PLAN (ELEVATION A)

9' SECOND FLOOR

Plans Review

Municipality of Mississippi Mills

Building Dept.

NEWINGTON – 2018

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER: 58

CIVIC ADDRESS: 332 ANTLER COURT

9	ENGINEERS MARKUPS APPLIED	28/09/22	CB
8	ISSUED FOR ENGINEERING	28/09/22	CB
7	ISSUED FOR LAYOUTS	19/09/22	CB
6	BEP BLACKLINES – REVISED	19/09/22	CB
5	BEP BLACKLINES	06/07/22	CB
4	ENSUITE TUB CHANGED TO EXHIBIT 6636	09/02/21	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

date: JUN 12/16

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

D.C.L. – 187

sheet no:

4 of 8

Architectural elevation drawing of a two-story house. The drawing includes dimensions for windows, doors, and structural elements. A red arrow points to a 12-inch transom window above the porch entrance.

Dimensions and Features:

- Overall Dimensions:**
 - Overall Height: 9'-1"
 - Overall Width: 2'-0"
- Windows:**
 - Second Floor: Two sets of double windows, each 56" x 64".
 - First Floor: Two sets of double windows, each 48" x 64".
 - Transom: 12" x 64" transom window above the porch entrance.
- Doors:**
 - Garage Door: 12' x 10' double door.
 - Porch Door: 3' x 6' double door.
- Structural Elements:**
 - Roof: 12/6 pitch.
 - Foundation: 16" x 16" masonry pier.
 - Walls: Masonry veneer.
 - Trim: 4" aluminum trim (typical).
 - Sill: 3" precast concrete sill.
 - Cap: 3" precast concrete cap.
 - Column: 10" x 10" PVC column.

The drawing shows a two-story building facade with the following features and annotations:

- Roof:** A gabled roof with three roof vents labeled "ROOF VENT". A red box at the top center states "1/300 ROOF VENTILATION REQUIRED".
- Windows:**
 - Top left: Two pairs of double-hung windows, each labeled "48\"X 60\"".
 - Top center: Three windows labeled "36\"X 76\"", "60\"X 76\"", and "36\"X 76\"".
 - Top right: A set of triple windows labeled "72\"X 60\"".
 - Middle: A central section with six windows arranged in two rows of three. The top row windows are labeled "36\"X 24\"", "60\"X 24\"", and "36\"X 24\"". The bottom row windows are labeled "36\"X 64\"", "60\"X 64\"", and "36\"X 64\"".
 - Bottom: Three small square windows labeled "36\"X 24\"", "60\"X 24\"", and "36\"X 24\"".
- Doors:**
 - Left: An "8' PATIO SLIDER" door with a small arrow pointing left.
 - Right: A "6' PATIO SLIDER" door with a small arrow pointing left.
- Annotations and Dimensions:**
 - A red box at the top right states "EXTERIOR LIGHT REQUIRED" with red arrows pointing to the upper corners of the building.
 - A red box at the bottom center states "A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF:" with a red arrow pointing to the stairs.
 - Vertical dimensions on the left: "8'-1\" (TOP OF WALL to TOP OF WINDOW)", "10' (TOP OF SUB-FLOOR to TOP OF WINDOW)", "9'-1\" (TOP OF WINDOW to TOP OF SUB-FLOOR)", "1'-0\" (TOP OF SUB-FLOOR to TOP OF CONC.)", "3'-0\" (TOP OF DROPPED CONC. to TOP OF CONC.)", "7'-10\" (TOP OF CONC. to TOP OF FTG.)", and "6\" (USF)".
 - Horizontal dimensions: "2'-0\" (left side), "2'-0\" (right side), and "4'-0\" (bottom right corner).
 - Other labels: "4\" ALUMINUM TRIM AROUND WINDOWS", "T. FTG", "U.S.F.", "ROOF VENT", "TOP OF WALL", "TOP OF WINDOW", "TOP OF SUB-FLOOR", "TOP OF CONC.", "TOP OF DROPPED CONC.", "TOP OF FTG.", and "USF".

ELEVATION A

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

SRP400 R10 [2 $\frac{5}{8}$ " THICK SHEETS]
EXTEND 48" BEYOND FOOTING



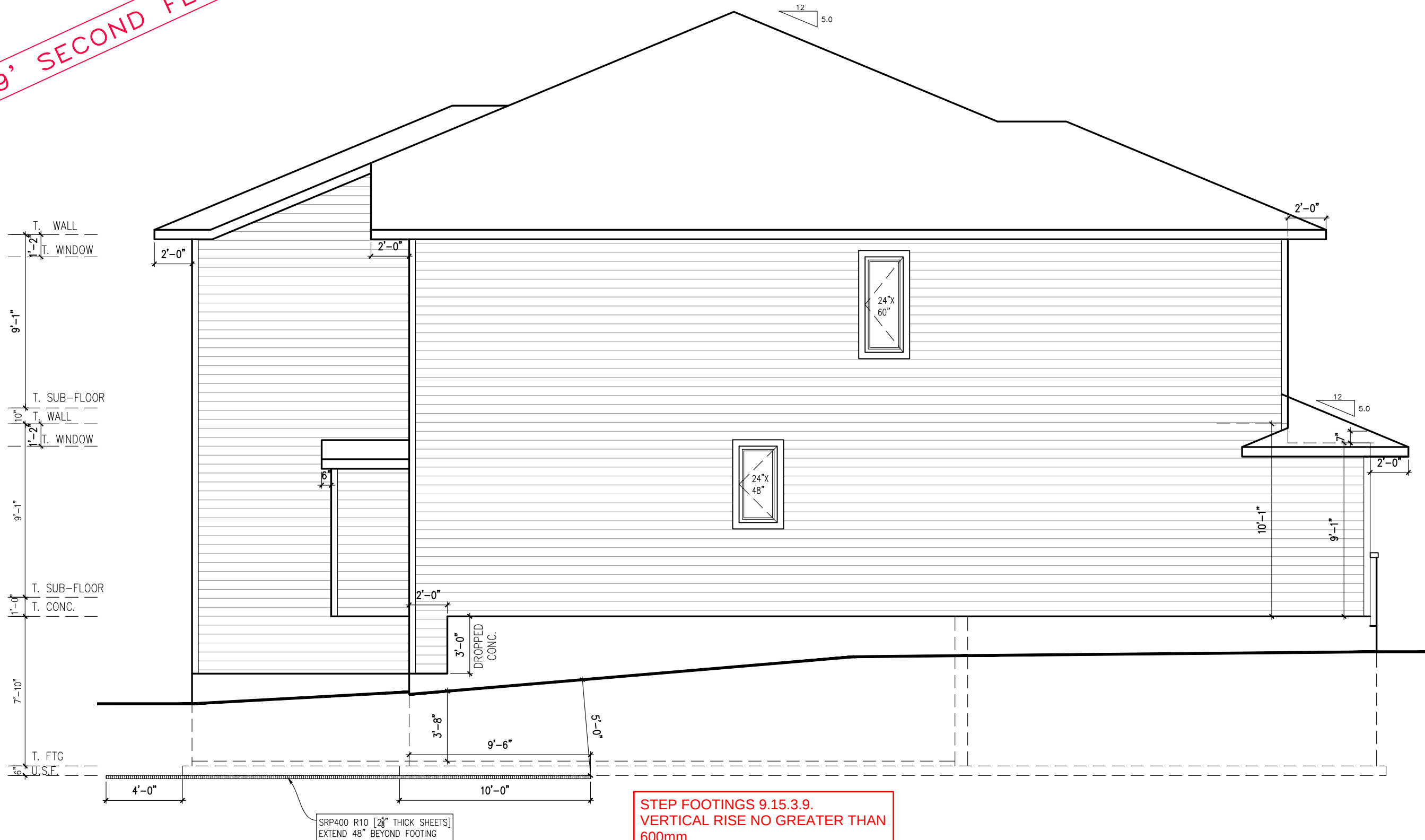
CIVIC ADDRESS:
332 ANTLER COURT

58

9	ENGINEERS MARKUPS APPLIED	28/09/22	CB
8	ISSUED FOR ENGINEERING	28/09/22	CB
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6	BEP BLACKLINES – REVISED	19/09/22	CB
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No.	Description	dd/mm/yy	By
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footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 187	
sheet no:	

9' SECOND FLOOR



footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 187	
sheet no:	6 of 8

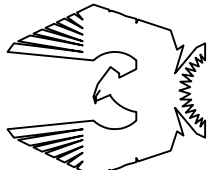
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4	ENSUITE TUB CHANGED TO EXHIBIT 6636	09/02/21	CB
REVISIONS		ad/mm/yy	By

NEWINGTON - 2018

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER: 58

CIVIC ADDRESS: 332 ANTLER COURT



PHOENIX HOMES



SIDE ELEVATION A

2022-11-09

9' SECOND FLOOR



RIGHT SIDE ELEVATION A

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

STEP FOOTINGS 9.15.3.9.
VERTICAL RISE NO GREATER THAN 600mm
HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NO LESS THAN 600 mm

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 187	
sheet no:	

7 of 8

9	ENGINEERS MARKUPS APPLIED	28/09/22	CB
8	ISSUED FOR ENGINEERING	28/09/22	CB
7	ISSUED FOR LAYOUTS	19/09/22	CB
6	BEP BLACKLINES - REVISED	19/09/22	CB
5	BEP BLACKLINES	06/07/22	CB
4	ENSUITE TUB CHANGED TO EXHIBIT 6636	09/02/21	CB
No.	Description	ad/mm/yy	By

REVISIONS

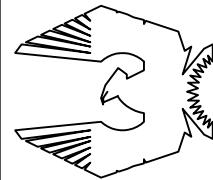
NEWINGTON - 2018

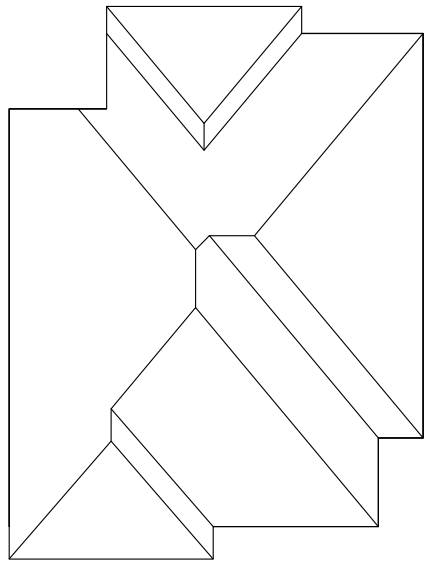
SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER:
CIVIC ADDRESS:
332 ANTLER COURT

58

PHOENIX HOMES





ROOF PLAN

9' SECOND FLOOR

W310X39

FACE MOUNT
JOIST HANGER

1/2" A307 GRADE
THRU BOLTS @
24" c.c. STAGGERED

SECOND FLOOR

SOLID BLOCKING
BETWEEN BEAM FLANGES
(SHIM TIGHT)

SECTION B-B
STEEL BEAM SECTION DETAIL

EVERY ATTIC OR
ROOF SPACE SHALL
BE PROVIDED WITH
AN ACCESS HATCH
AS PER 9.19.2.1.

9'-1"
T. WALL
1'-2"
T. WINDOW
10"
T. SUB-FLOOR
T. WALL
1'-2"
T. WINDOW
9'-1"
T. SUB-FLOOR
T. CONC.
7'-10"

BEDROOM 4

FRONT FOYER

GREAT ROOM

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

SECTION A-A

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 187	
sheet no:	

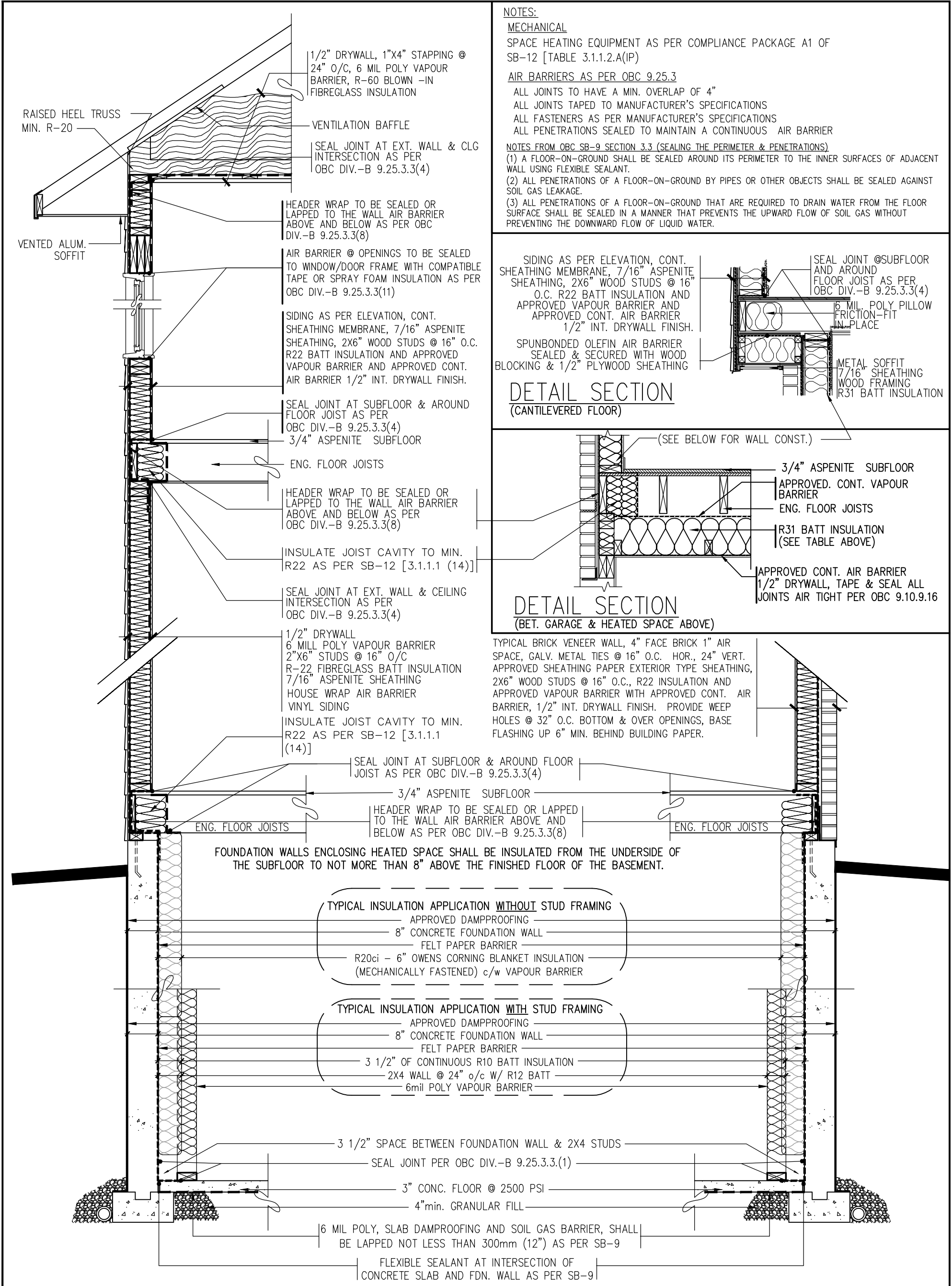
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REVISIONS		ad/mm/yy	By

NEWINGTON - 2018
SITE: WHITE TAIL RIDGE PH.3
LOT NUMBER: 58
CIVIC ADDRESS: 332 ANTLER COURT

PHOENIX HOMES



2022-11-09



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

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



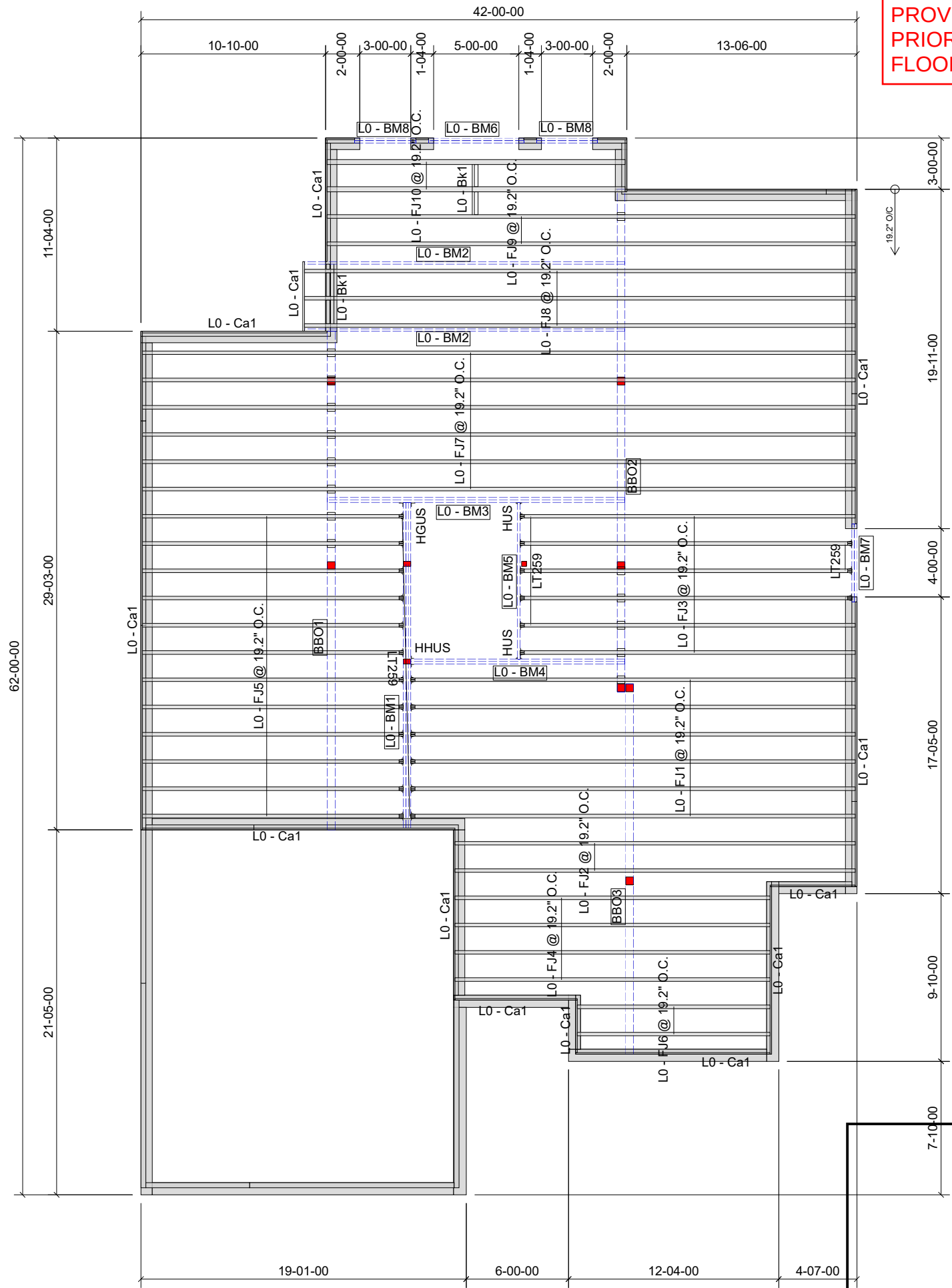


ALL HARDWARE TO BE HOT-DIP
GALVANIZED
CONCRETE MIN. STRENGTH: 25 MPA



Sheet Title DECK CONNECTION 4'-0"x8'-0"	
Drawn By DS	Checked By -
Project No.	Scale N.T.S.
Date DECEMBER 2019	Drawing No. 264

PROVIDE A COMPLETE PACKAGE OF SEALED TRUSS AND FLOOR PLANS PRIOR TO THE FRAMING INSPECTION. WIHTOUT THE STAMPED TRUSS AND FLOOR DRAWINGS, THE FRAMING INSPECTION WILL NOT BE CONDUCTED



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	9/22/2022
File Name:	WTR3-58 Newington A.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	6	MFD
L0 - FJ2 @ 19.2" O.C.	24-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ3 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	6	MFD
L0 - FJ4 @ 19.2" O.C.	19-00-00	9 1/2" NI-20	1	4	MFD
L0 - FJ5 @ 19.2" O.C.	16-00-00	9 1/2" NI-20	1	12	MFD
L0 - FJ6 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ7 @ 19.2" O.C.	42-00-00	9 1/2" NI-40x	1	6	MFD
L0 - FJ8 @ 19.2" O.C.	34-00-00	9 1/2" NI-40x	1	3	MFD
L0 - FJ9 @ 19.2" O.C.	32-00-00	9 1/2" NI-40x	1	2	MFD
L0 - FJ10 @ 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	2	MFD
L0 - BM7	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	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	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
27	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

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

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.

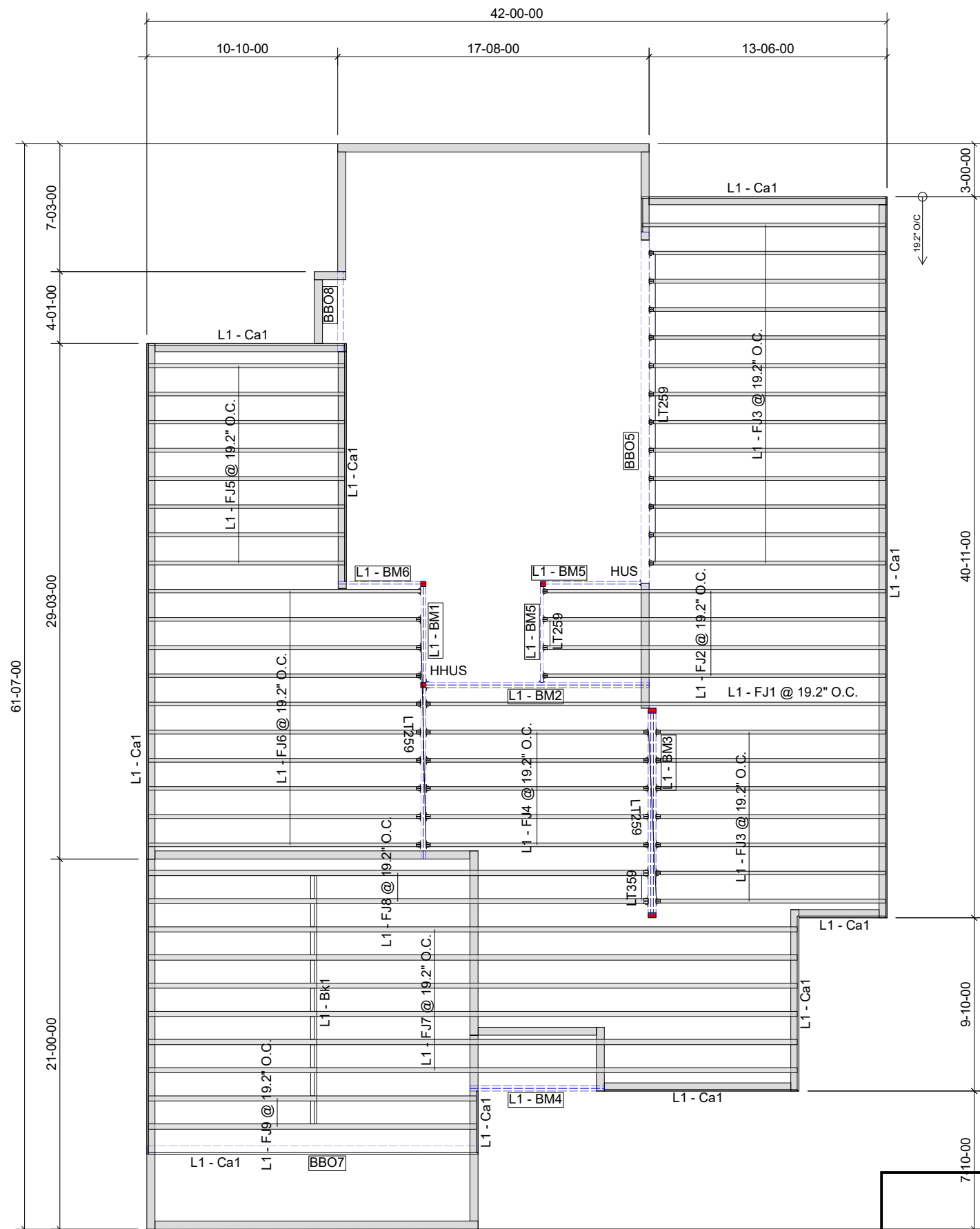


GRANDOR
LUMBER INC.

JOB:
PHOENIX HOMES
WHITE TAIL RIDGE
WTR3-58
NEWINGTON A
1ST FLOOR 1 OF 2

DATE: 9/28/2022





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

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

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	9/22/2022
File Name:	WTR3-58 Newington A.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	15	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

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

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.

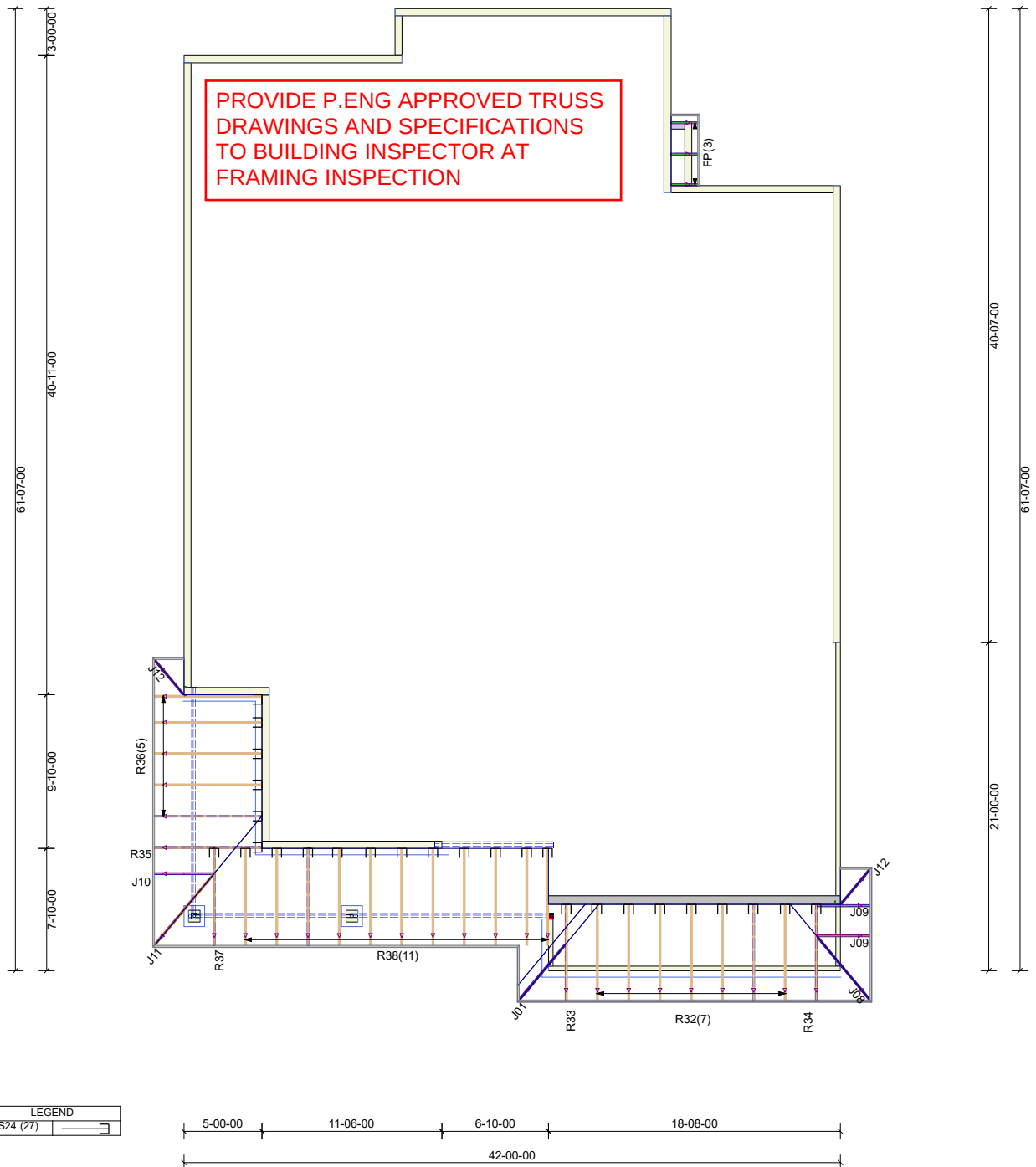


JOB: PHOENIX HOMES WHITE TAIL RIDGE WTR3-58 NEWINGTON A 2ND FLOOR 2 OF 2

DATE: 9/28/2022



Hatch Legend	
DROP TOP CHORD	
DROP TOP CHORD	



LEGEND	
LUS24 (27)	



NA DESIGN LOADS

PT 9	PT 4
37.1	50
3	5-10
0	10
7	7

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.



JOB:

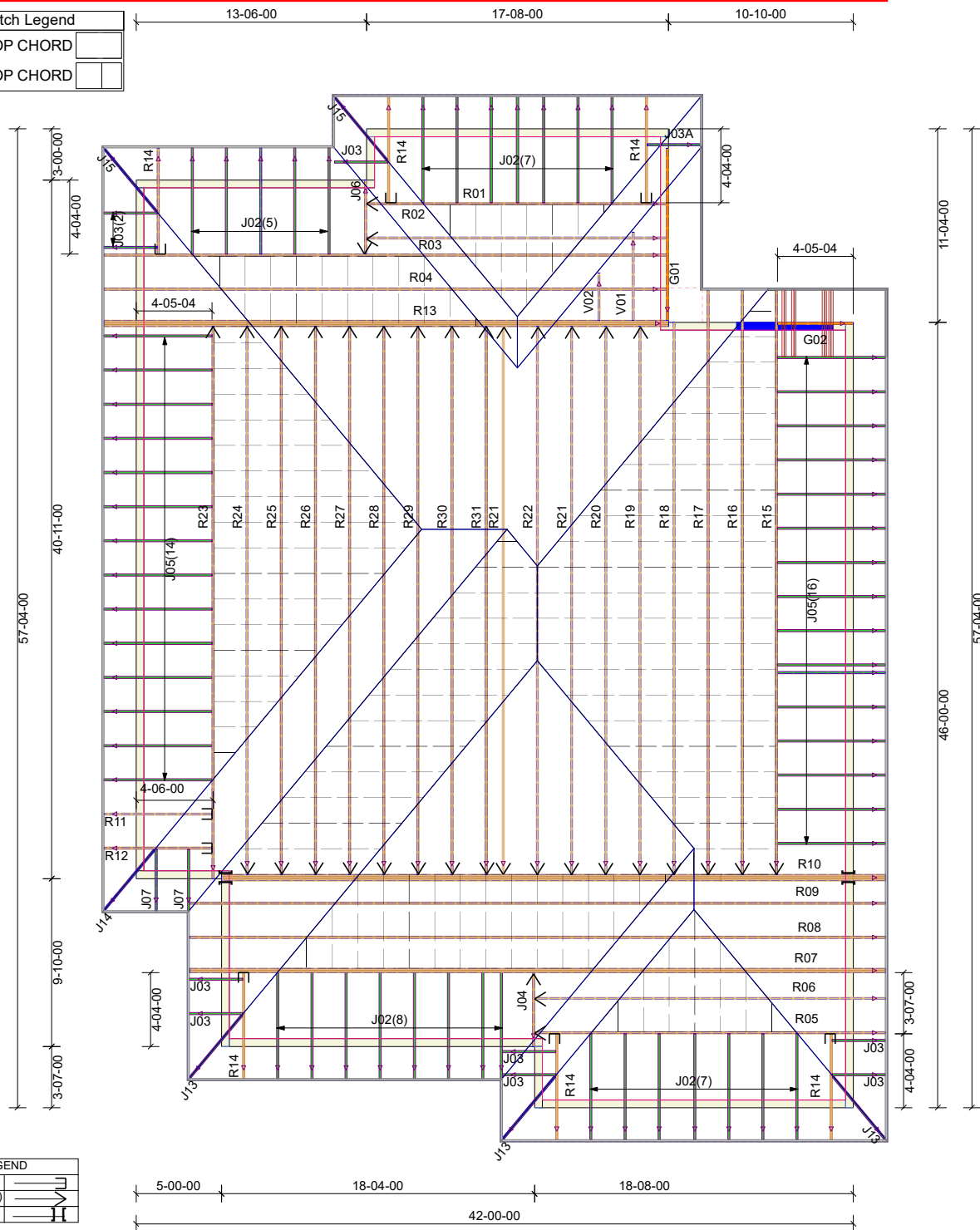
PHOENIX HOMES
NEWINGTON 'A'
PNEWA-
WTR3-57
1st Floor Truss Framing

DATE:

7/18/2022

2022-11-09

Hatch Legend	
DROP TOP CHORD	
DROP TOP CHORD	



LEGEND	
LUS24 (8)	
LJS26DS (37)	
SBP6 (4)	



GRANDOR
LUMBER INC.

DATE: 7/18/2022



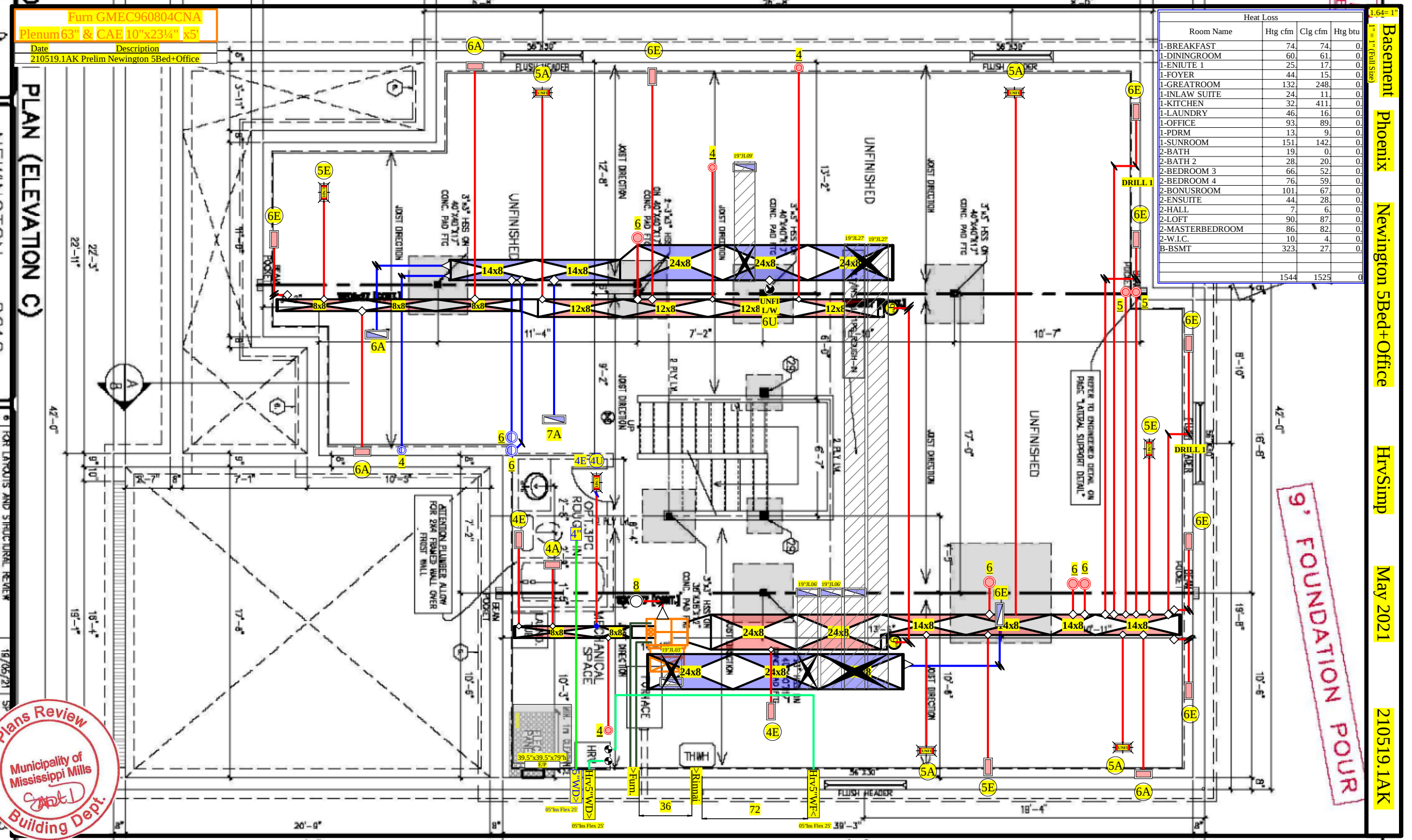
2022-11-09

Furn GMEC960804CNA
Plenum 63" & CAE 10"x23 3/4" x5'
Date Description
210519.1AK Prelim Newington 5Bed+Office

PLAN (ELEVATION C)

Room Name	Heat Loss		
	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENITE 1	25	17	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-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

Basement Phoenix Newington 5Bed+Office HrvSimp May 2021 210519.1AK



Plans Review
Municipality of
Mississippi Mills
Building Dept.

2022-11-09

1st Floor

Phoenix

Newington 5Bed+Office

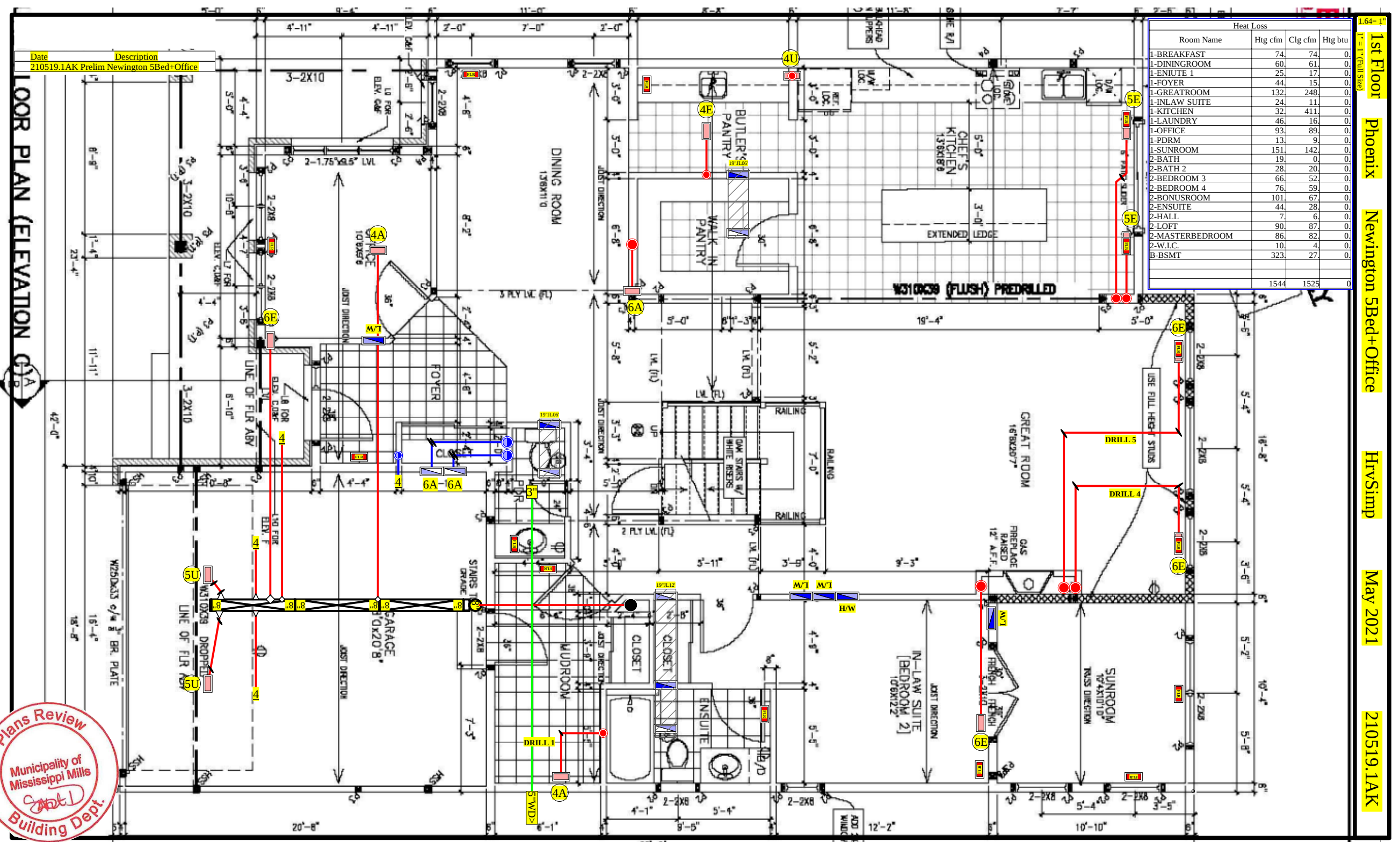
HrvSimp

May 2021

210519.1AK

Date	Description
210519.1AK	Prelim Newington 5Bed+Office

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENIUTE 1	25	17	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-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 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



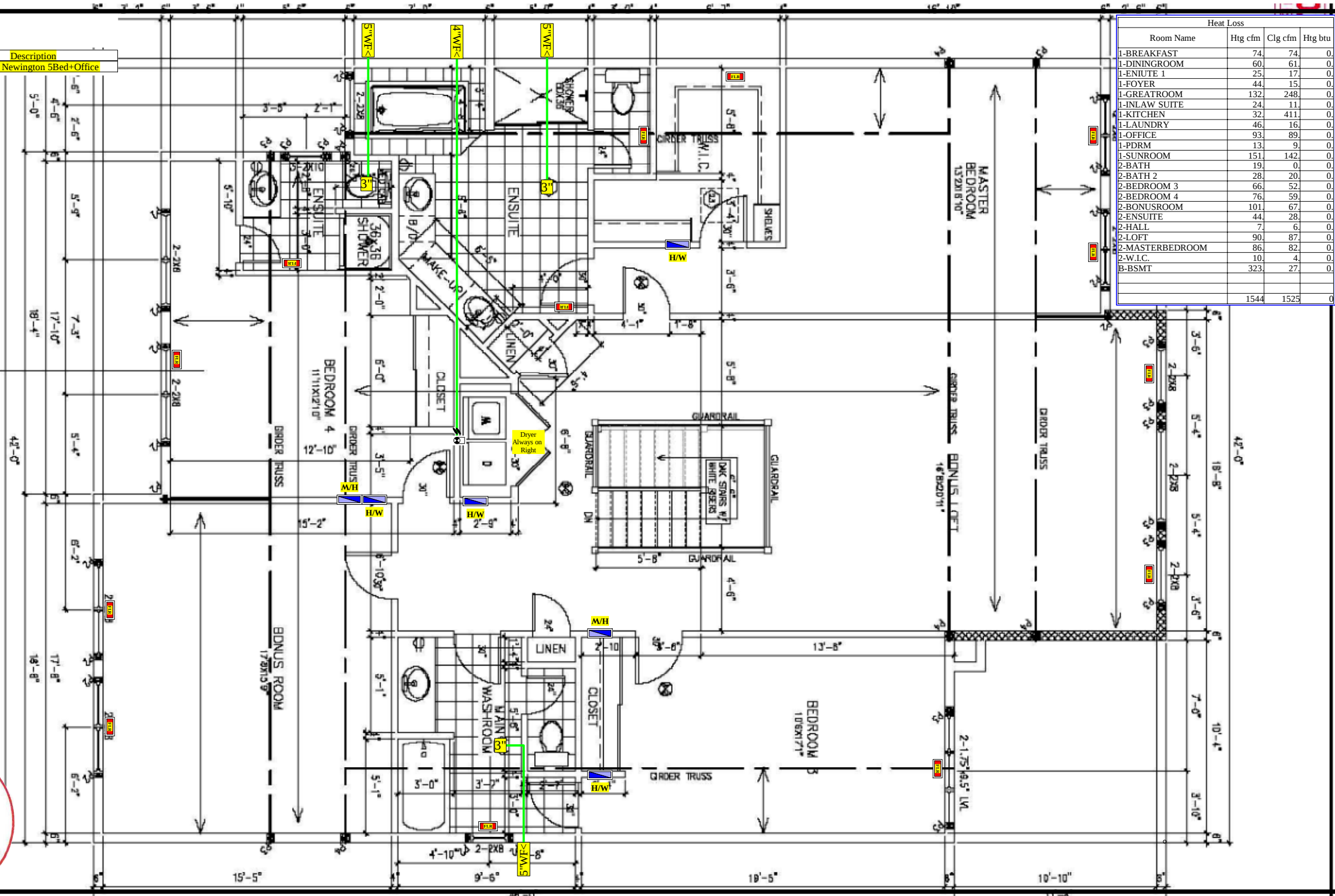
2022-11-09

Date	Description
210519.1AK	Prelim Newington 5Bed+Office

1st FLOOR PLAN (ELEVATION C)



Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENIUTE 1	25	17	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-PDRM	13	9	0
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2-BEDROOM 4	76	59	0
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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



Basement

Phoenix

Newington 5Bed+Office

HrvSimp

May 2021

Plans Review
Municipality of
Mississippi Mills
Building Dept.

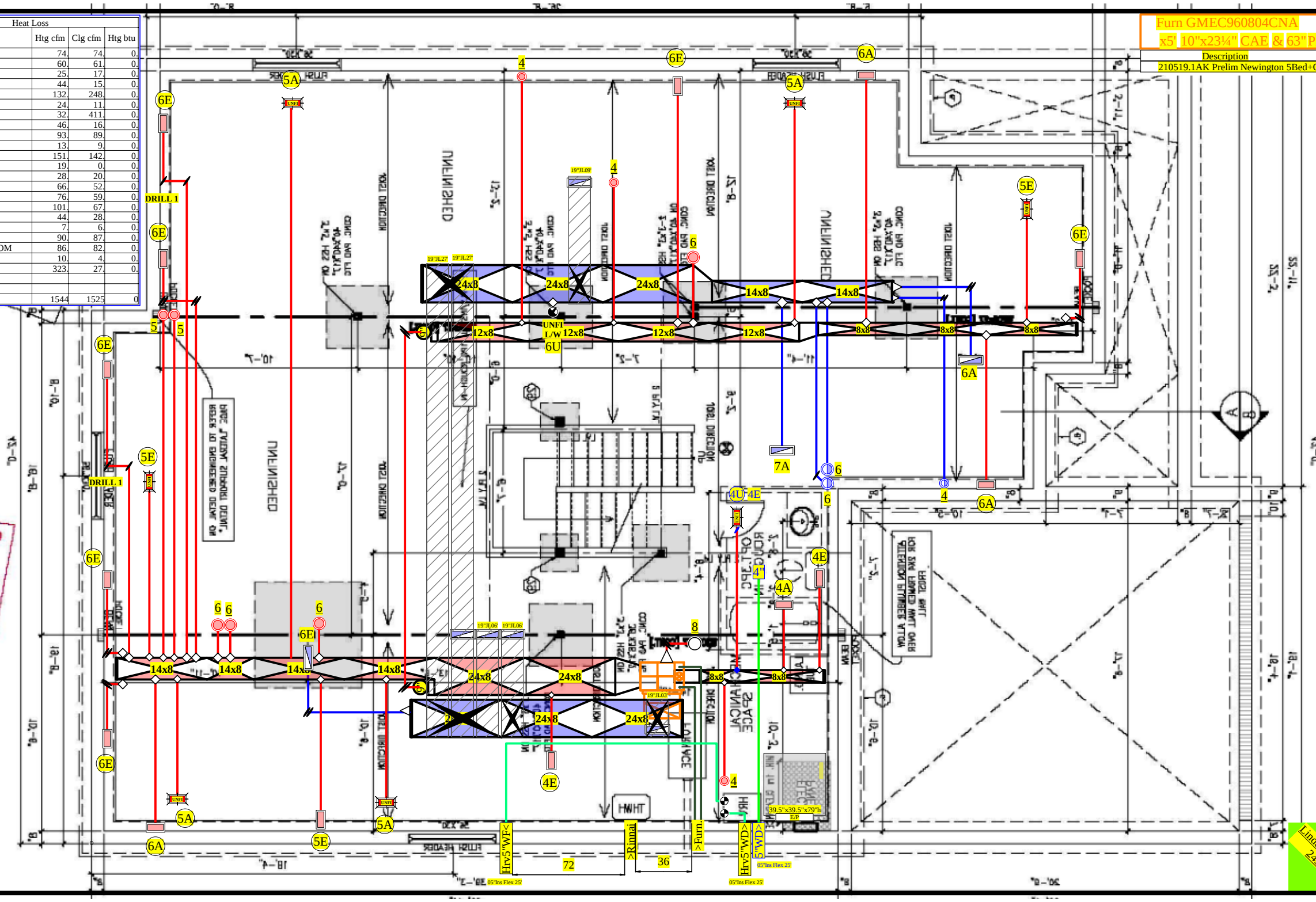
2022-11-09

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENIUTE 1	25	17	0
1-FOYER	44	15	0
1-GREATROOM	132	248	0
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1-KITCHEN	32	411	0
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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
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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

Furn GMEC960804CNA
x5' 10"x23 1/4" CAB & 63" Plenum
Description Date
210519.1AK Prelim Newington 5Bed+Office

PLAN (ELEVATION C)

Linda Mcpartlan
24379



1st Floor

Phoenix

Newington 5Bed+Office

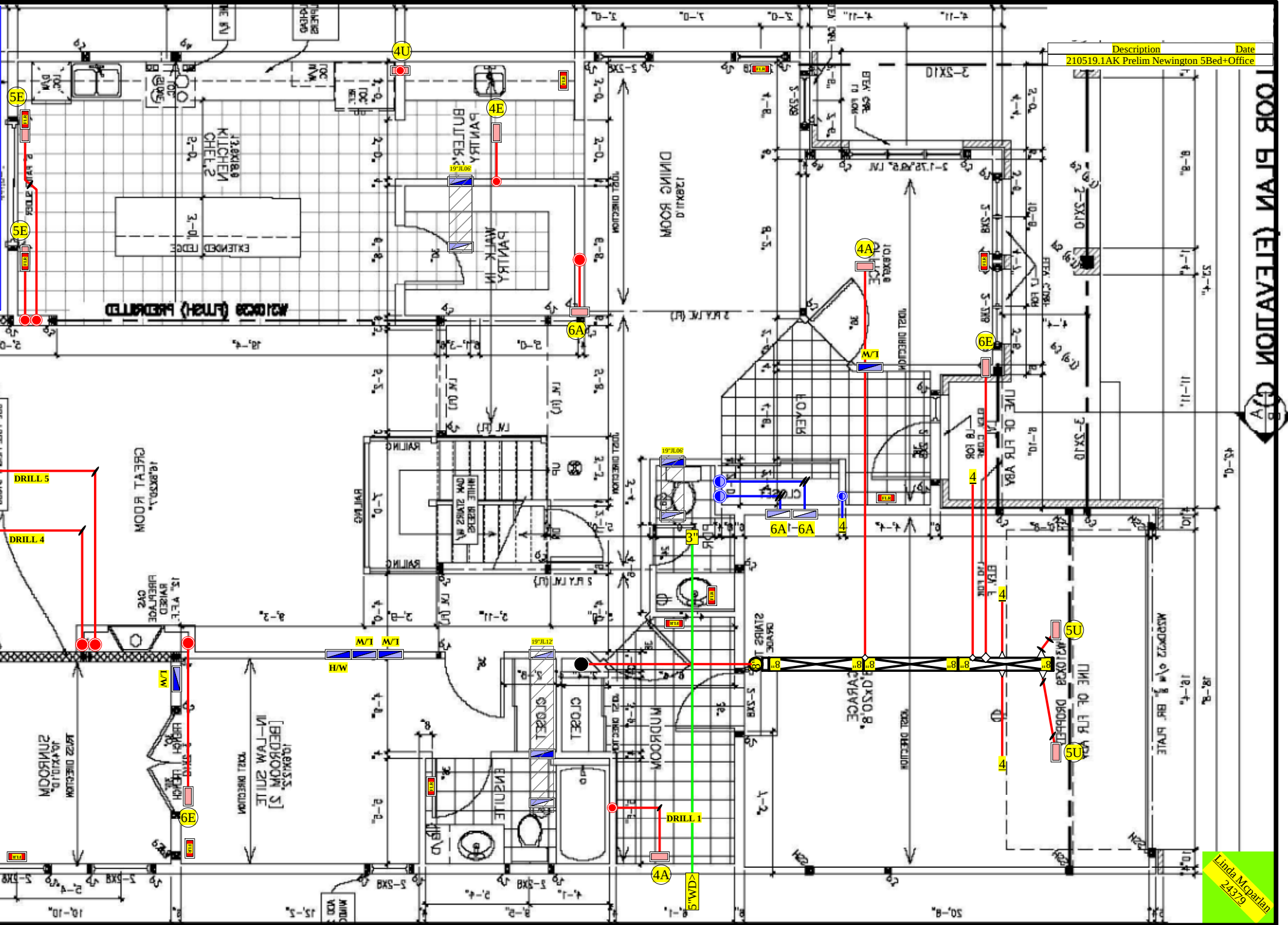
HrvSimp

May 2021



2022-11-09

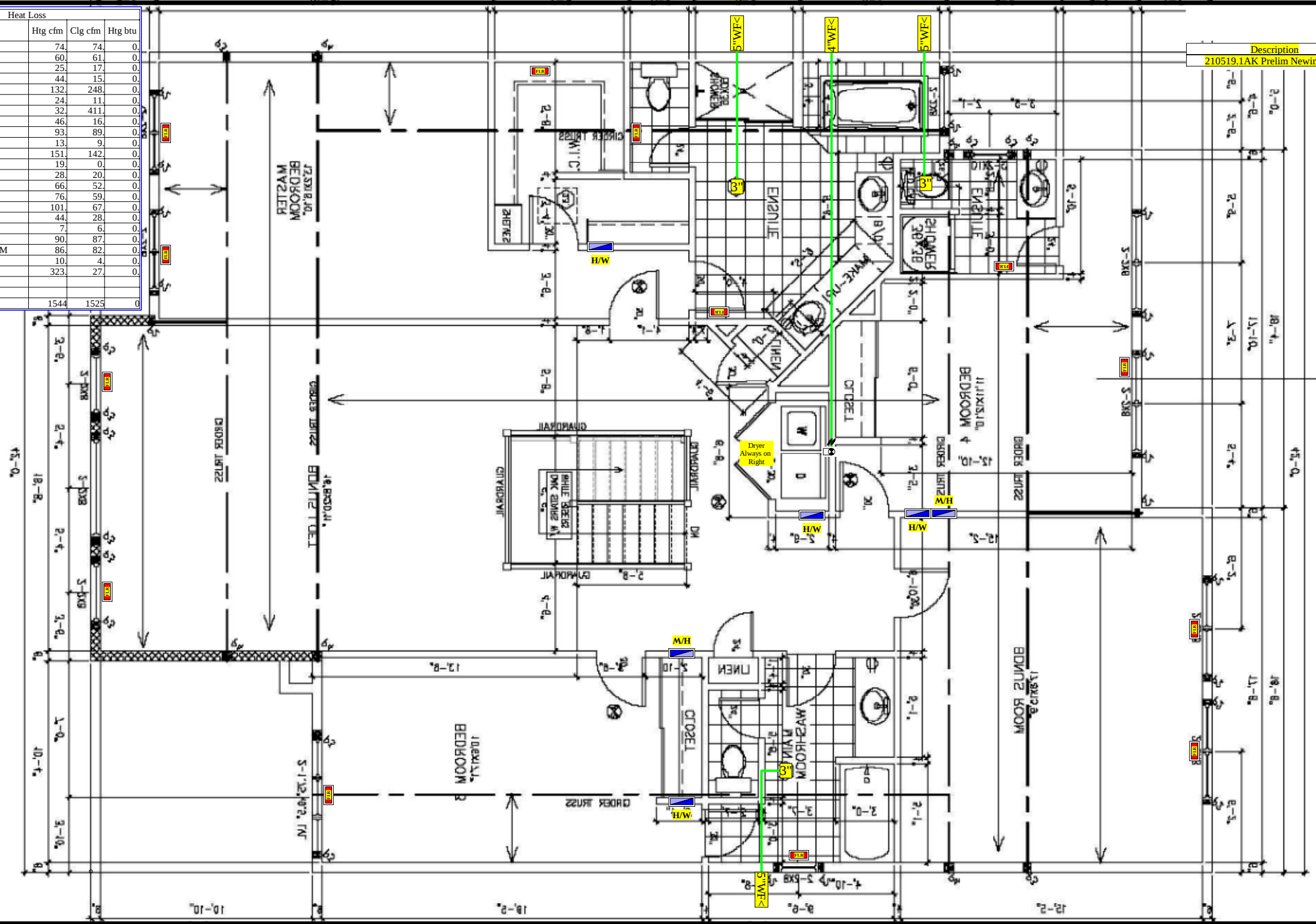
Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENIUTE 1	25	17	0
1-FOYER	44	15	0
1-GREATROOM	132	248	0
1-INLAW SUITE	24	11	0
1-KITCHEN	32	411	0
1-LAUNDRY	46	16	0
1-OFFICE	93	89	0
1-PDRM	13	9	0
1-SUNROOM	151	142	0
2-BATH	19	0	0
2-BATH 2	28	20	0
2-BEDROOM 3	66	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



Description	Date
210519.1AK Prelim Newington 5Bed+Office	

Linda McParlan
24379

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74.	74.	0.
1-DININGROOM	60.	61.	0.
1-ENIUTE 1	25.	17.	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-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



FLOOR PLAN (ELEVATION C)

Description	Date
210519.1AK Prelim Newington 5Bed+Office	

Linda Mcparlan
24379