

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.

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

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

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

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

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

STAIRS, STEPS, HANDRAILS -OBC. 9.8.-
-9.8.2.1(1) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 7/8")
-9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)
STAIR COMPONENT MINIMUM MAXIMUM
RISE 125mm (4 11/16") 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 1/2") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 3/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/2") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 13/16")
12.

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)
SILL PLATE TO BE PRESSURE TREATED OR 6 MIL POLY BELOW
-R12 (3 3/4") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3 3/4" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.
OR
-APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)

DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

(SEE DETAIL ON "SB-12 DETAILS" PAGE)

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 102x150x9.5 (4"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 BOL TO BASE PLATE.
- 15C.

STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3-1/2") DIAx4.78mm(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
-19mm (3/4") T & G SUBFLOOR GLUED AND SCREWED TO ENGINEERED FLOOR JOIST SYSTEM. SUPPLY AND INSTALL BLOCKING AND/OR BRIDGING IF INDICATED BY FLOOR JOIST DESIGNER (REFER TO MANUFACTURER'S LAYOUTS AND INSTALLATION INSTRUCTIONS)
35.

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

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

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

38.

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

TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'-6" O/C ± SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS

STUD SPACING WITH VARIOUS FINISHES:
1. SIDING-METAL OR VINYL- 2"x6" @12" O/C
2. STUCCO - 2"x6" @16" O/C
3. BRICK TO 4'-0" - 2"x6" @16" O/C
4. BRICK FULL HEIGHT - 2-2"x6" @12" O/C
40.

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

41.

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

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

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

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

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

WINDOWS:

- 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 BUILDINGS 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.

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\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

	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 (AUDIBLE/VISUAL)-OBC 9.10.19. PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. -9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT	
	CARBON MONOXIDE ALARM (OBC 9.33.4) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4. & SB9) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))	
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.		
	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	
	LAMINATED VENEER LUMBER	
	POINT LOAD FROM ABOVE	
	PRESSURE TREATED LUMBER	
	GIRDER TRUSS BY ROOF TRUSS MANUF.	
	FLAT ARCH	
	CURVED ARCH	

ESA FINAL APPROVAL
REQUIRED AT TIME OF
OCCUPANCY INSPECTION

517-RUTHERFORD-2015

Designer information: The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code as Designer.

Pages 1 through 9 inclusive

10	ENGINEERING MARKUPS APPLIED	28/09/22	CB
9	FINAL BLACKLINES	25/08/22	KE
8	ISSUED FOR LAYOUTS	08/06/22	SP
7	BEP BLACKLINES	02/05/22	KE
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

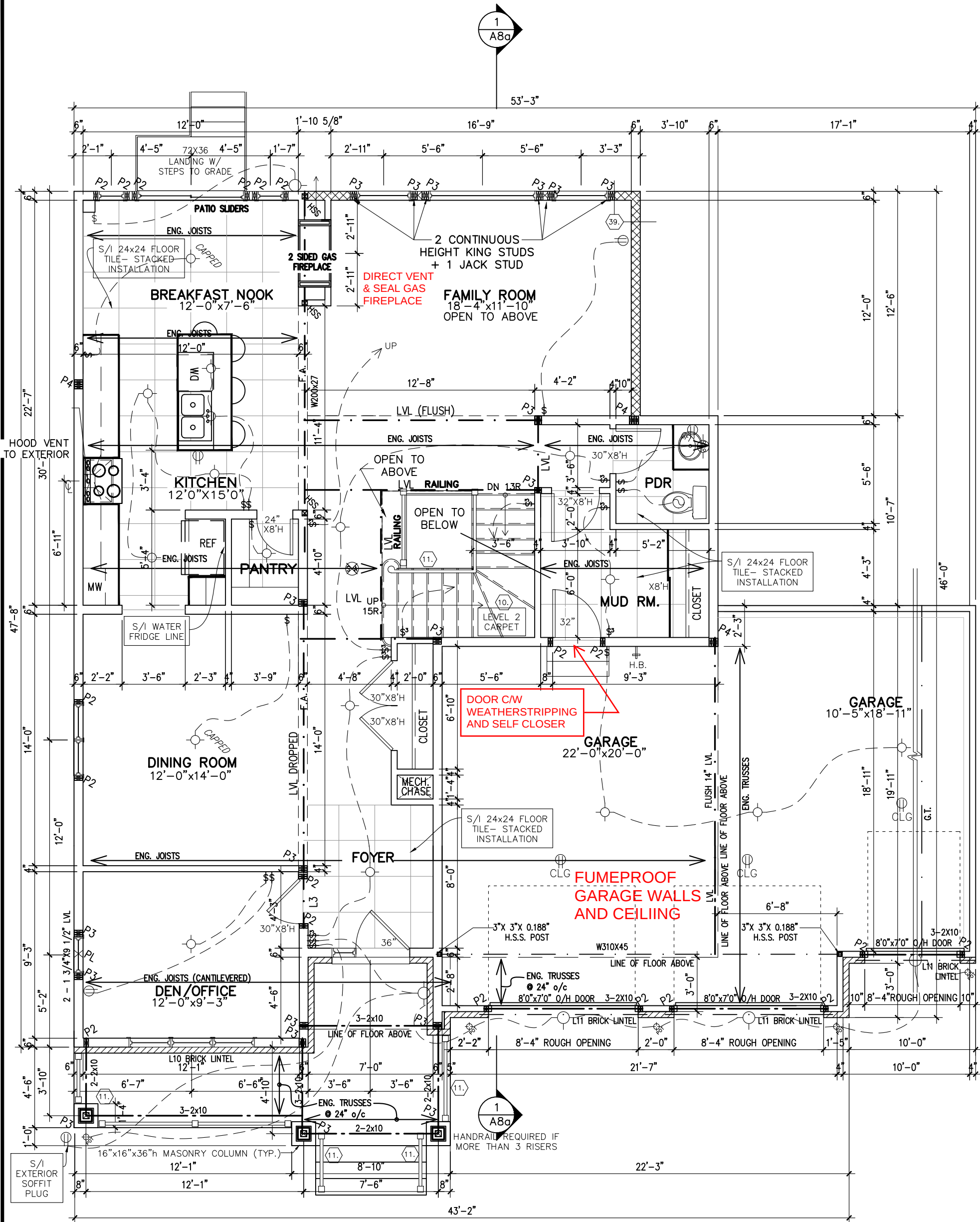
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D.C.L.-193

2022-11-09

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.

****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.



GROUND FLOOR PLAN
ELEVATION D

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

CIVIC ADDRESS:
320 ANTLER COURT

55

10	ENGINEERING MARKUPS APPLIED	28/09/22	CB
9	FINAL BLACKLINES	25/08/22	KE
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No. Description		dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-193

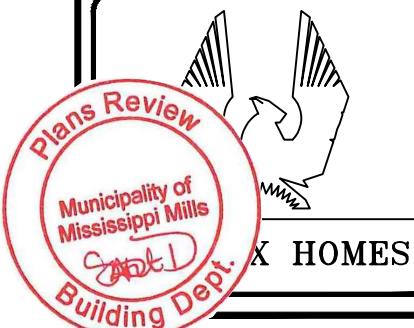
sheet

sheet title:

A2a

3 of

9



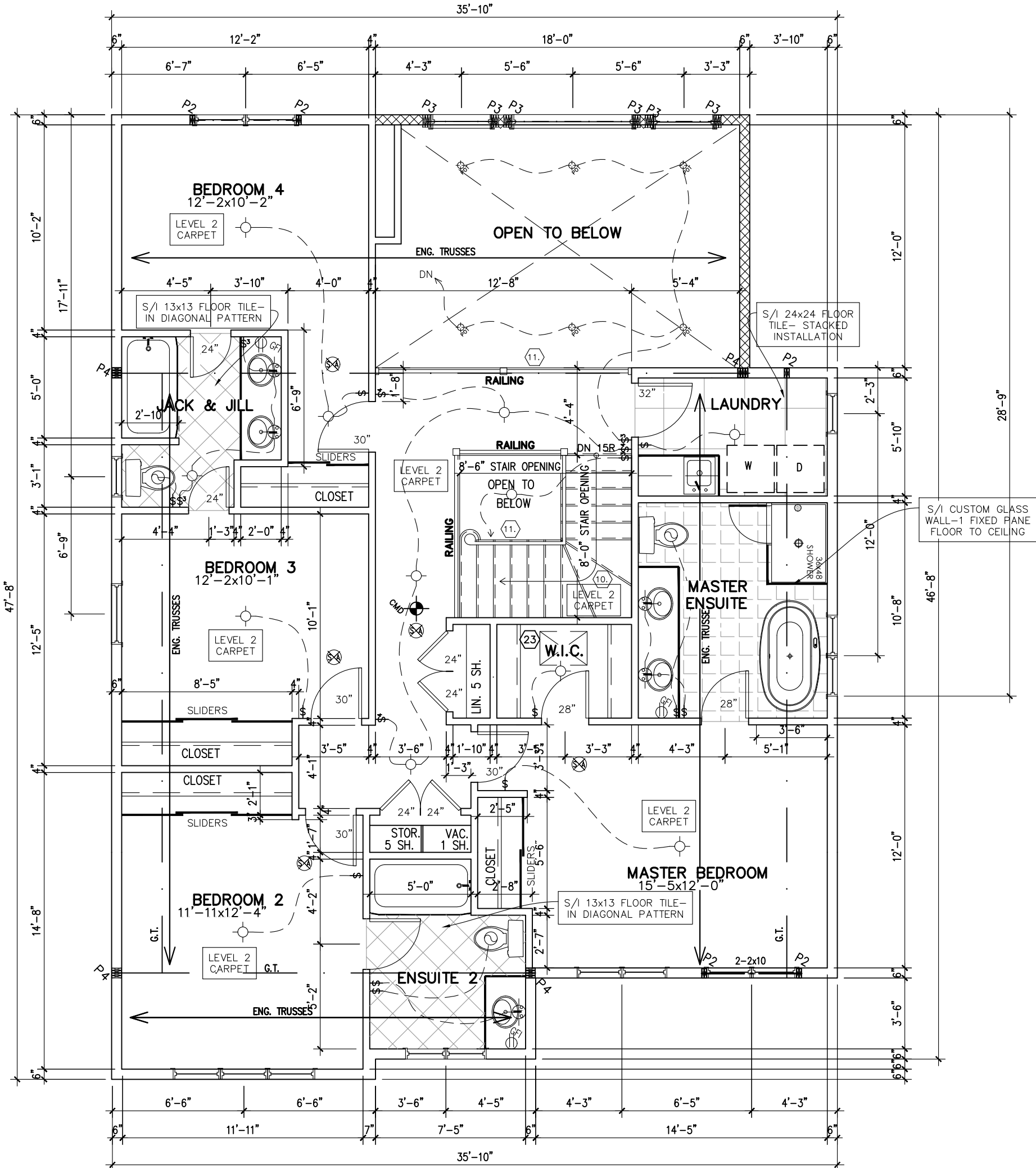
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR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

****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.

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.

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

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



SECOND FLOOR PLAN
ELEVATION D

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

CIVIC ADDRESS:
320 ANTLER COURT

55

10	ENGINEERING MARKUPS APPLIED	28/09/22	CB
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5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-193 sheet

sheet title: A3a

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9





2022-11-09

FRONT ELEVATION D



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 55

CIVIC ADDRESS:
320 ANTLER COURT

10	ENGINEERING MARKUPS APPLIED	28/09/22	CB
9	FINAL BLACKLINES	25/08/22	KE
8	ISSUED FOR LAYOUTS	08/06/22	SP
7	BEP BLACKLINES	02/05/22	KE
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

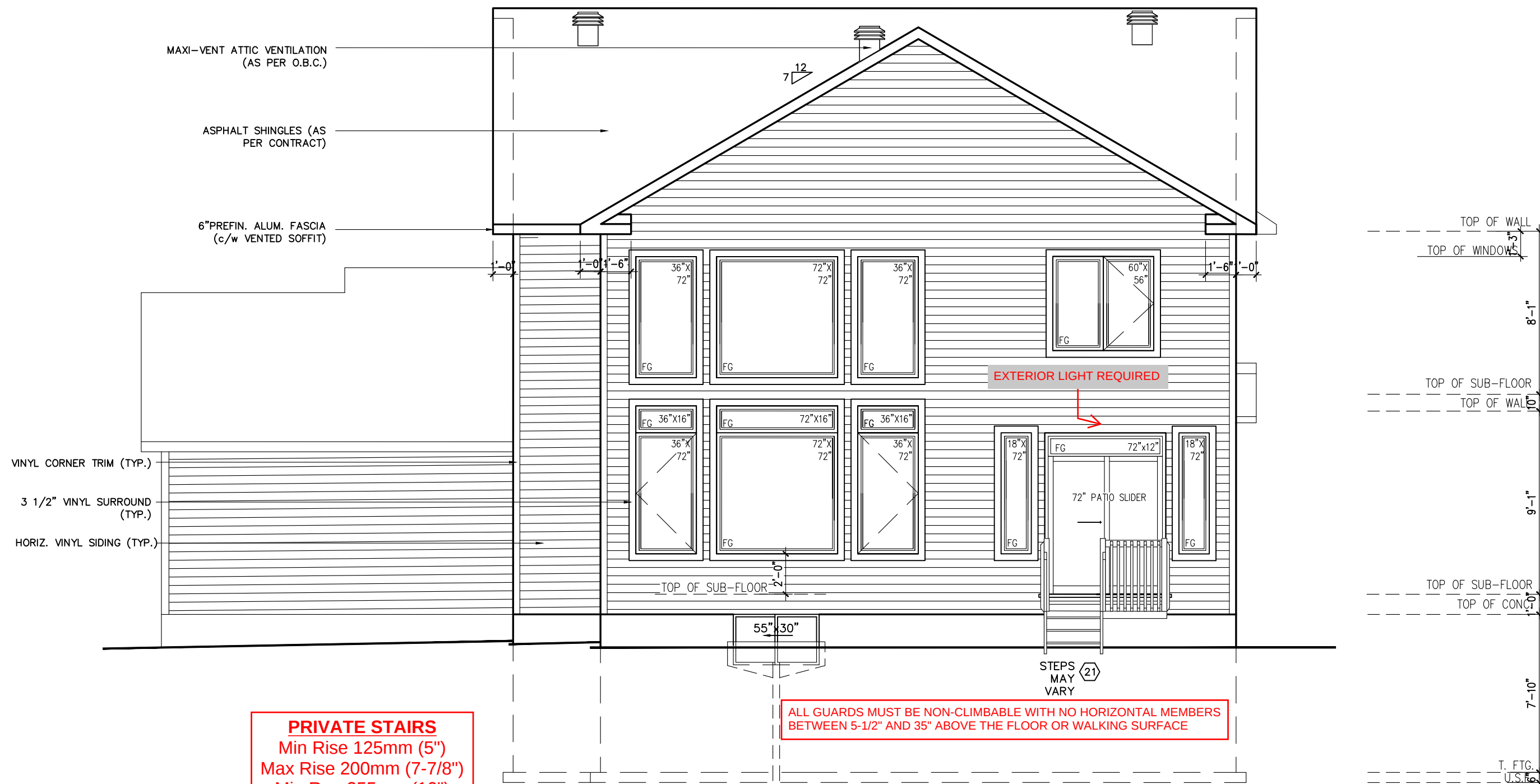
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D.C.L.-193 sheet

sheet title: A4d

5 of 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")



2022-11-09

R ELEVATION



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 55

CIVIC ADDRESS: 320 ANTLER COURT

10	ENGINEERING MARKUPS APPLIED	28/09/22	CB
9	FINAL BLACKLINES	25/08/22	KE
8	ISSUED FOR LAYOUTS	08/06/22	SP
7	BEP BLACKLINES	02/05/22	KE
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

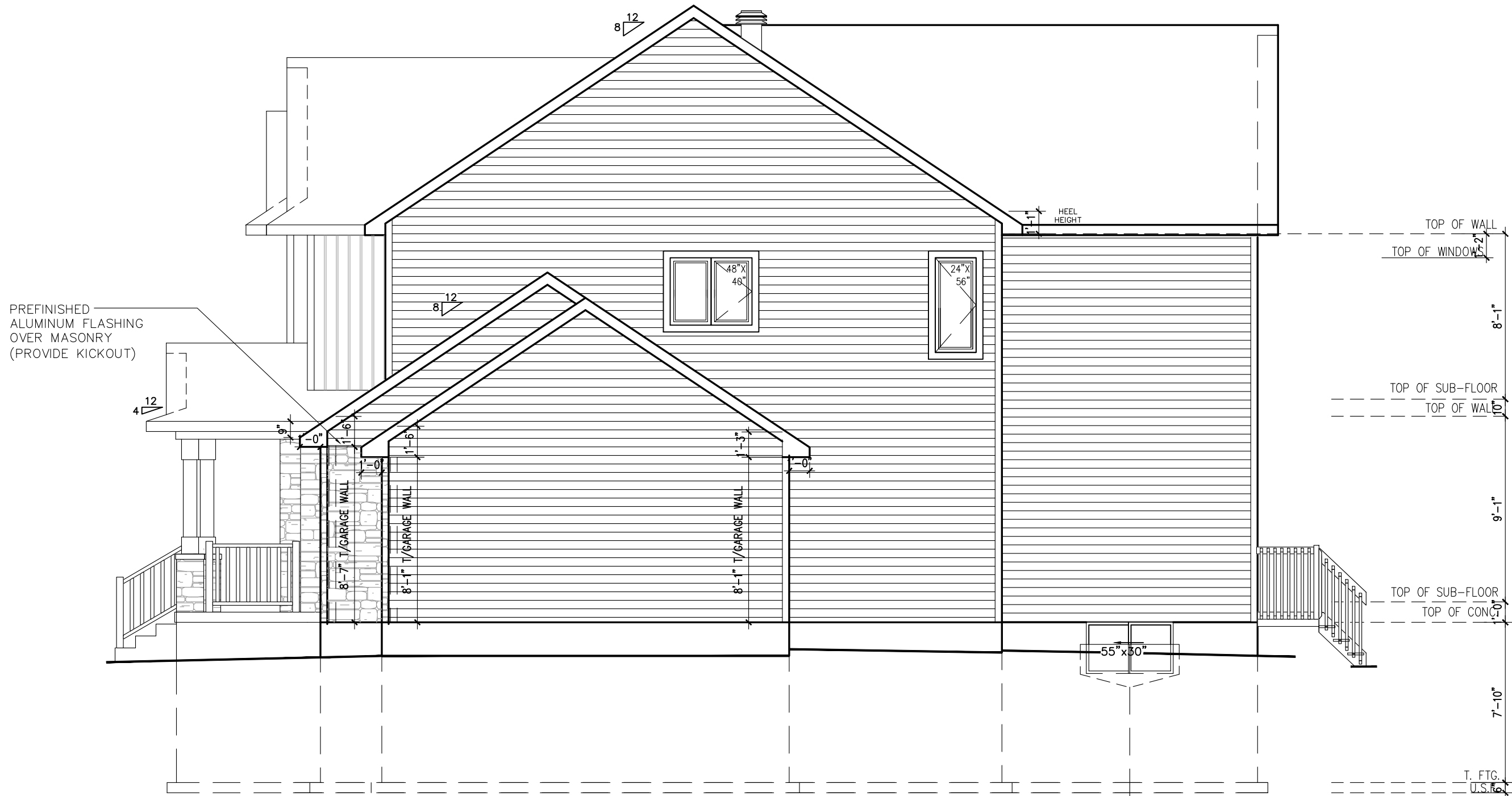
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D.C.L.-193

sheet 6 of 9

sheet title: A5



RIGHT SIDE ELEVATION D



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 55

CIVIC ADDRESS:
320 ANTLER COURT

10	ENGINEERING MARKUPS APPLIED	28/09/22	CB
9	FINAL BLACKLINES	25/08/22	KE
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6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-193 sheet

sheet title: A6a

7 of 9



RIGHT SIDE ELEVATION D



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH3

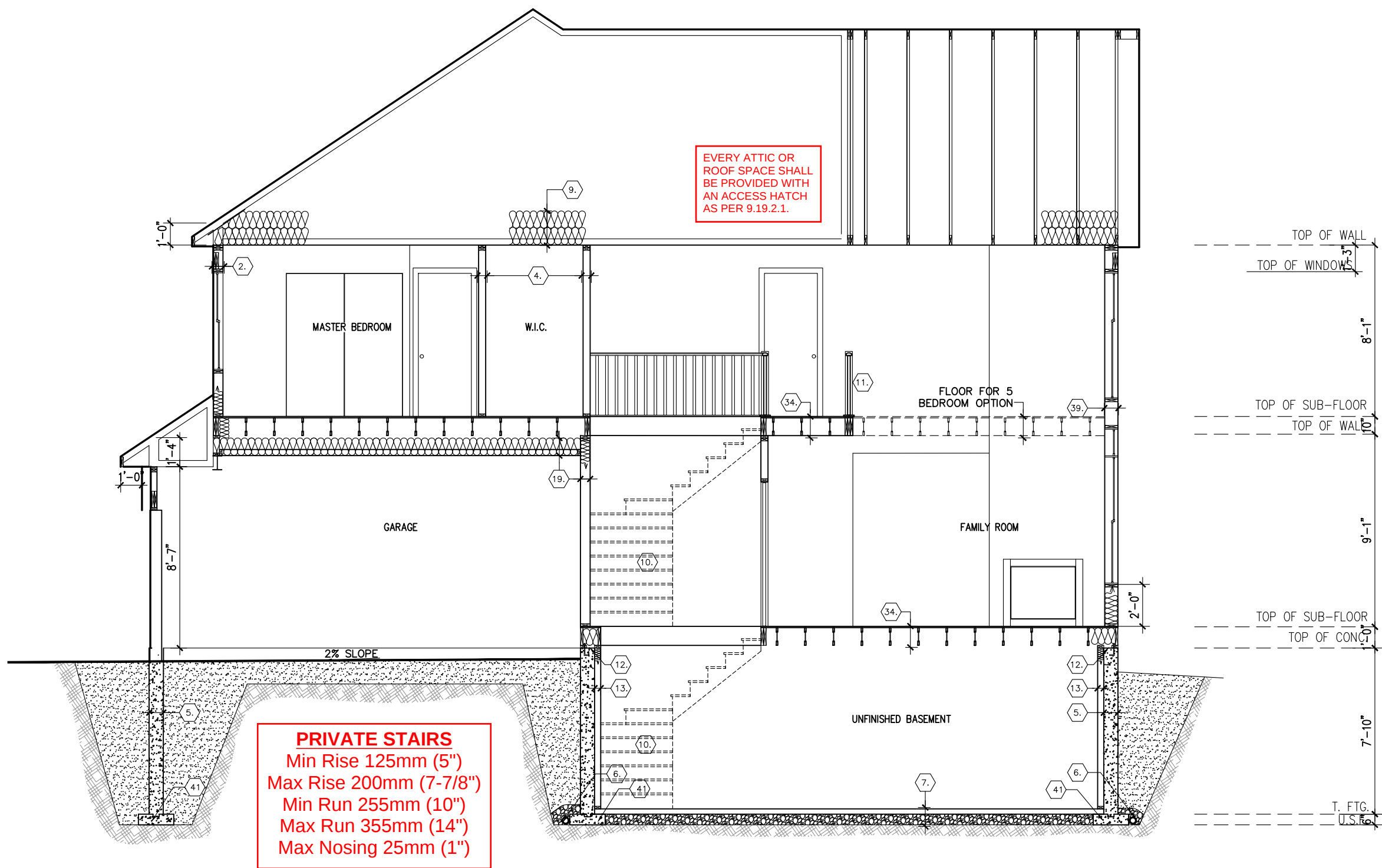
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CIVIC ADDRESS:
320 ANTLER COURT

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5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517	
designed by: TL	
drawn by: SP	
date: NOV/15	
scale: 3/16"=1'-0"	
D.C.L.-193 sheet	
sheet title: A7a	8 of 9



SECTION ELEVATION D



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH3

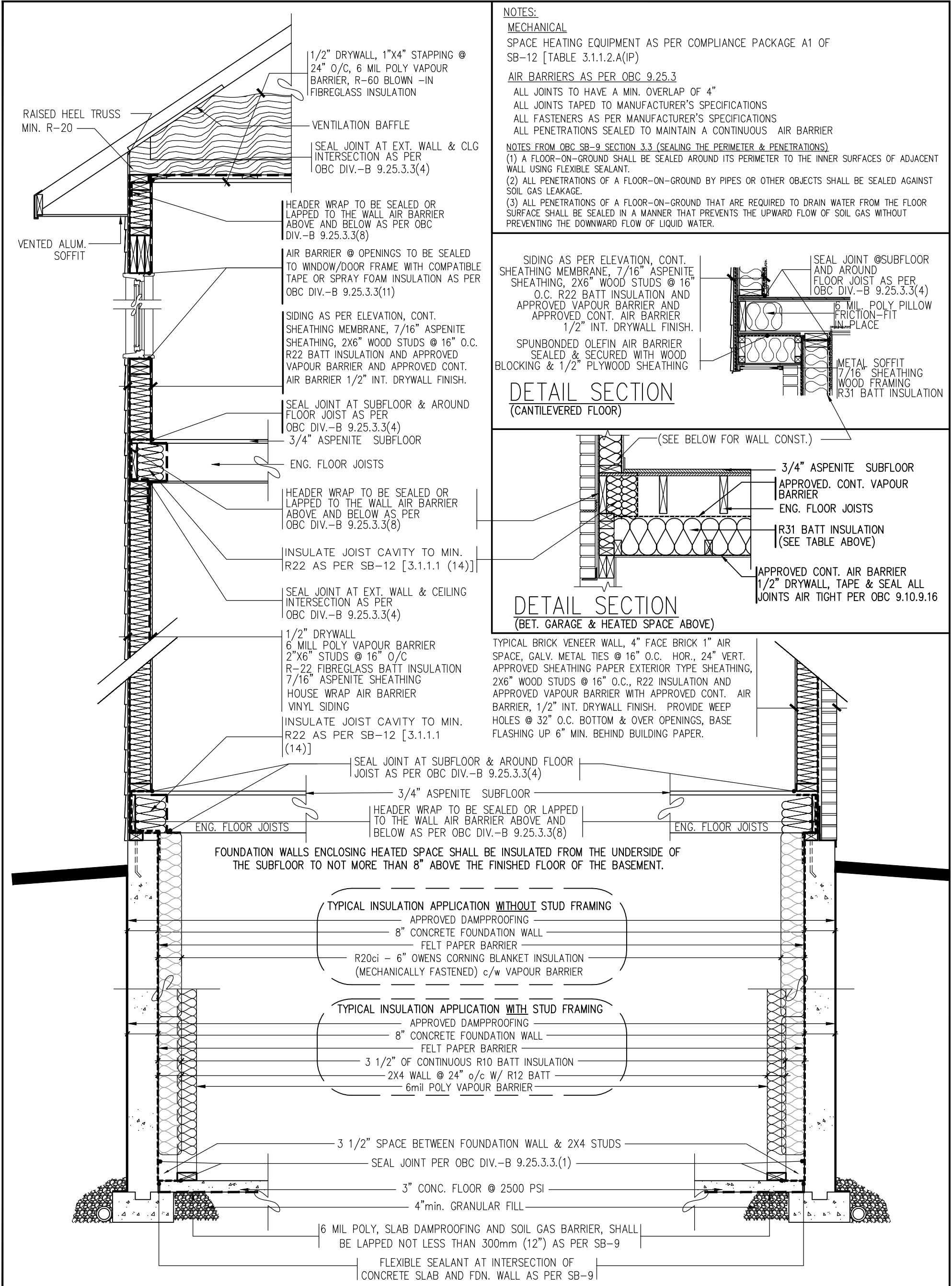
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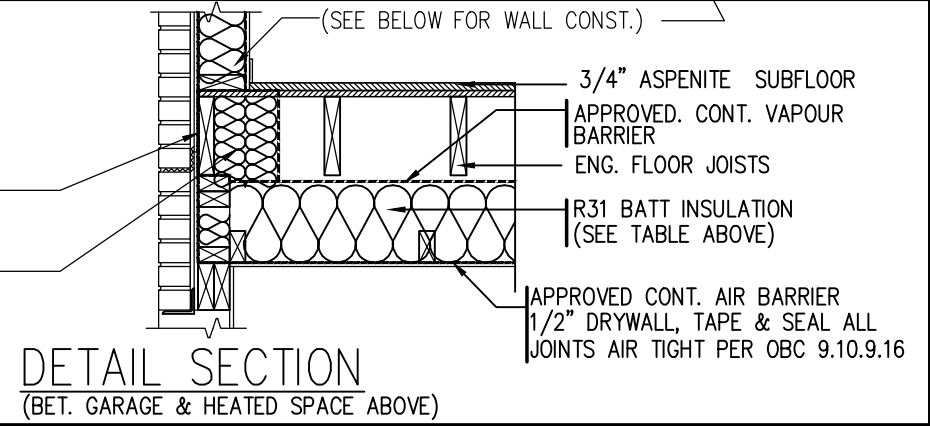
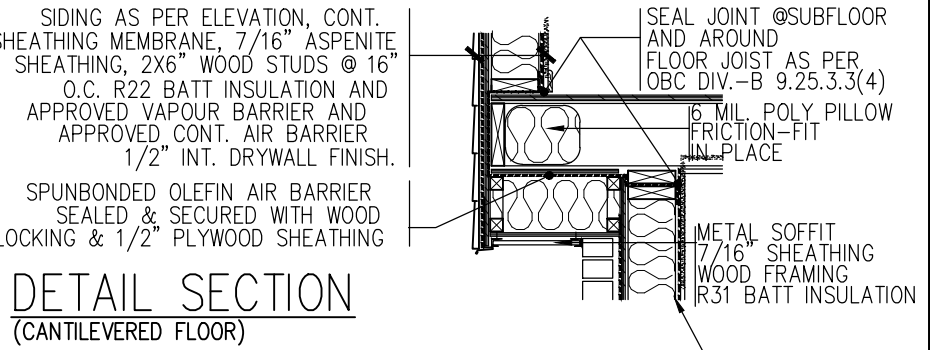
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320 ANTLER COURT

10	ENGINEERING MARKUPS APPLIED	28/09/22	CB
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6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517
designed by: TL
drawn by: SP
date: NOV/15
scale: 3/16"=1'-0"
D.C.L.-193 sheet
sheet title: A8a
9 of 9



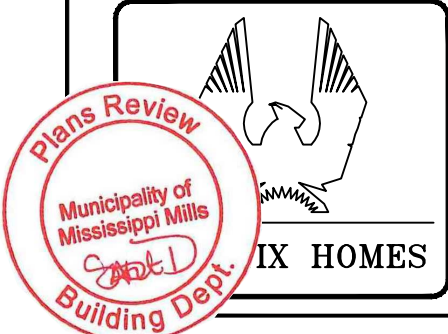
NOTES:
MECHANICAL
SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(IP)]
AIR BARRIERS AS PER OBC 9.25.3
ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"
ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS
ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS
ALL PENETRATIONS SEALED TO 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.



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



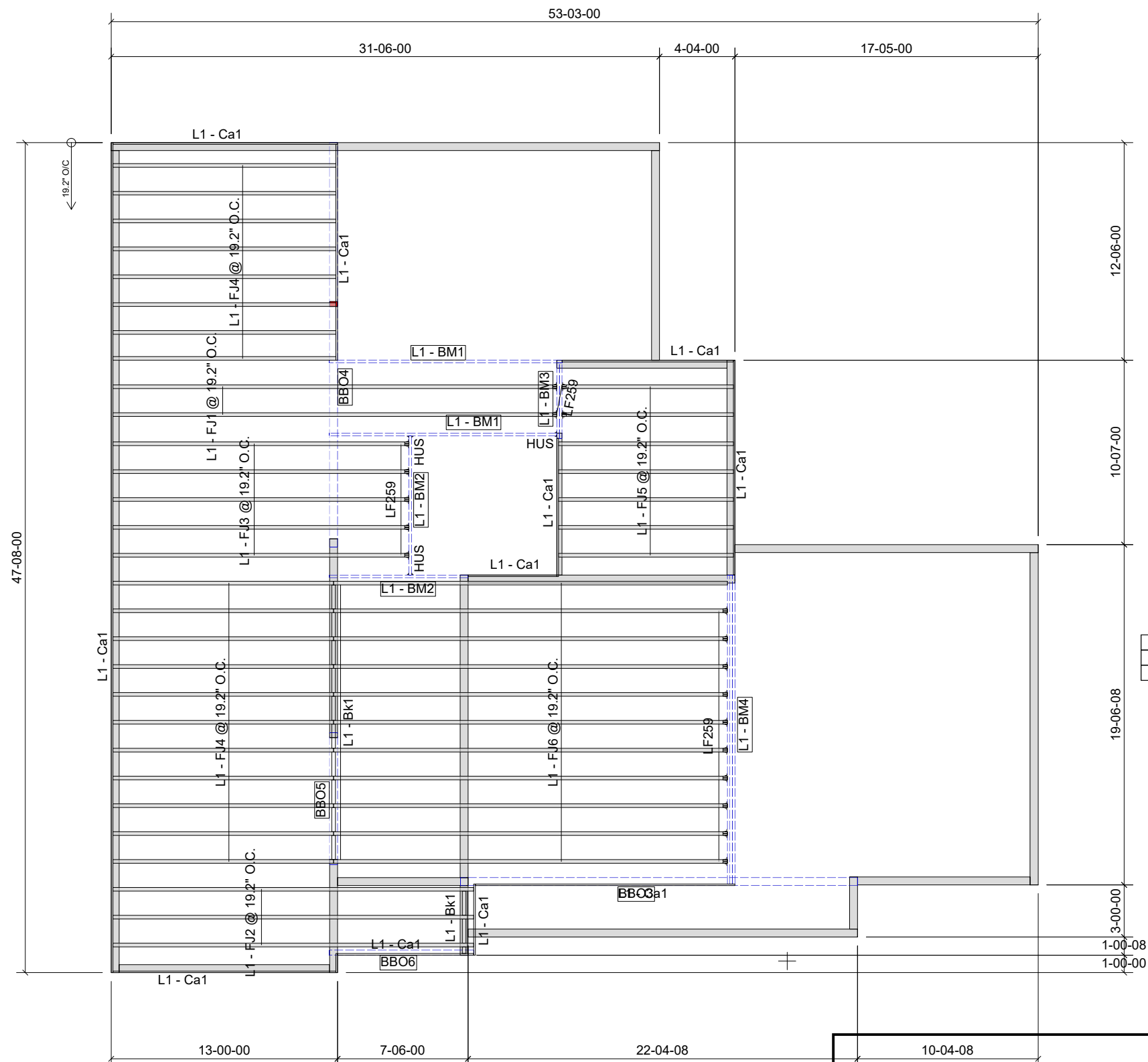
SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

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	



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



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

GLUED AND NAILED	
LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	7/5/2022
File Name:	WTR3-55 Rutherford D.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.	26-00-00	9 1/2" NI-20	1	2	MFD
L1 - FJ2 @ 19.2" O.C.	22-00-00	9 1/2" NI-20	1	3	MFD
L1 - FJ3 @ 19.2" O.C.	18-00-00	9 1/2" NI-20	1	5	MFD
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	19	MFD
L1 - FJ5 @ 19.2" O.C.	11-00-00	9 1/2" NI-20	1	7	MFD
L1 - FJ6 @ 19.2" O.C.	24-00-00	9 1/2" NI-40x	1	11	MFD
L1 - BM1	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM2	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM3	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM4	18-00-00	1 3/4" x 14" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	2	FF
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	12	MFD
L1 - Bk1	18-00-00	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	42	MFD

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
20	SIMPSON	LF259	-	9 1/2" NI-20
3	SIMPSON	HUS18110	-	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.

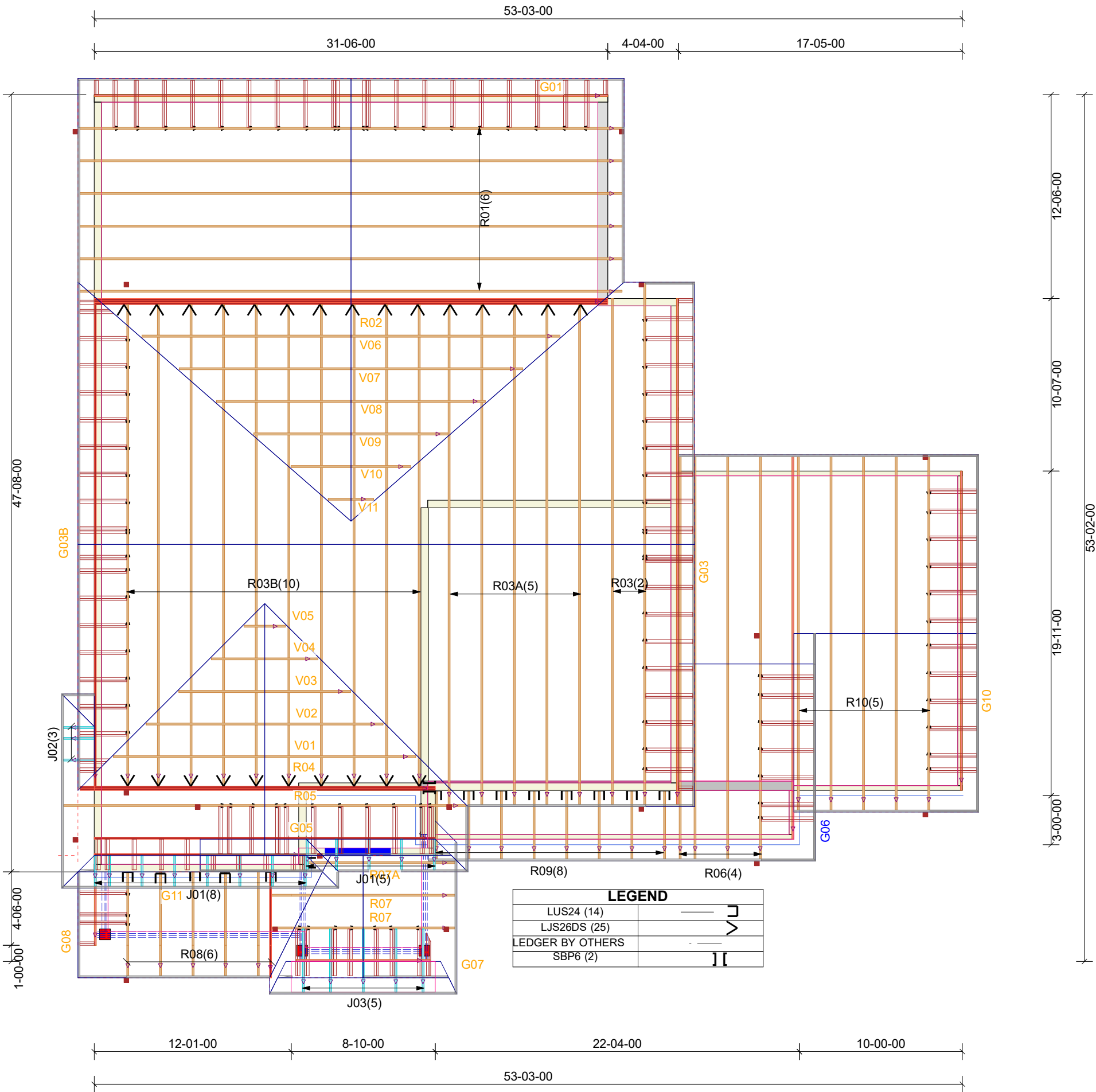


JOB:
PHOENIX HOMES
WHITE TAIL RIDGE
LOT WTR3-55
RUTHERFORD D
2ND FLOOR 2 OF 2

DATE: 7/7/2022



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



TYPICAL OTTAWA DESIGN LOADS

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

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

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

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

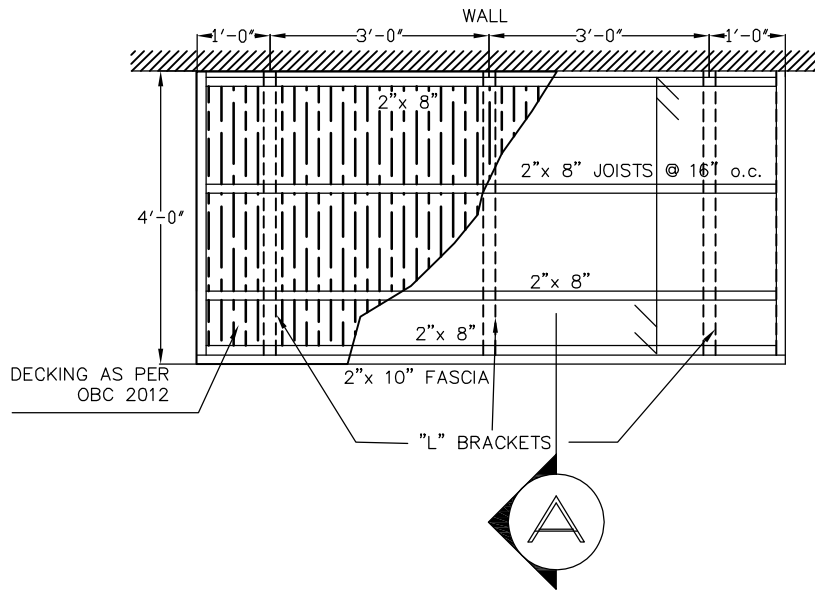
HURRICANE AND SEISMIC TIES:

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

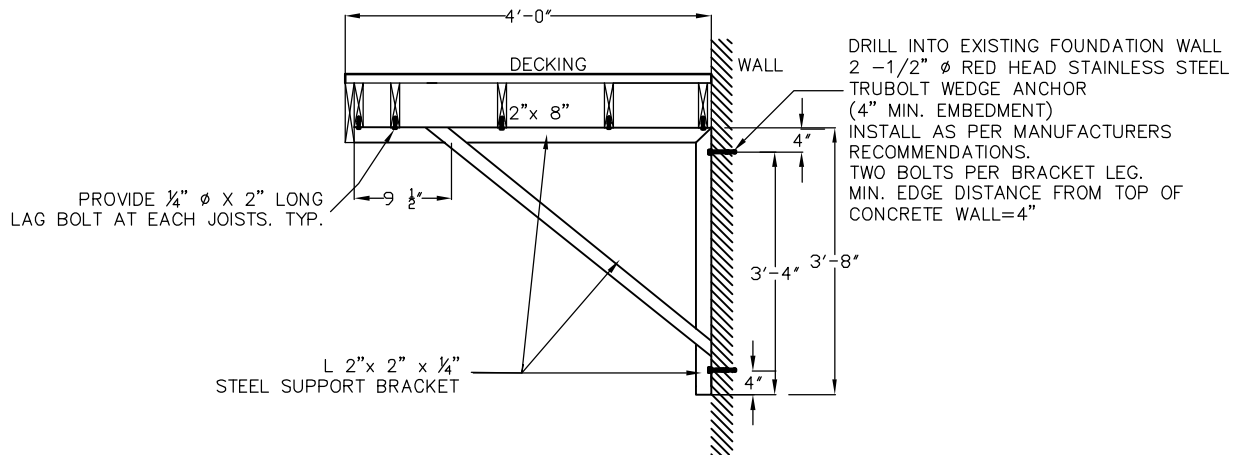
GRANDOR LUMBER INC.

JOB: PHOENIX HOMES RUTHERFORD "D" PRUTD-9 WTR3 - 55

DATE: 6/8/2022



PLAN



NOTES:

STEEL
 -ALL STRUCTURAL STEEL WORK INCLUDING DESIGN OF ALL COMPONENTS SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA-S16-09.
 -HOLLOW STRUCTURAL SECTIONS TO CAN/CSA G40.20 GRADE 350, CLASS C OF H.
 -STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA G40.21 GRADE 300W
 ALL WORK SHALL CONFORM OBC 2012
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
 FOR ADDITIONAL INFORMATION, SEE ENGINEERING DWGS.

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



Estructura Inc.

TEL: (819) 918-4382
 EMAIL: estructurainc@yahoo.com



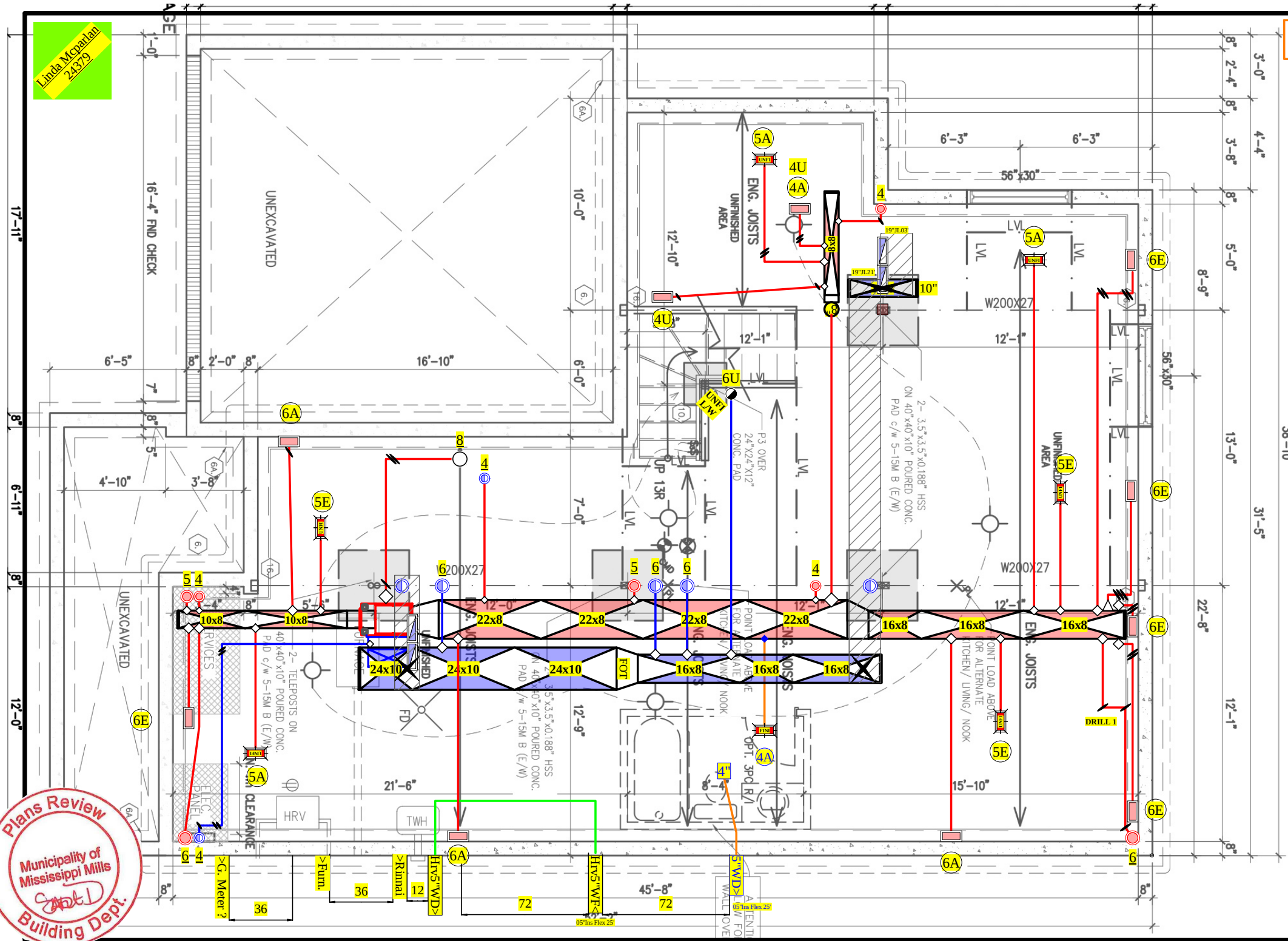
Client	CUT RITE CONSTRUCTION	
Project Name	DECK CONNECTION 4'-0"x8'-0"	
Drawn By	DS	Checked By
Project No.		Scale
Date	DECEMBER 2019	N.T.S.
File Name		Drawing No.
		SK-1

Furn GMEC960603BNA
Plenum 63" & CAB 10"x23 3/4" x5

Description
210121.1AR Rutherford 4-Bed WRT2-26
210419.1AR WTR-27 Rutherford Std 4Bed-Alr. Kit+WO
210924.2AR 4Permit 517 Rutherford 4Bed

NOTE
ALL WINDOW UNITS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

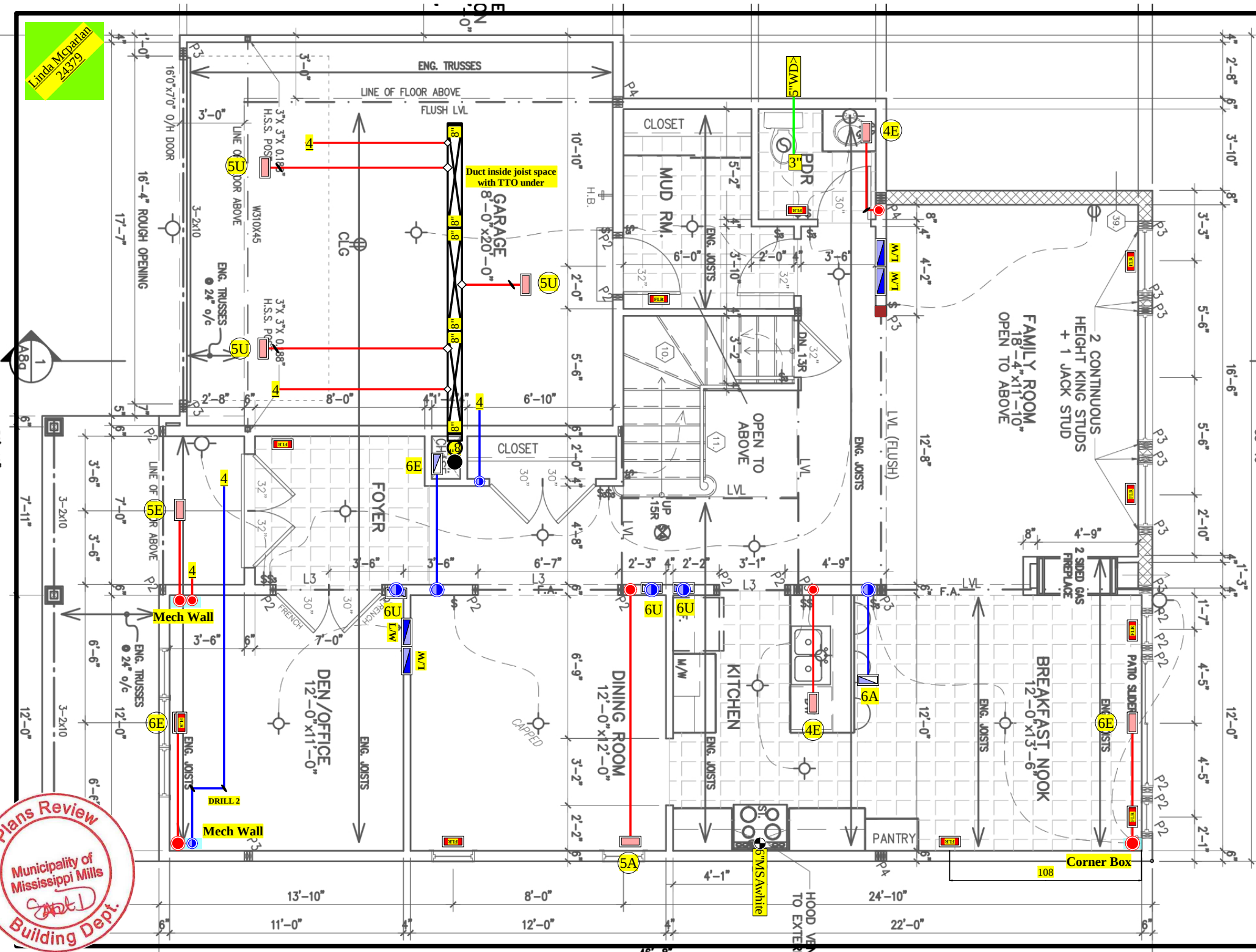
Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	79.	90.	3165.
1-DININGROOM	34.	16.	1377.
1-FAMILYROOM	189.	280.	7565.
1-FOYER	62.	12.	2473.
1-KITCHEN	19.	196.	768.
1-MUDROOM	35.	8.	1402.
1-OFFICE	70.	64.	2810.
1-PDRM	18.	7.	714.
1-STAIRS	7.	2.	292.
2-BEDROOM 2	65.	59.	2597.
2-BEDROOM 3	33.	17.	1339.
2-BEDROOM 4	65.	47.	2611.
2-ENSUITE	34.	24.	1371.
2-ENSUITE 2	41.	35.	1646.
2-ENSUITE 3	22.	12.	880.
2-HALL	23.	10.	932.
2-LAUNDRY	33.	19.	1303.
2-MASTERBEDROOM	78.	66.	3113.
2-W.I.C.	3.	1.	115.
BASEMENT	259.	35.	10349.
	1169	1000	46822



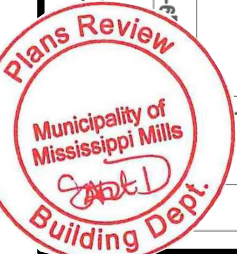
Plans Review
Municipality of
Mississippi Mills
Building Dept.
2022-11-09

Description
210121.1AR Rutherford 4+Loft WRT2-26
210419.1AR WTR-27 Rutherford Std 4Bed+Alt Kit+WO
210924.2AR 4Permit 517 Rutherford 4Bed

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	79.	90.	3165.
1-DININGROOM	34.	16.	1377.
1-FAMILYROOM	189.	280.	7565.
1-FOYER	62.	12.	2473.
1-KITCHEN	19.	196.	768.
1-MUDROOM	35.	8.	1402.
1-OFFICE	70.	64.	2810.
1-PDRM	18.	7.	714.
1-STAIRS	7.	2.	292.
2-BEDROOM 2	65.	59.	2597.
2-BEDROOM 3	33.	17.	1339.
2-BEDROOM 4	65.	47.	2611.
2-ENSUITE 2	34.	24.	1371.
2-ENSUITE 3	41.	35.	1646.
2-ENSUITE 2	22.	12.	880.
2-HALL	23.	10.	932.
2-LAUNDRY	33.	19.	1303.
2-MASTERBEDROOM	78.	66.	3113.
2-W.I.C.	3.	1.	115.
BASEMENT	259.	35.	10349.
	1169	1000	46822



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Description
210121.1AR Rutherford 4+Loft WRT2-26
210419.1AR WTR-27 Rutherford Strd 4Bed+Alt. Kit+WO
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Heat Loss			
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1-KITCHEN	19.	196.	768.
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