

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 1/8")  
-9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")  
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 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 5/8") MIN.  
(2) INT. GUARDS HEIGHT: =900mm (35 7/8") MIN.  
(1) STAIR LANDING GUARDS: =1070mm (42 5/8") 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.  
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. ADJ 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 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.
28.

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

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

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

41.

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

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

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

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

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

WINDOWS:

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

GENERAL

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

LUMBER:

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

STEEL:

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

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8") SPR.#2
B1	3/38 x 184 (3/2" x 8") SPR.#2
B2	4/38 x 184 (4/2" x 8") SPR.#2
L3	2/38 x 235 (2/2" x 10") SPR.#2
B3	3/38 x 235 (3/2" x 10") SPR.#2
B4	4/38 x 235 (4/2" x 10") SPR.#2

L5	2/38 x 286 (2/2" x 12") SPR.#2
B5	3/38 x 286 (3/2" x 12") SPR.#2
B6	4/38 x 286 (4/2" x 12") SPR.#2

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)

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

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

LEGEND

M.C.

MEDICINE CABINET

DOUBLE VOLUME WALL

SEE NOTE 39.

SOLID WOOD BEARING

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

EXHAUST VENT

DUPLEX OUTLET (12" HIGH)

WEATHERPROOF DUPLEX OUTLET

HEAVY DUTY OUTLET

POT LIGHT

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

SWITCH

SWITCH (3-WAY)

FLOOR DRAIN

HOSE BIB

DOUBLE JOIST

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH

CURVED ARCH

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

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

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

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER:

CIVIC ADDRESS:  
324 ANTLER COURT

56

10 ENGINEERS MARKUPS APPLIED

23/08/22

CB

9 ISSUED FOR ENGINEERING REVIEW

23/08/22

CB

8 ISSUED FOR JOIST LAYOUTS

12/08/22

CB

7 BEP BLACKLINES

26/07/22

CB

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

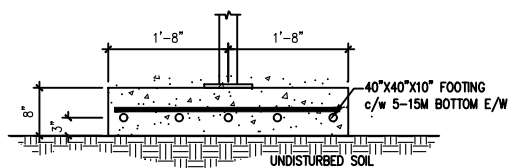
designed by: TL

drawn by: SP

date: NOV/15

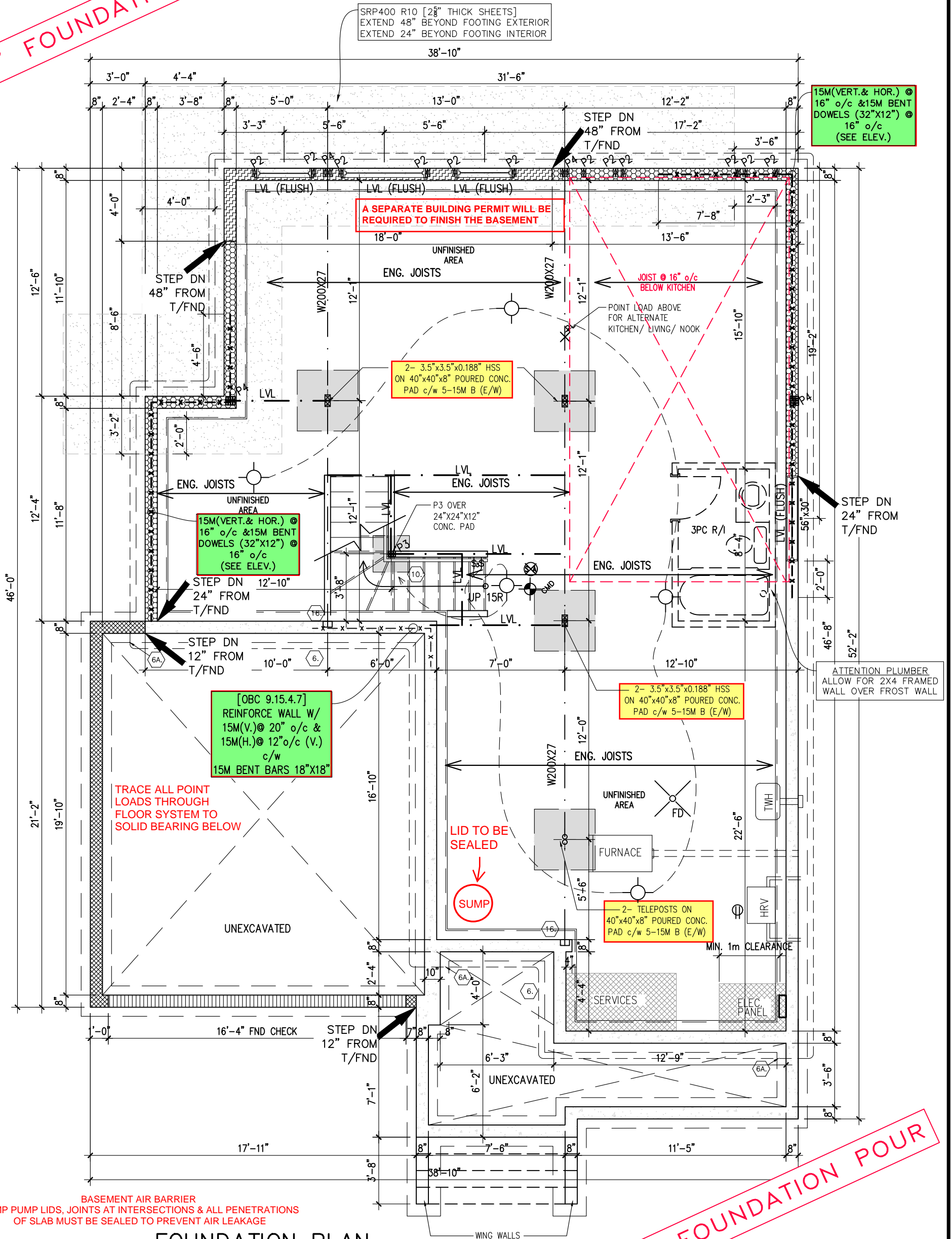
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR 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.



OVERSIZE PAD DETAIL

9' FOUNDATION POUR



FOUNDATION PLAN  
ELEVATION D

9' FOUNDATION POUR



517-RUTHERFORD-2015	
SITE: WHITE TAIL RIDGE PH.3	
LOT NUMBER:	56
CIVIC ADDRESS: 324 ANTLER COURT	

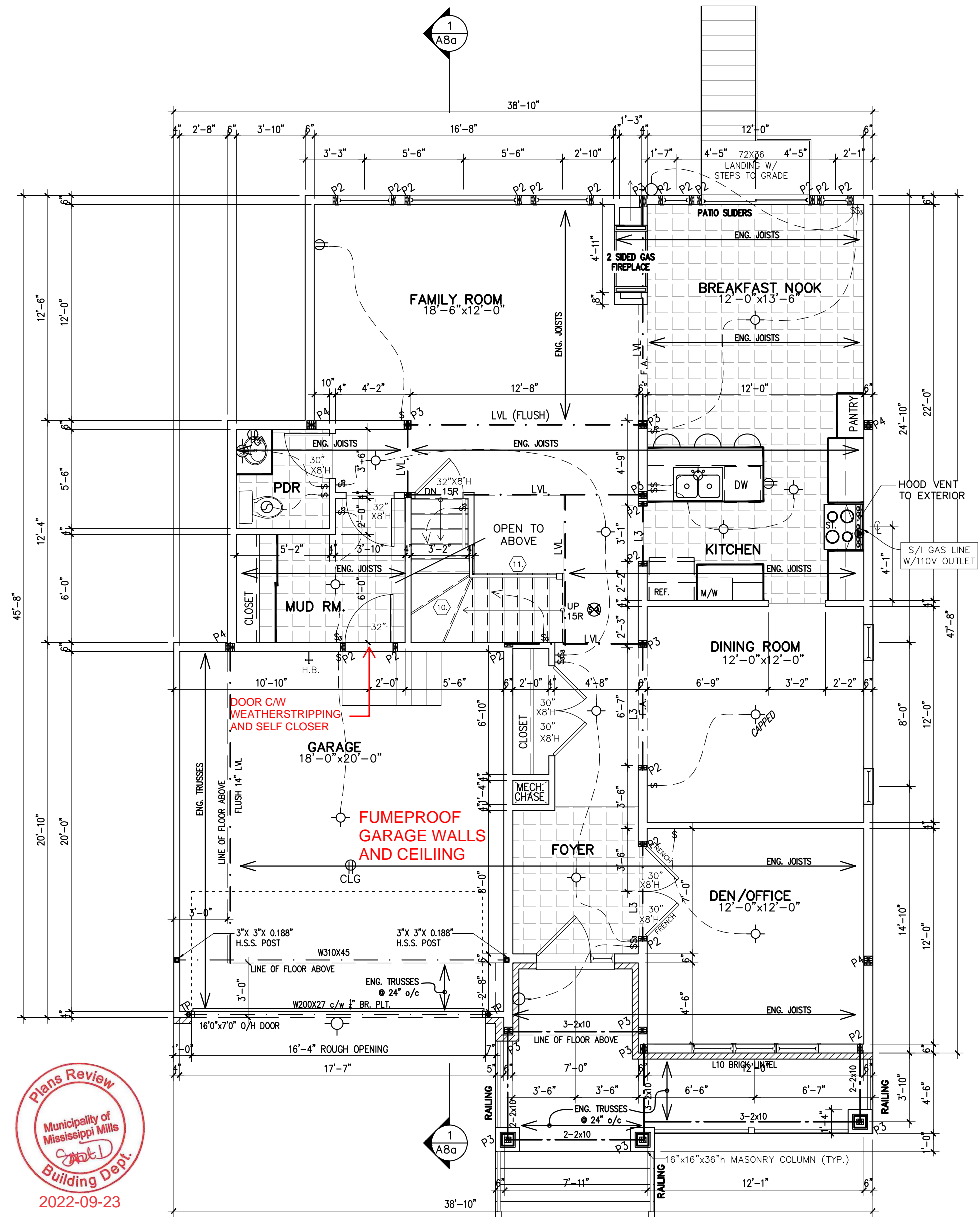
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9	ISSUED FOR ENGINEERING REVIEW	23/08/22	CB
8	ISSUED FOR JOIST LAYOUTS	12/08/22	CB
7	BEP BLACKLINES	26/07/22	CB
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517	
designed by: TL	
drawn by: SP	
date: NOV/15	
scale: 3/16"=1'-0"	
D.C.L.-193 sheet	
sheet title:	2 of 9

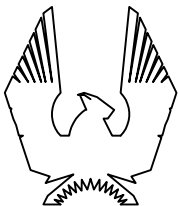


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
ALL DRAWINGS TO BE USED 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.



GROUND FLOOR PLAN  
ELEVATION D



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER:

CIVIC ADDRESS:  
324 ANTLER COURT

56

10	ENGINEERS MARKUPS APPLIED	23/08/22	CB
9	ISSUED FOR ENGINEERING REVIEW	23/08/22	CB
8	ISSUED FOR JOIST LAYOUTS	12/08/22	CB
7	BEP BLACKLINES	26/07/22	CB
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:

3 of  
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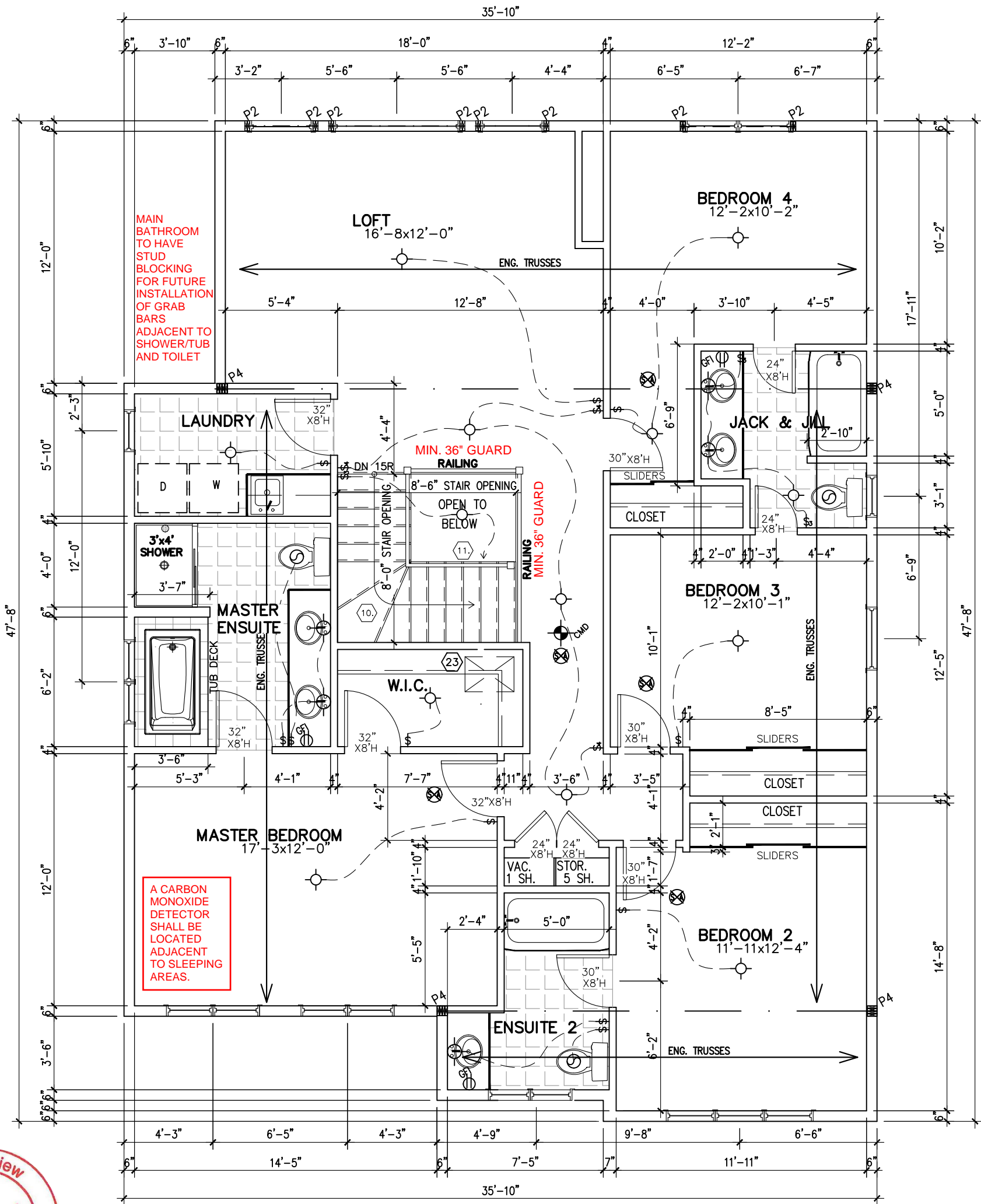
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A SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3 OF NFPA 72.

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

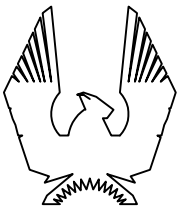
**\*\*NOTE\*\***  
ALL WINDOW LINTELS TO BE 2-2X10  
W/ P2 POSTS ON EACH SIDE U.N.O.

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



2022-09-23  
SECOND FLOOR PLAN  
ELEVATION D

9' SECOND FLOOR



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER:

56

CIVIC ADDRESS:  
324 ANTLER COURT

10	ENGINEERS MARKUPS APPLIED	23/08/22	CB
9	ISSUED FOR ENGINEERING REVIEW	23/08/22	CB
8	ISSUED FOR JOIST LAYOUTS	12/08/22	CB
7	BEP BLACKLINES	26/07/22	CB
6	TUB CHANGED TO MAAK 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:

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9



2022-09-23

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

FRONT ELEVATION D



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER: 56

CIVIC ADDRESS:  
324 ANTLER COURT

10	ENGINEERS MARKUPS APPLIED	23/08/22	CB
9	ISSUED FOR ENGINEERING REVIEW	23/08/22	CB
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7	BEP BLACKLINES	26/07/22	CB
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
REVISIONS		dd/mm/yy	By

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

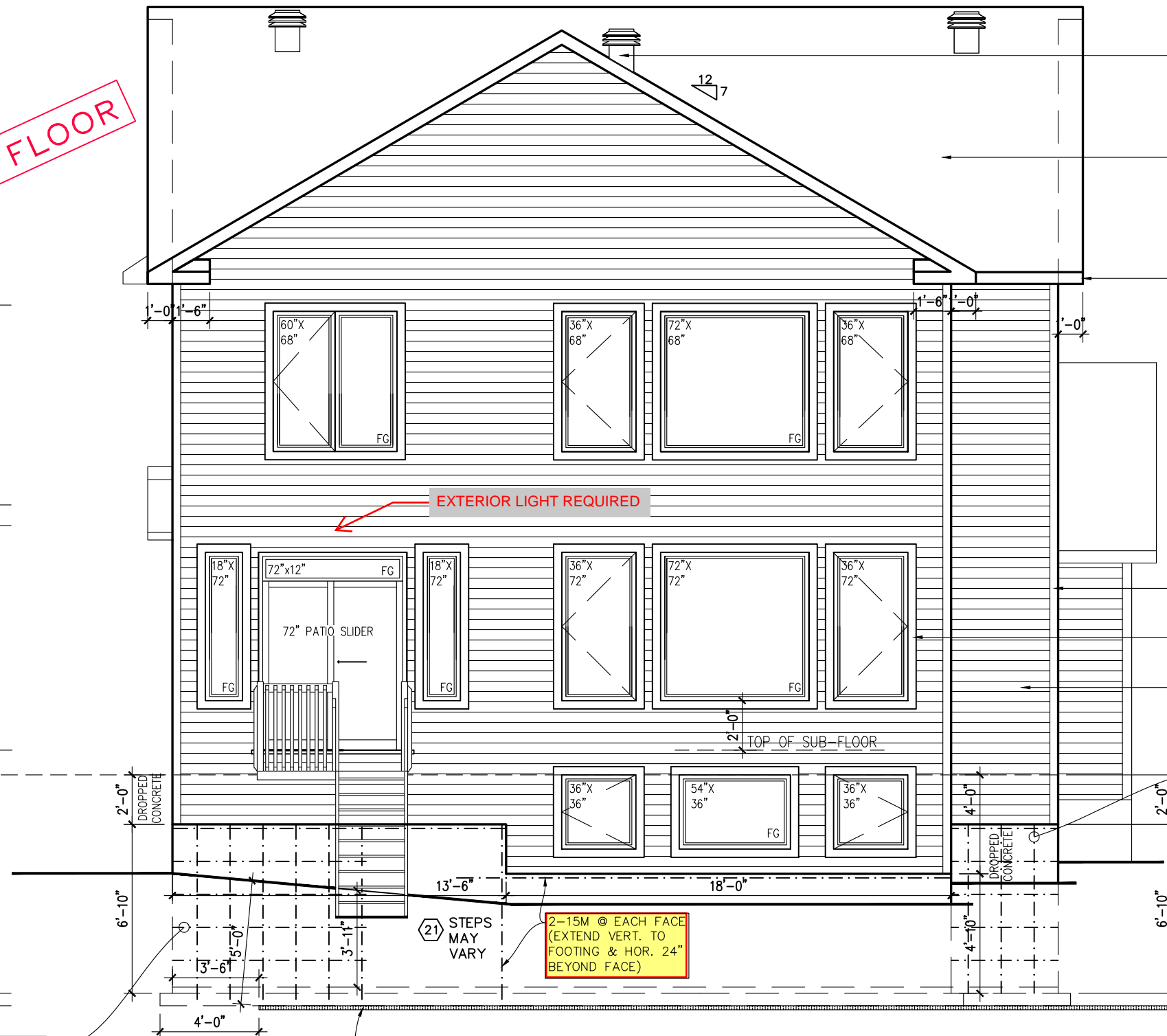
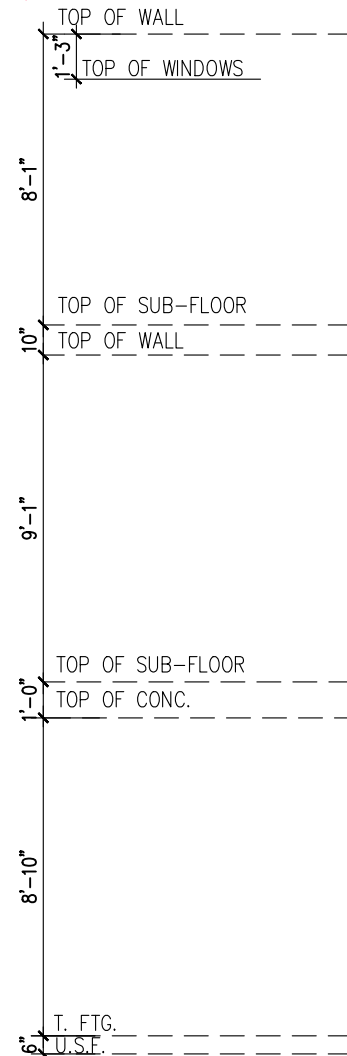
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D.C.L.-193 sheet

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9' SECOND FLOOR



MAXI-VENT ATTIC VENTILATION  
(AS PER O.B.C.)

ASPHALT SHINGLES (AS  
PER CONTRACT)

6" PREFIN. ALUM. FASCIA  
(c/w VENTED SOFFIT)

VINYL CORNER TRIM (TYP.)

3 1/2" VINYL SURROUND  
(TYP.)

HORIZ. VINYL SIDING (TYP.)

[OBC 9.15.4.2]  
WHERE DISTANCE IS GREATER THAN 3'-11"  
BETWEEN GRADE AND TOP OF CONCRETE SLAB  
REINFORCE WALL W/ 15M (VERT. & HOR.) @ 16" o/c  
& 15M BENT DOWELS (32"X12") @ 16" o/c

9' FOUNDATION POUR



2022-09-23

[OBC 9.15.4.2]  
WHERE DISTANCE IS GREATER THAN 3'-11"  
BETWEEN GRADE AND TOP OF CONCRETE SLAB  
REINFORCE WALL W/ 15M (VERT. & HOR.) @ 16" o/c  
& 15M BENT DOWELS (32"X12") @ 16" o/c

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

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

REAR ELEVATION D



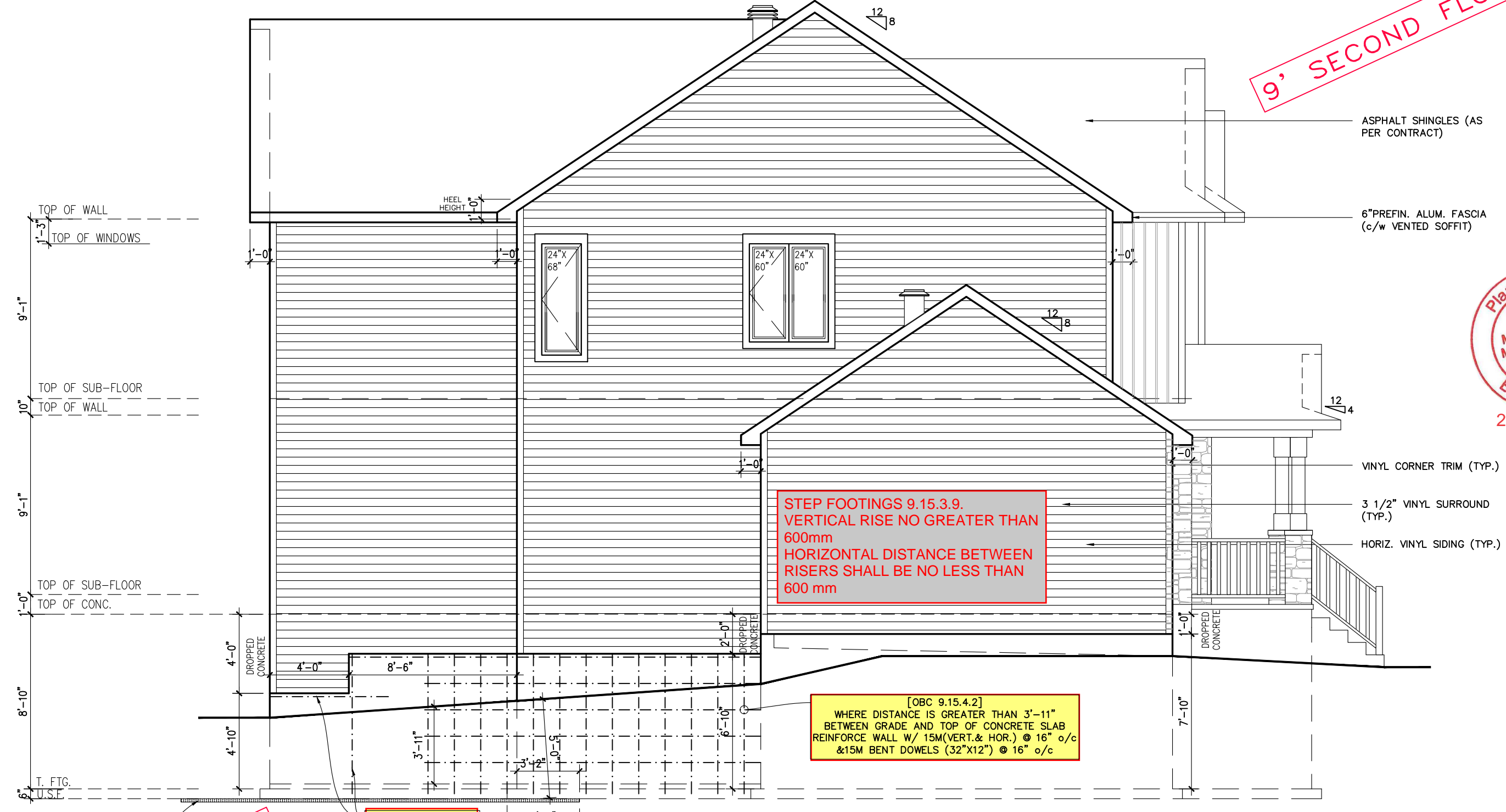
517-RUTHERFORD-2015

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LOT NUMBER: 56  
CIVIC ADDRESS:  
324 ANTLER COURT

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8	ISSUED FOR JOIST LAYOUTS	12/08/22	CB
7	BEP BLACKLINES	26/07/22	CB
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 title:
6 of 9

9' SECOND FLOOR



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

[OBC 9.15.4.2]  
WHERE DISTANCE IS GREATER THAN 3'-11"  
BETWEEN GRADE AND TOP OF CONCRETE SLAB  
REINFORCE WALL W/ 15M (VERT. & HOR.) @ 16" o/c  
& 15M BENT DOWELS (32"x12") @ 16" o/c

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

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

WALL AREA 1107 SQ. FT.  
LIMITING DISTANCE 8 M (18%)  
OPENINGS ALLOWED 199.26 SQ. FT.  
OPENINGS PROVIDED 21.07 SQ. FT.

9' FOUNDATION POUR

LEFT SIDE ELEVATION D



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH.3

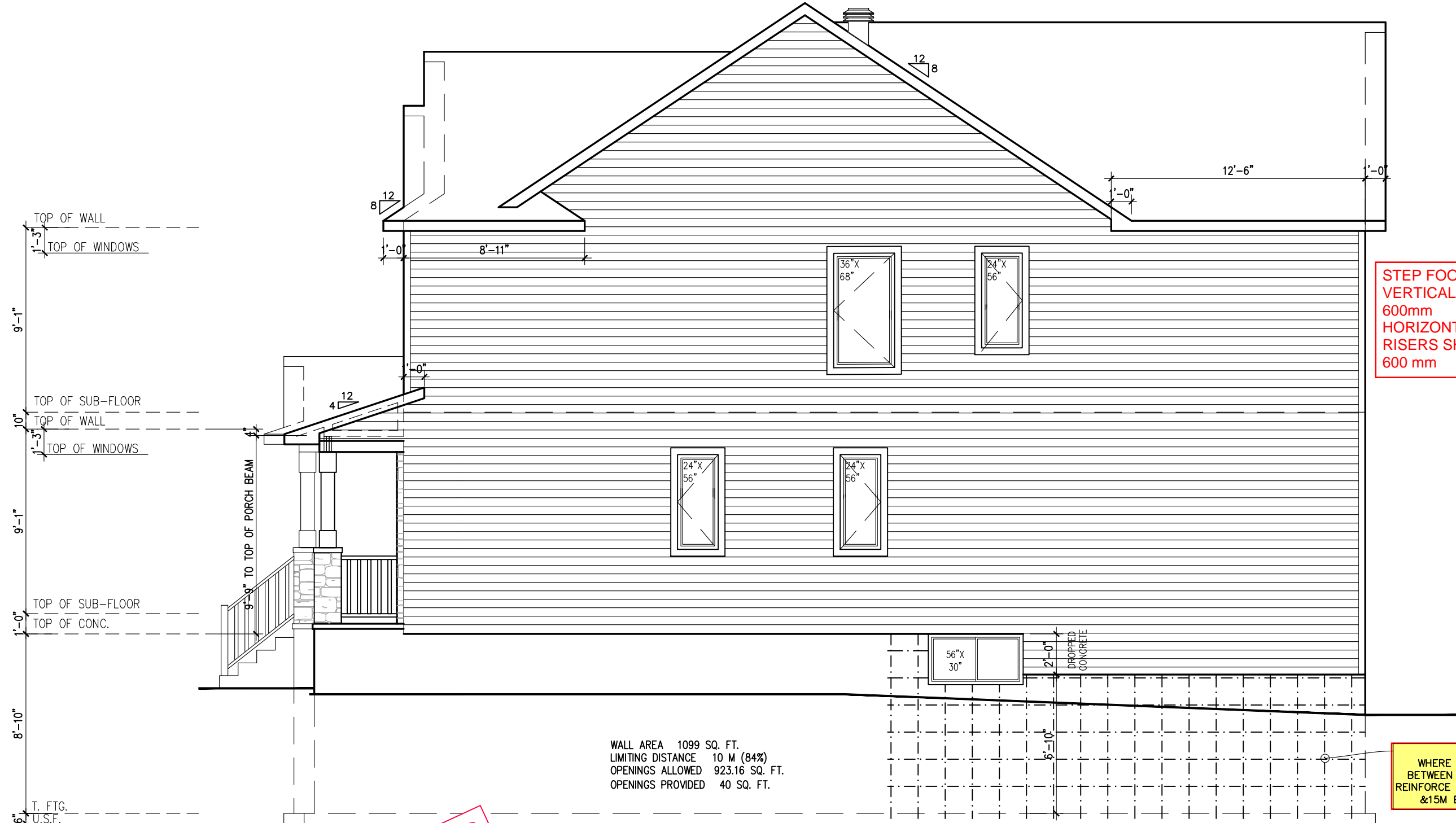
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324 ANTLER COURT

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9	ISSUED FOR ENGINEERING REVIEW	23/08/22	CB
8	ISSUED FOR JOIST LAYOUTS	12/08/22	CB
7	BEP BLACKLINES	26/07/22	CB
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:
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RIGHT SIDE ELEVATION D

9' SECOND FLOOR  
9' FOUNDATION POUR



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER: 56

CIVIC ADDRESS:  
324 ANTLER COURT

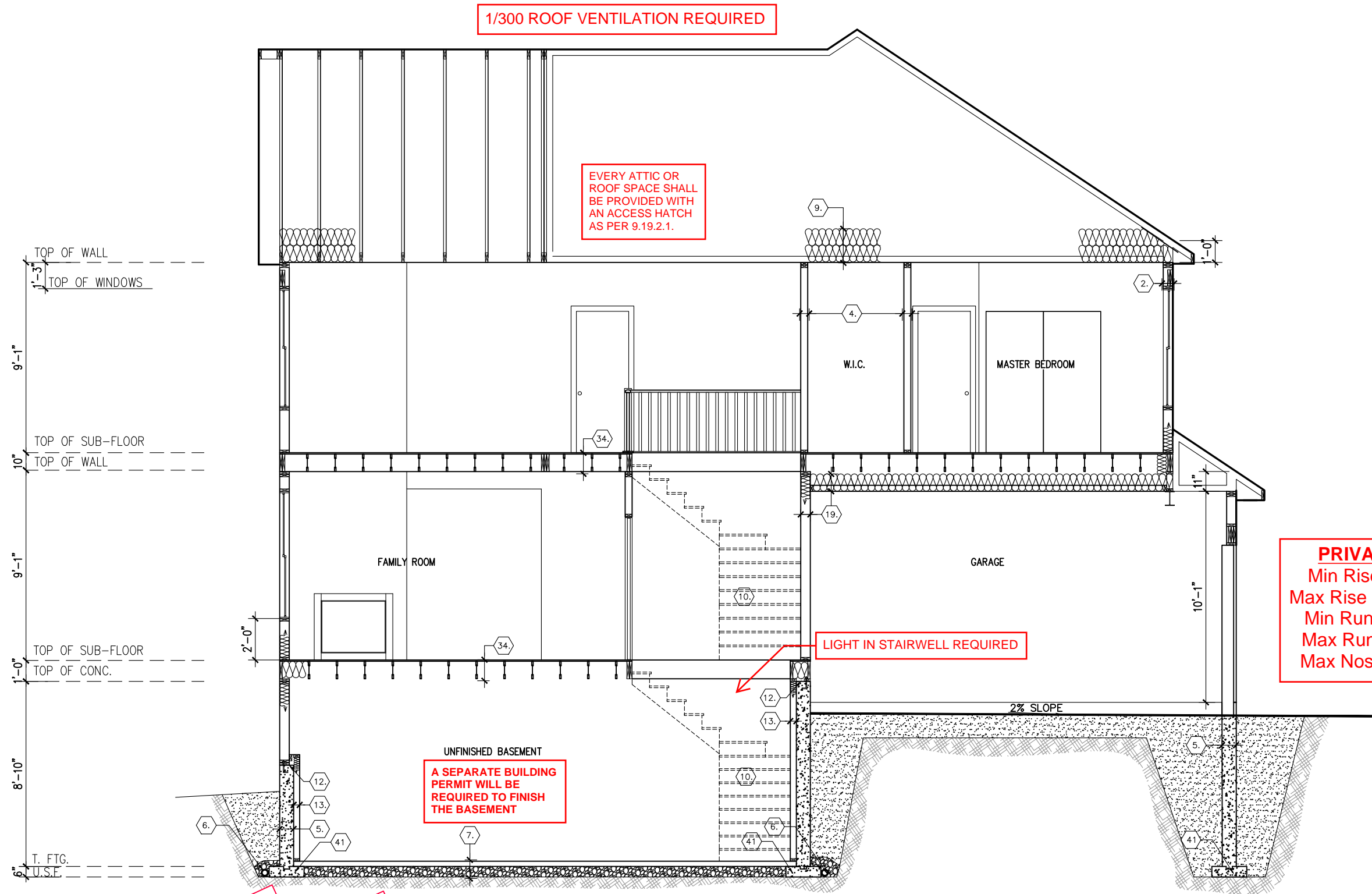
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8	ISSUED FOR JOIST LAYOUTS	12/08/22	CB
7	BEP BLACKLINES	26/07/22	CB
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
REVISIONS		dd/mm/yy	By

footprint: 517	
designed by: TL	
drawn by: SP	
date: NOV/15	
scale: 3/16"=1'-0"	
D.C.L.-193 sheet	
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2022-09-23





SECTION ELEVATION D

9' SECOND FLOOR  
9' FOUNDATION POUR



2022-09-23



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE PH.3

LOT NUMBER:

56

CIVIC ADDRESS:  
324 ANTLER COURT

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9	ISSUED FOR ENGINEERING REVIEW	23/08/22	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:	9 of 9



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



Sheet Title <b>DECK CONNECTION 4'-0"x8'-0"</b>	
Drawn By DS	Checked By -
Project No.	Scale N.T.S.
Date DECEMBER 2019	Drawing No. CK 1



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:	8/18/2022
File Name:	WTR3-56 Rutherford D.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.	36-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ2 @ 19.2" O.C.	32-00-00	9 1/2" NI-20	1	7	MFD
L0 - FJ3 @ 19.2" O.C.	22-00-00	9 1/2" NI-20	1	14	MFD
L0 - FJ4 @ 19.2" O.C.	19-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ5 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ6 @ 19.2" O.C.	11-00-00	9 1/2" NI-20	1	5	MFD
L0 - BM1	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM2	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM3	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM4	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM7	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	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	14	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	40	MFD

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

THIS DESIGN COMPLIES WITH:

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

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

FLOOR NOTES:

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



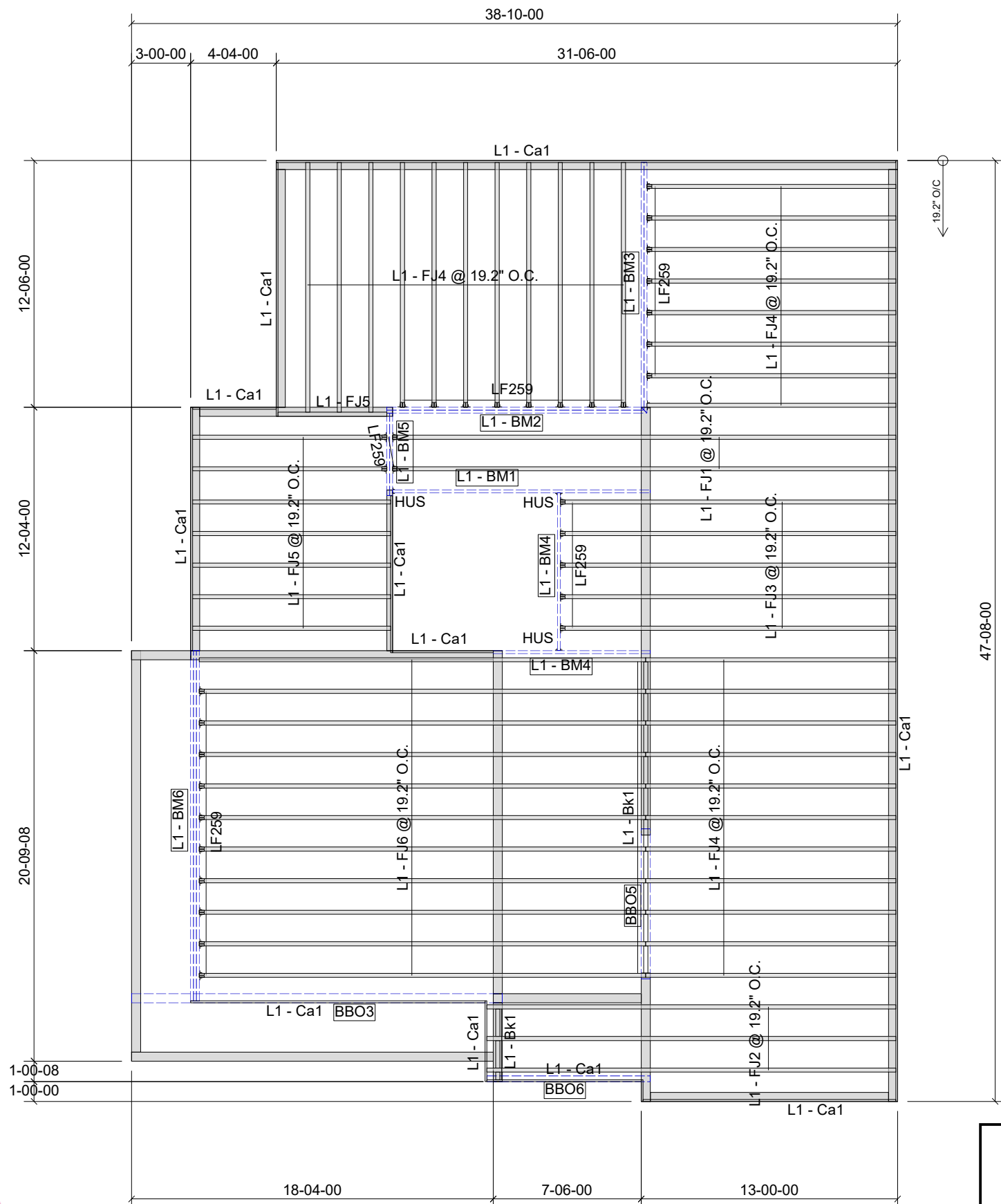
JOB:  
PHOENIX HOMES  
WHITE TAIL RIDGE  
LOT WTR3-56  
RUTHERFORD D  
1ST FLOOR 1 OF 2

DATE: 8/18/2022



2022-09-23





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

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	8/18/2022
File Name:	WTR3-56 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

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

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	30	MFD
L1 - FJ5	11-00-00	9 1/2" NI-20	1	1	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	1	MFD
L1 - BM2	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM3	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM4	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM5	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM6	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	13	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	50	MFD

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

THIS DESIGN COMPLIES WITH:

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

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

FLOOR NOTES:

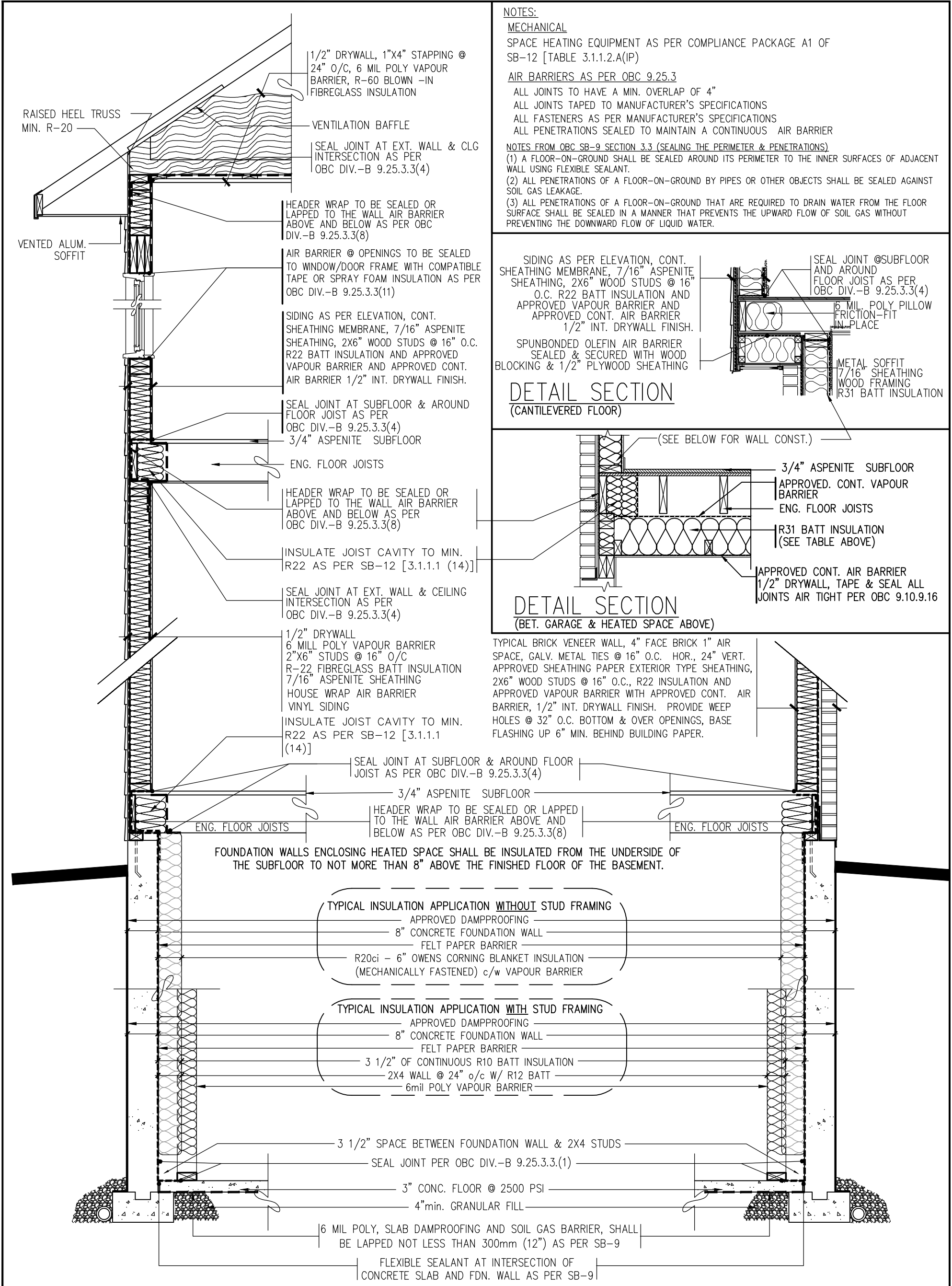
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.



JOB:  
PHOENIX HOMES  
WHITE TAIL RIDGE  
LOT WTR3-56  
RUTHERFORD D  
2ND FLOOR 2 OF 2

DATE: 8/18/2022





NOTES:

MECHANICAL

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

AIR BARRIERS AS PER OBC 9.25.3

ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"

ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS

ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS

ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER

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

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

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

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

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

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

DETAIL SECTION  
(CANTILEVERED FLOOR)

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

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

DETAIL SECTION  
(BET. GARAGE & HEATED SPACE ABOVE)

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

TYP. DETAIL SECTION (PARTIAL)  
FOR SIDING APPLICATION

TYP. DETAIL SECTION (PARTIAL)  
FOR BRICK VENEER APPLICATION

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			

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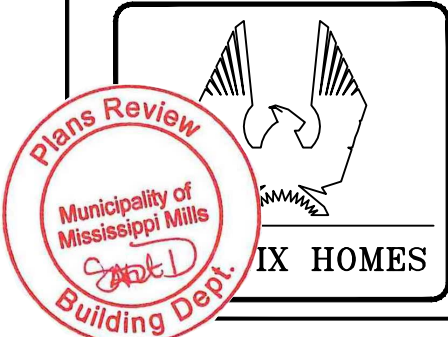
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date:

scale: N/A

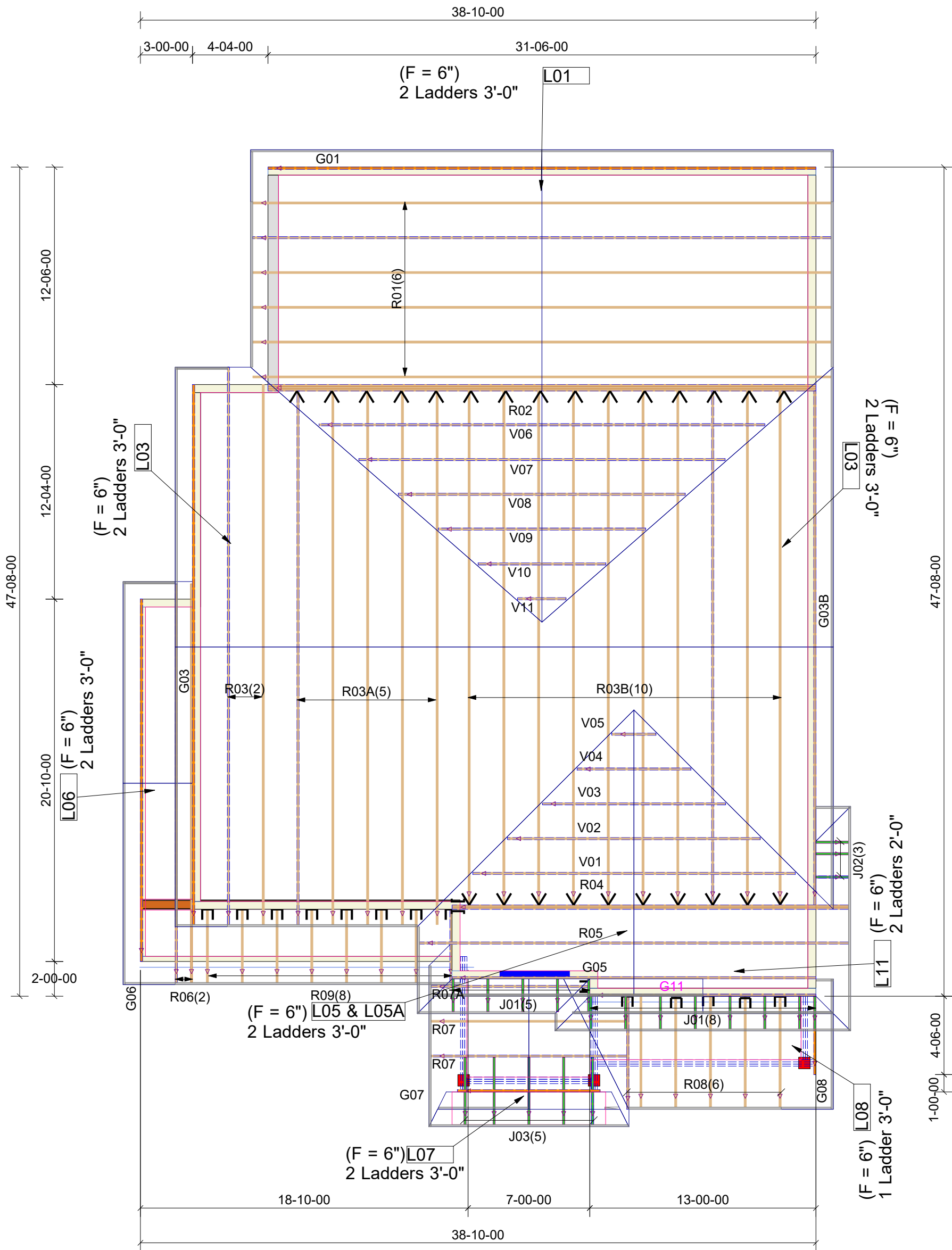
sheet no:

SB-12  
DETAILS



2022-09-23

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



LEGEND				
	LUS24 (14)			
	LJS26DS (25)			
	LEDGER BY OTHERS			
	SBP6 (2)			

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  
WHITE TAIL RIDGE  
RUTHERFORD "D"  
PRUTD-5 WTR3-56

DATE: 8/12/2022



2022-09-23



SITE: WHITE TAIL RIDGE PH.3

5 UPDATE BASEMENT WINDOWS

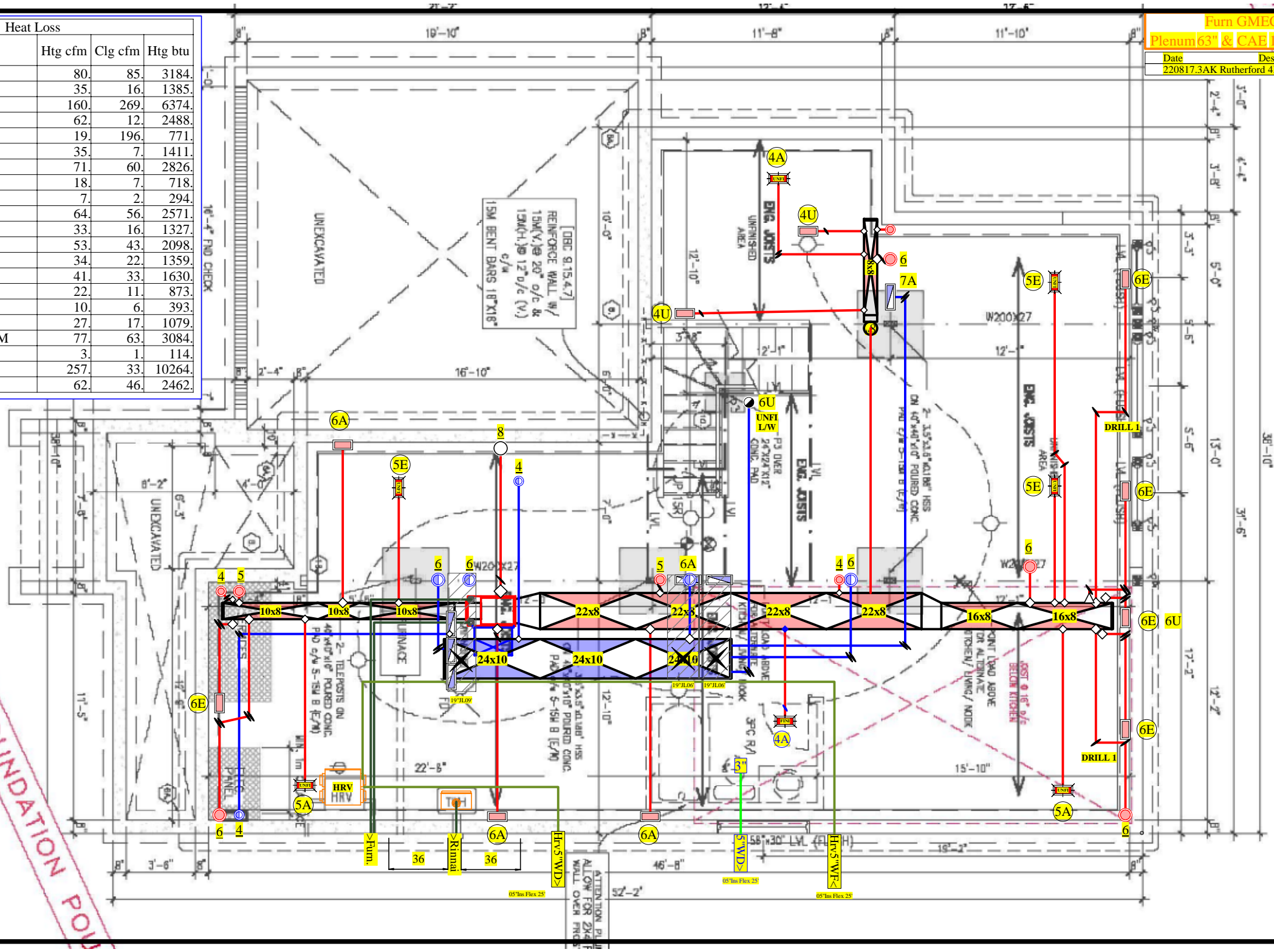
01/05/19 SP



2022-09-23

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	80.	85.	3184.
1-DININGROOM	35.	16.	1385.
1-FAMILYROOM	160.	269.	6374.
1-FOYER	62.	12.	2488.
1-KITCHEN	19.	196.	771.
1-MUDROOM	35.	7.	1411.
1-OFFICE	71.	60.	2826.
1-PDRM	18.	7.	718.
1-STAIRS	7.	2.	294.
2-BEDROOM 2	64.	56.	2571.
2-BEDROOM 3	33.	16.	1327.
2-BEDROOM 4	53.	43.	2098.
2-ENSUITE	34.	22.	1359.
2-ENSUITE 2	41.	33.	1630.
2-ENSUITE 3	22.	11.	873.
2-HALL	10.	6.	393.
2-LAUNDRY	27.	17.	1079.
2-MASTERBEDROOM	77.	63.	3084.
2-W.I.C.	3.	1.	114.
BASEMENT	257.	33.	10264.
LOFT	62.	46.	2462.

9' FOUNDATION POL



Furn GMEC960603BNA	
Plenum 63" & CAE 10"x23 1/4" x5	
Date	Description
220817.3AK	Rutherford 4Bed+Loft

Basement

Phoenix

Rutherford 4Bed+Loft

HrvSimp

Aug 2022

220817.3AK

ALL WINDOW UNITS TO BE 2-2X10

OVERSIZE PAD DETAIL

SITE: WHITE TAIL RIDGE PH.2

5. UPDATE BASEMENT WINDOWS

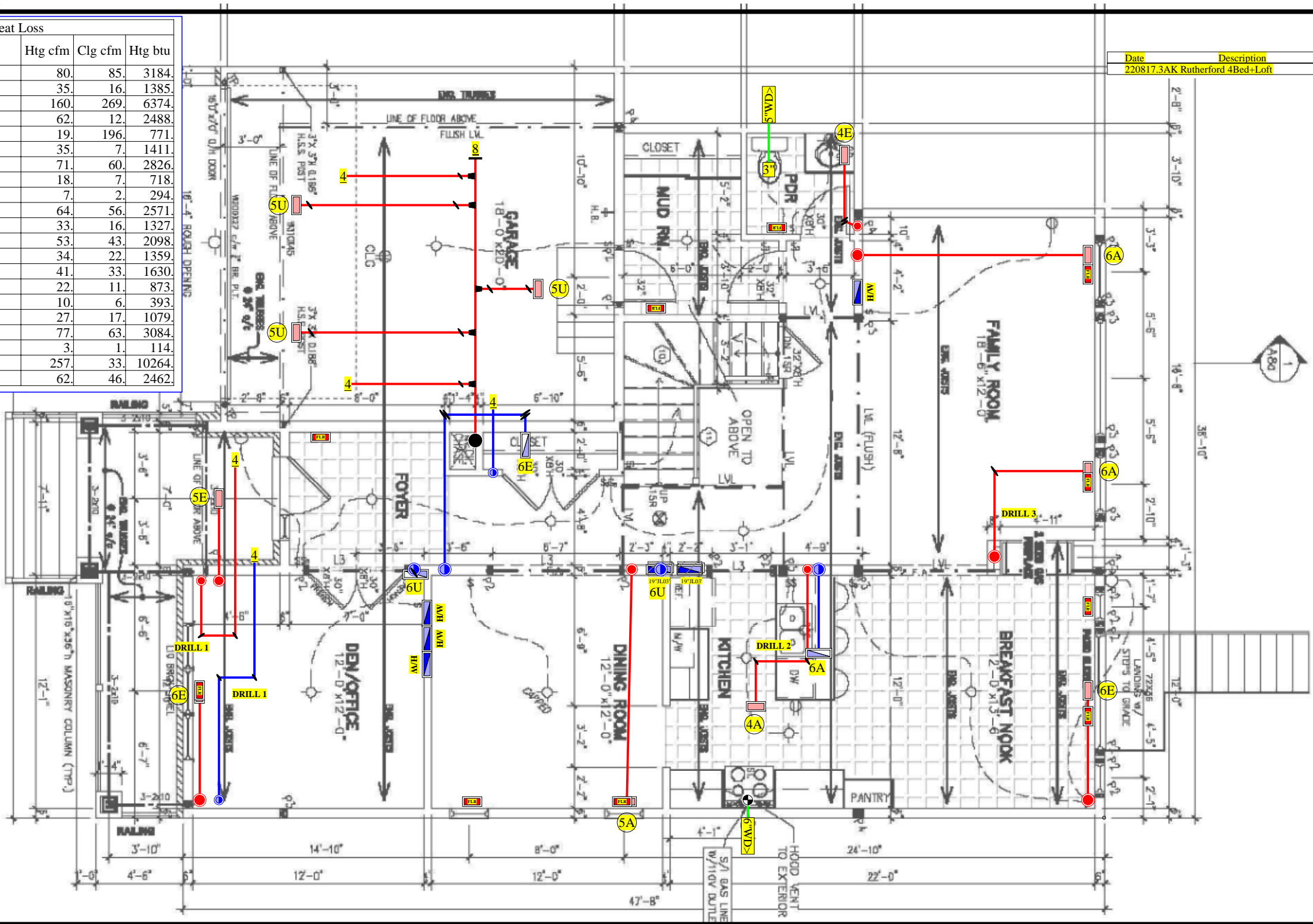
01/06/19

SP



2022-09-23

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	80.	85.	3184.
1-DININGROOM	35.	16.	1385.
1-FAMILYROOM	160.	269.	6374.
1-FOYER	62.	12.	2488.
1-KITCHEN	19.	196.	771.
1-MUDROOM	35.	7.	1411.
1-OFFICE	71.	60.	2826.
1-PDRM	18.	7.	718.
1-STAIRS	7.	2.	294.
2-BEDROOM 2	64.	56.	2571.
2-BEDROOM 3	33.	16.	1327.
2-BEDROOM 4	53.	43.	2098.
2-ENSUITE	34.	22.	1359.
2-ENSUITE 2	41.	33.	1630.
2-ENSUITE 3	22.	11.	873.
2-HALL	10.	6.	393.
2-LAUNDRY	27.	17.	1079.
2-MASTERBEDROOM	77.	63.	3084.
2-W.I.C.	3.	1.	114.
BASEMENT	257.	33.	10264.
LOFT	62.	46.	2462.



Date	Description
220817.3AK	Rutherford 4Bed+Loft

1.64 = 1"

1st Floor

Phoenix

Rutherford 4Bed+Loft

HrvSimp

Aug 2022

220817.3AK



SITE: WHITE TAIL RIDGE PH.D

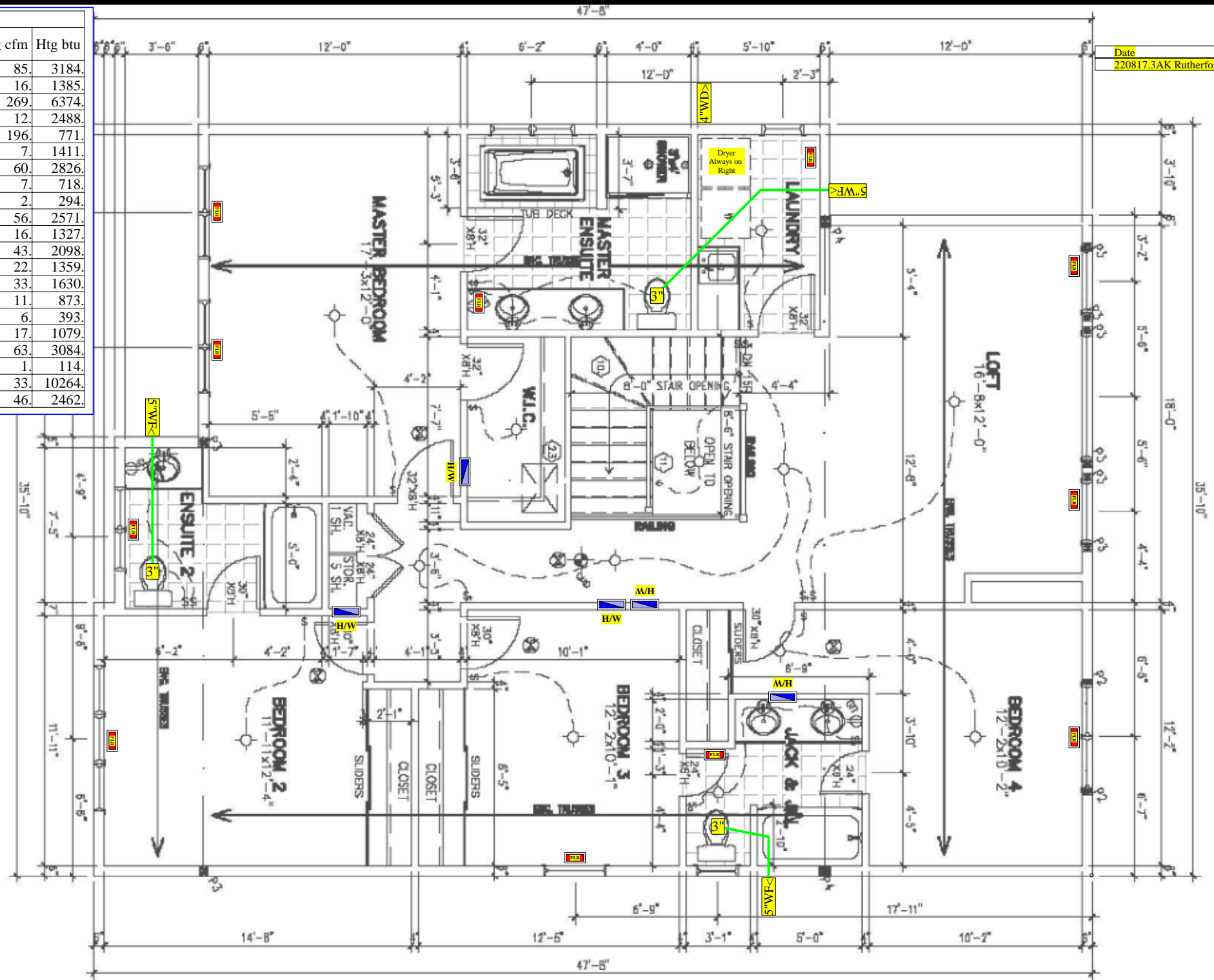
6 UPDATE BASEMENT WINDOWS

01/08/19 SP



2022-09-23

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	80.	85.	3184.
1-DININGROOM	35.	16.	1385.
1-FAMILYROOM	160.	269.	6374.
1-FOYER	62.	12.	2488.
1-KITCHEN	19.	196.	771.
1-MUDROOM	35.	7.	1411.
1-OFFICE	71.	60.	2826.
1-PDRM	18.	7.	718.
1-STAIRS	7.	2.	294.
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2-BEDROOM 3	33.	16.	1327.
2-BEDROOM 4	53.	43.	2098.
2-ENSUITE	34.	22.	1359.
2-ENSUITE 2	41.	33.	1630.
2-ENSUITE 3	22.	11.	873.
2-HALL	10.	6.	393.
2-LAUNDRY	27.	17.	1079.
2-MASTERBEDROOM	77.	63.	3084.
2-W.I.C.	3.	1.	114.
BASEMENT	257.	33.	10264.
LOFT	62.	46.	2462.



Date	Description
220817.3AK	Rutherford 4Bed+Loft

2nd Floor

Phoenix

Rutherford 4Bed+Loft

HrvSimp

Aug 2022

220817.3AK