

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.

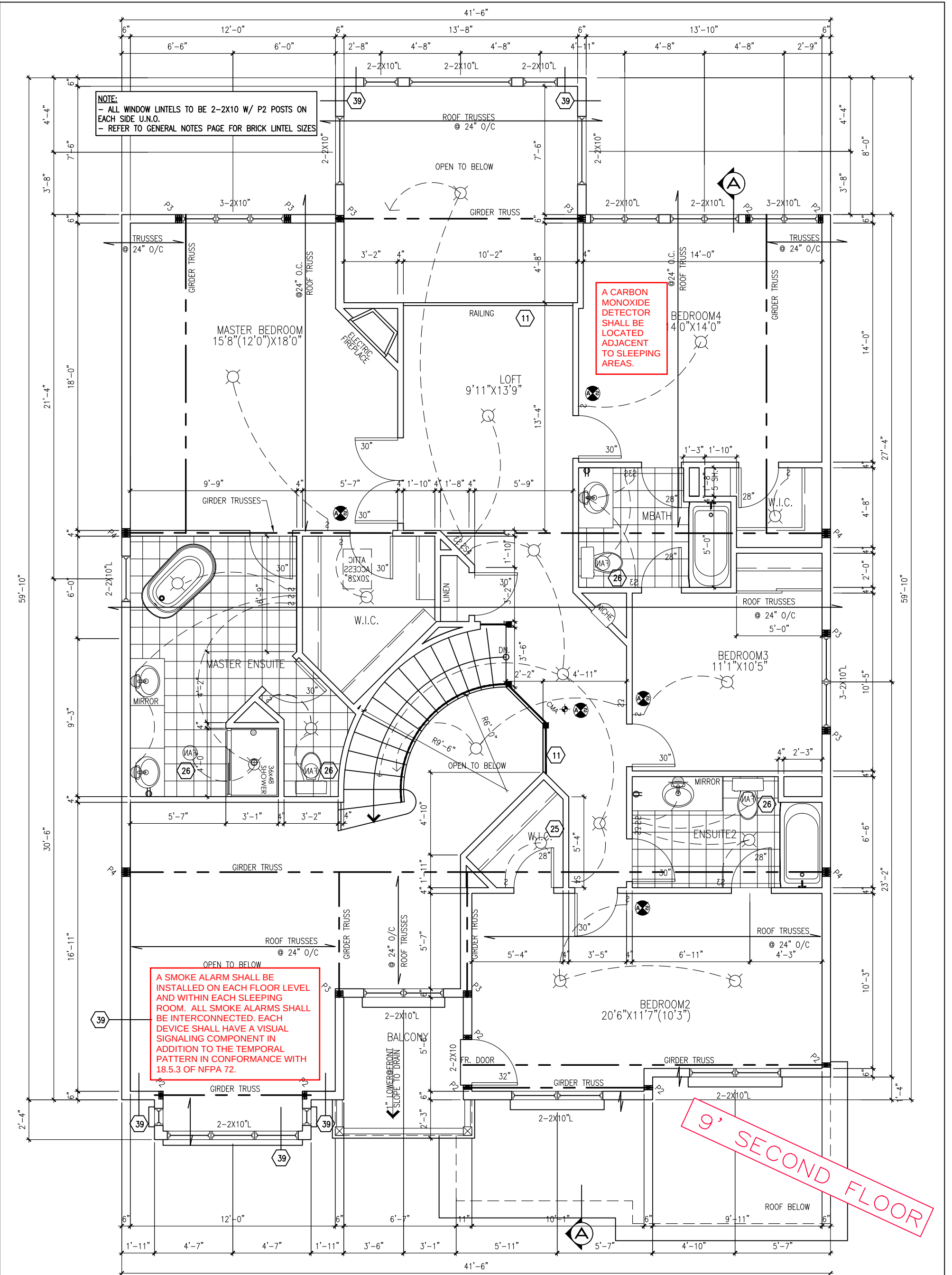
ROOF CONSTRUCTION
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D. 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



SECOND FLOOR PLAN ELEV. A – 1672 SF



ANNAPOLIS-2019-A

SITE: WHITETAIL RIDGE PH.3

LOT NUMBER: 133

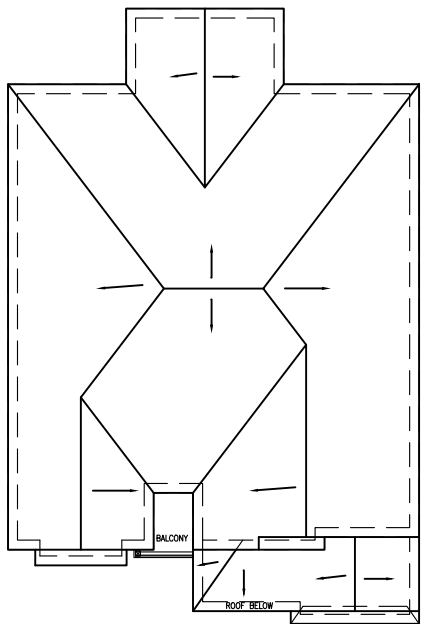
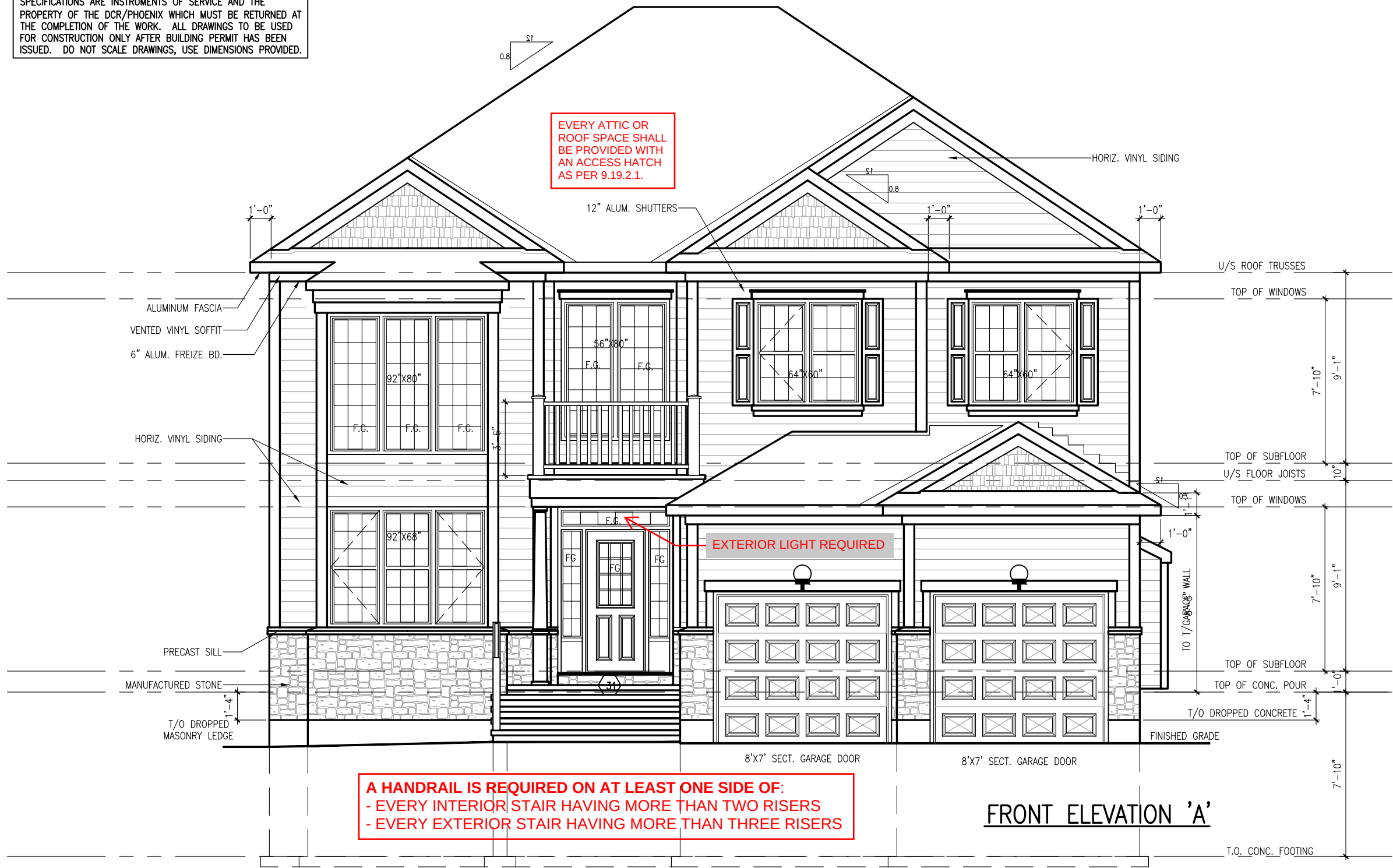
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9	ISSUED FOR ENGINEERING REVIEW	AUG-23-22	CB
8	ISSUED FOR LAYOUTS	AUG-11-22	CB
7	BEP BLACKLINES	AUG-04-22	CB
6	STRUCTURAL REVIEW	JUN-25-19	SP
5	ADD GARAGE WALL HEIGHTS	SEP-20-18	SP
No.	Description	Date	By
REVISIONS			

file number: 509
drawn by: T.L.
date: DEC. 2012
scale: 3/16"=1'
DCL-192 sheet no:
4 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.

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



ROOF PLAN-A NTS

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 'A'



ANNAPOLIS-2019-A

SITE: WHITETAIL RIDGE PH.3

LOT NUMBER: 133

CIVIC ADDRESS: 343 ANTLER COURT

10	ENGINEERS MARKUPS APPLIED	AUG-23-22	CB
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file number: 509

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scale: 3/16"=1'

DCL-192 sheet no:

59



9' SECOND FLOOR

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.

Plans Review
Municipality of
Mississippi Mills
Building Dept.
2022-09-26

1/300 ROOF VENTILATION REQUIRED

HORIZ. VINYL SIDING

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

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

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

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

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

LEFT SIDE ELEVATION 'A'

WALL AREA	1531 SQ.FT.
LIMITING DISTANCE	7.0 M (10%)
OPENINGS ALLOWED	153.10 SQ.FT.
OPENINGS PROVIDED	77.71 SQ.FT.

9' SECOND FLOOR



ANNAPOLIS-2019-A

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LOT NUMBER: 133

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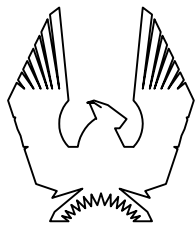
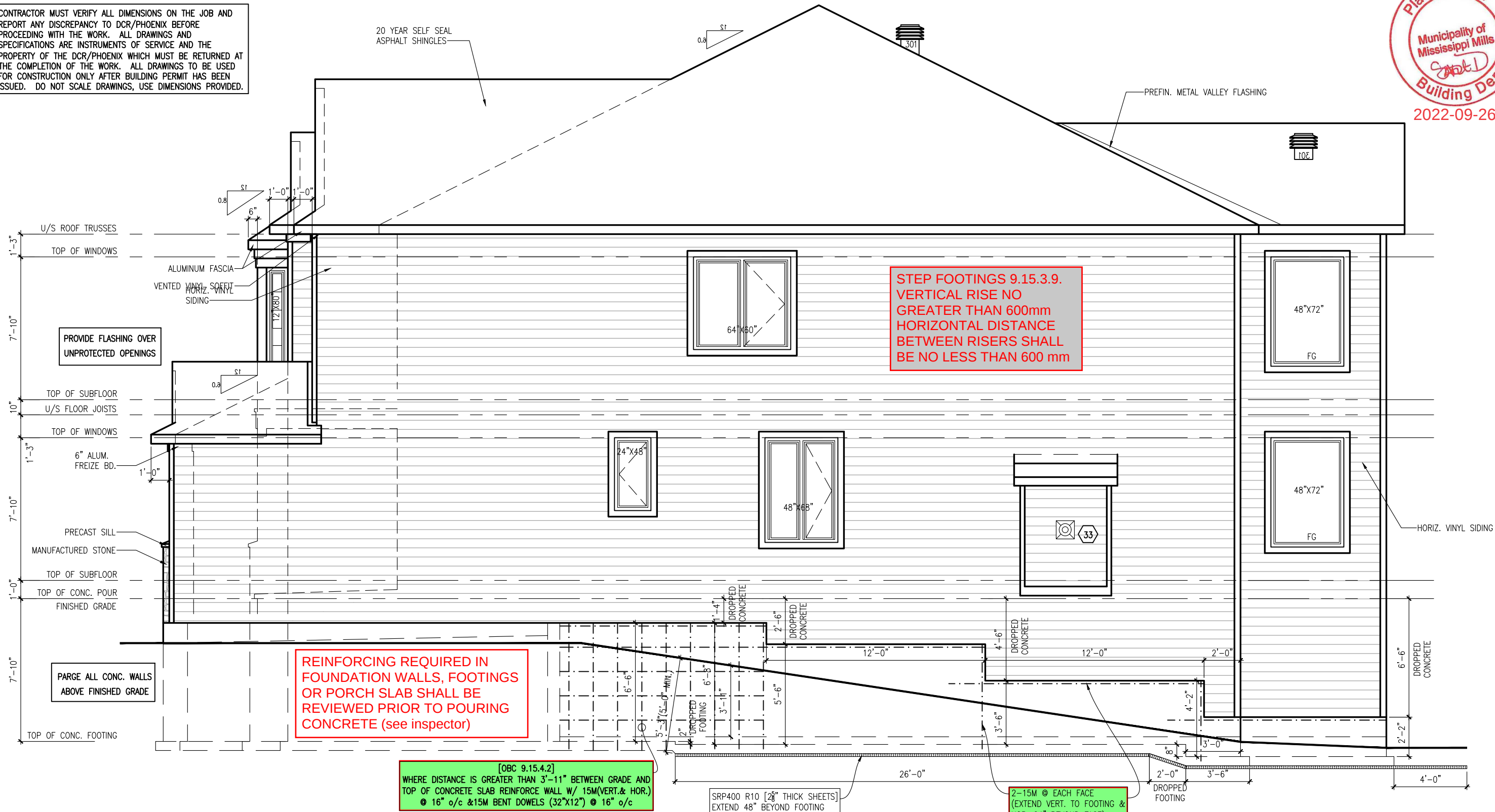
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6/9

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20 YEAR SELF SEAL ASPHALT SHINGLES

Plans Review
Municipality of
Mississippi Mills
Building Dept.
2022-09-26



PHOENIX HOMES

ANNAPOLIS-2019-A

SITE: WHITETAIL RIDGE PH.3

LOT NUMBER:

133

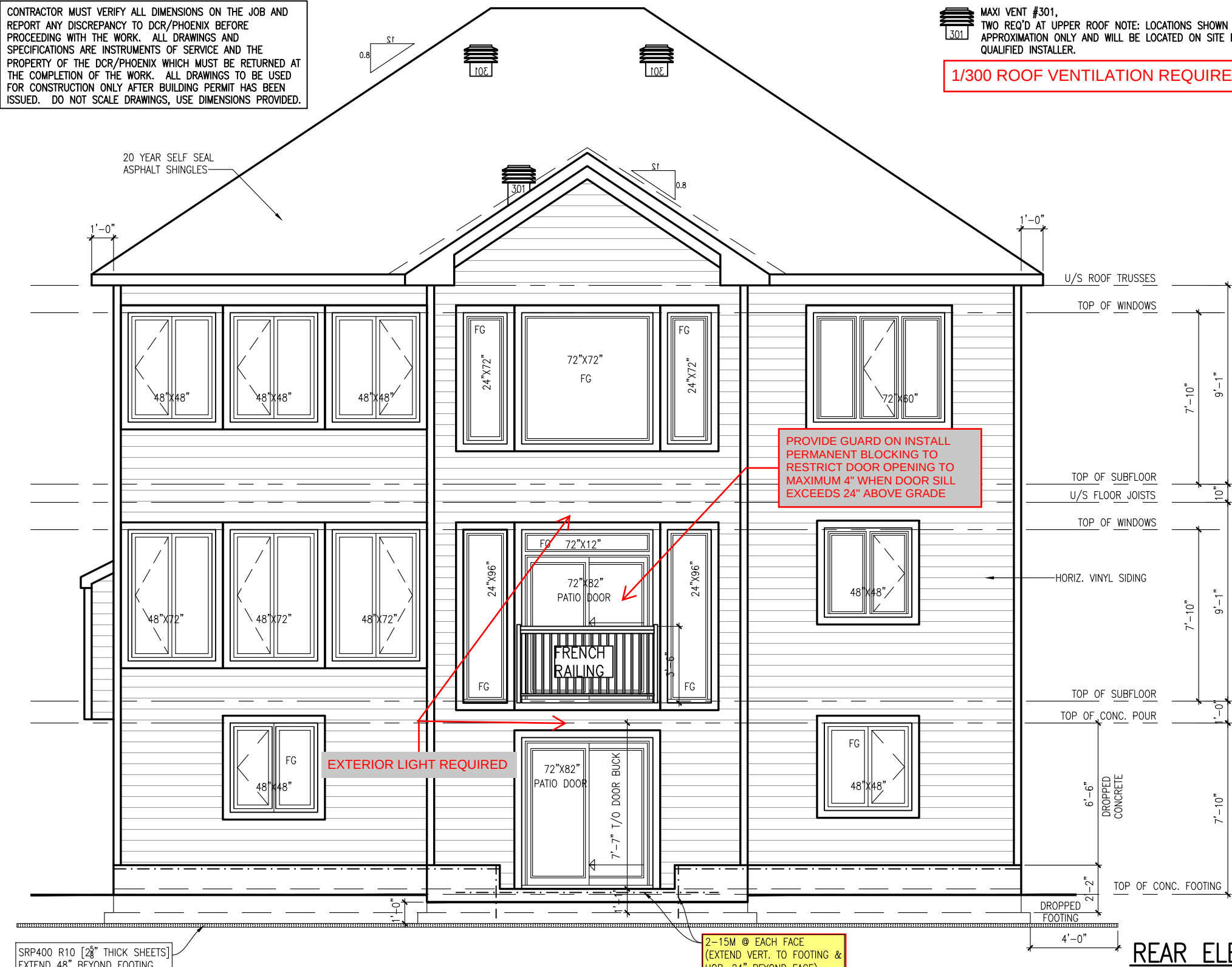
CIVIC ADDRESS:
343 ANTLER COURT

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MAXI VENT #301,
TWO REQ'D AT UPPER ROOF NOTE: LOCATIONS SHOWN ARE APPROXIMATION ONLY AND WILL BE LOCATED ON SITE BY QUALIFIED INSTALLER.

1/300 ROOF VENTILATION REQUIRED



ELEVATION-1

LIVING-DINING ROOM



2022-09-26

ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN. GUARDS TO BE MIN. 36" HIGH. WHERE DECK WALKING SURFACE EXCEEDS 5'-11", GUARD HEIGHT TO BE 42" HIGH

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

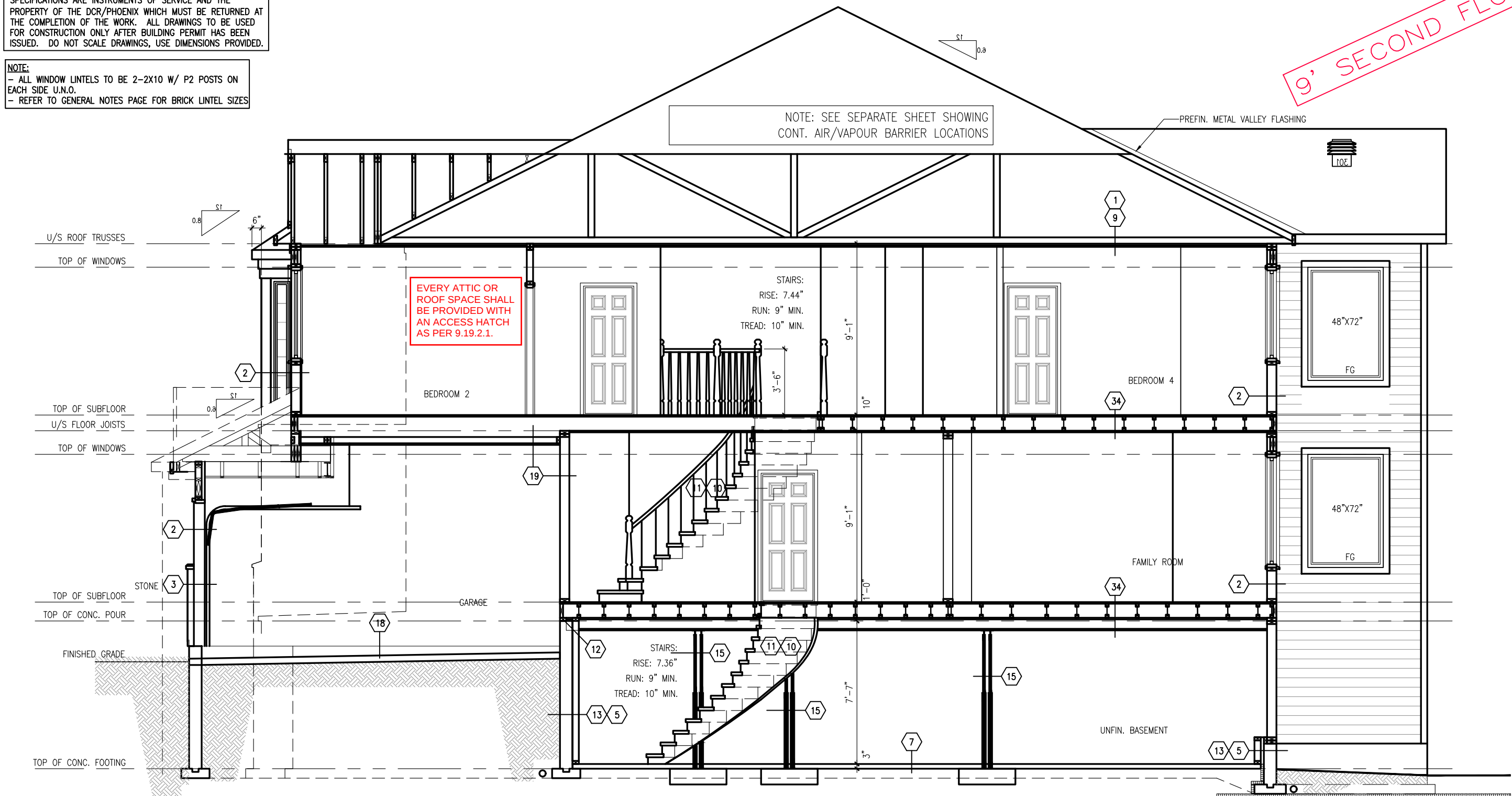
REAR ELEVATION A



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NOTE:
- ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.
- REFER TO GENERAL NOTES PAGE FOR BRICK LINTEL SIZES

9' SECOND FLOOR



ANNAPOLIS-2019

SITE: WHITETAIL RIDGE PH.3

LOT NUMBER: 133

CIVIC ADDRESS: 343 ANTLER COURT

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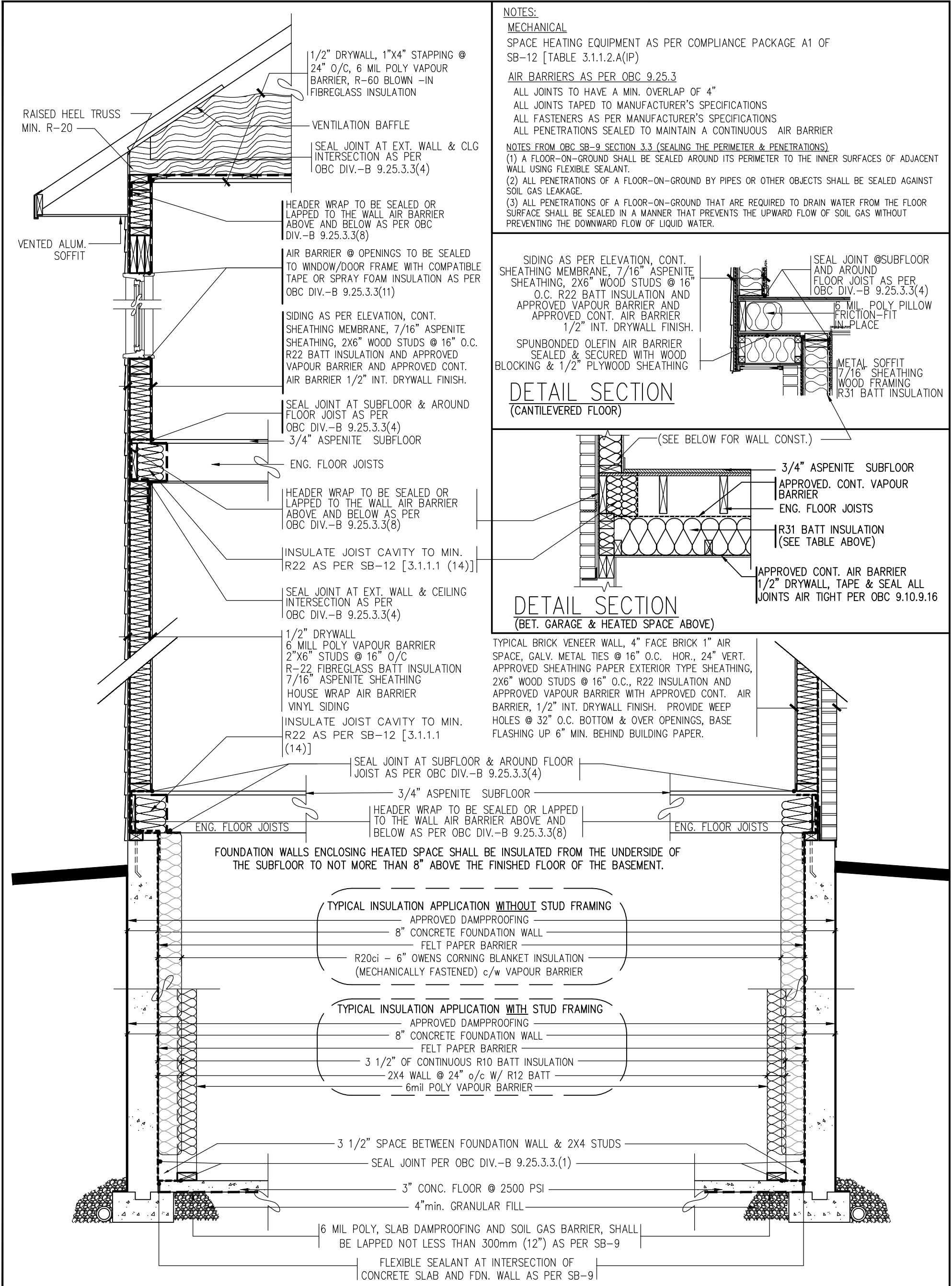
drawn by: T.L.

date: DEC. 2012

scale: 3/16"=1'

DCL-192
sheet no:

9



NOTES:

MECHANICAL

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

AIR BARRIERS AS PER OBC 9.25.3

ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"

ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS

ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS

ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER

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

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

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

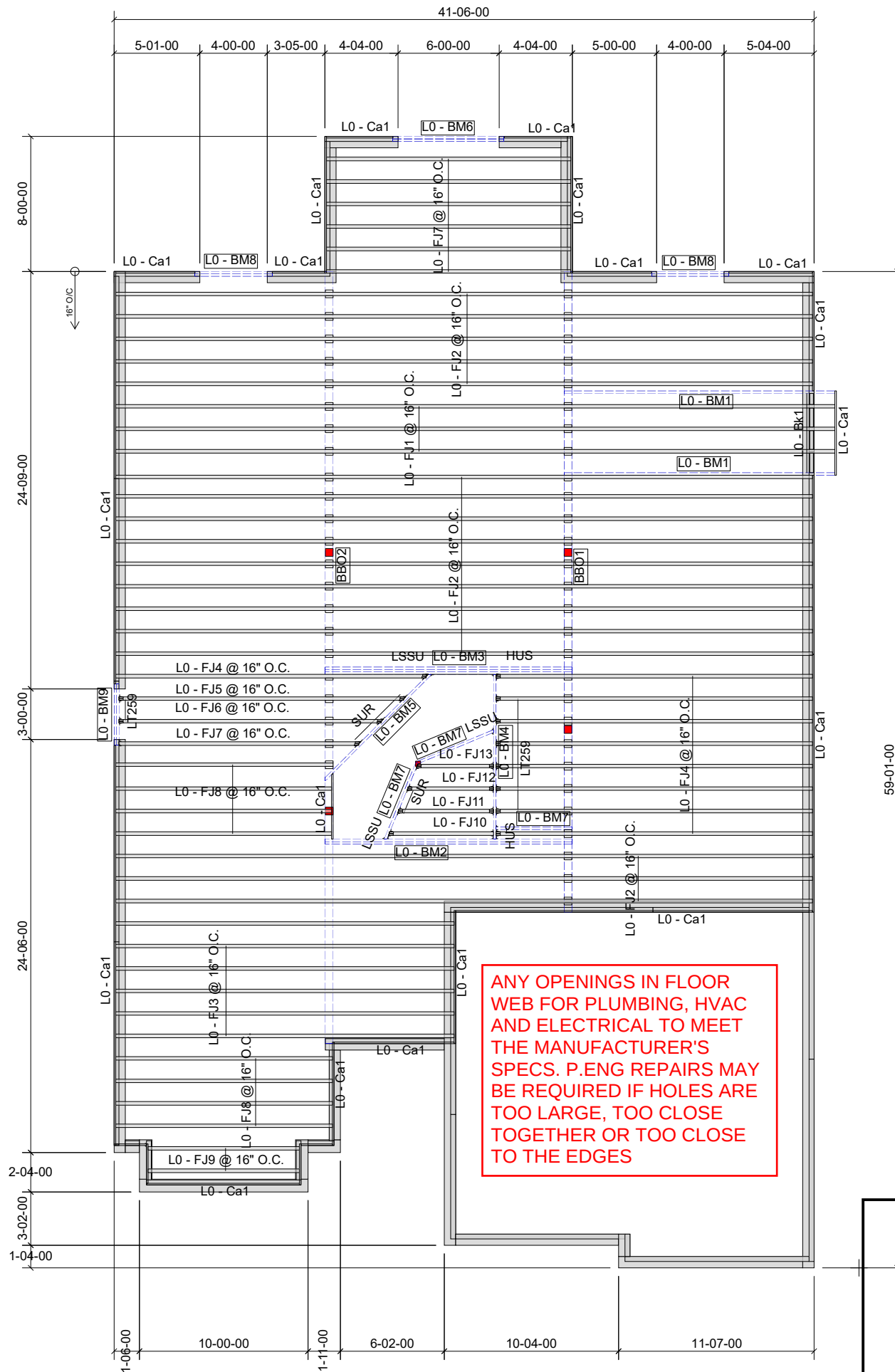
(3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.

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

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

DETAIL SECTION
(CANTILEVERED FLOOR)

SEAL



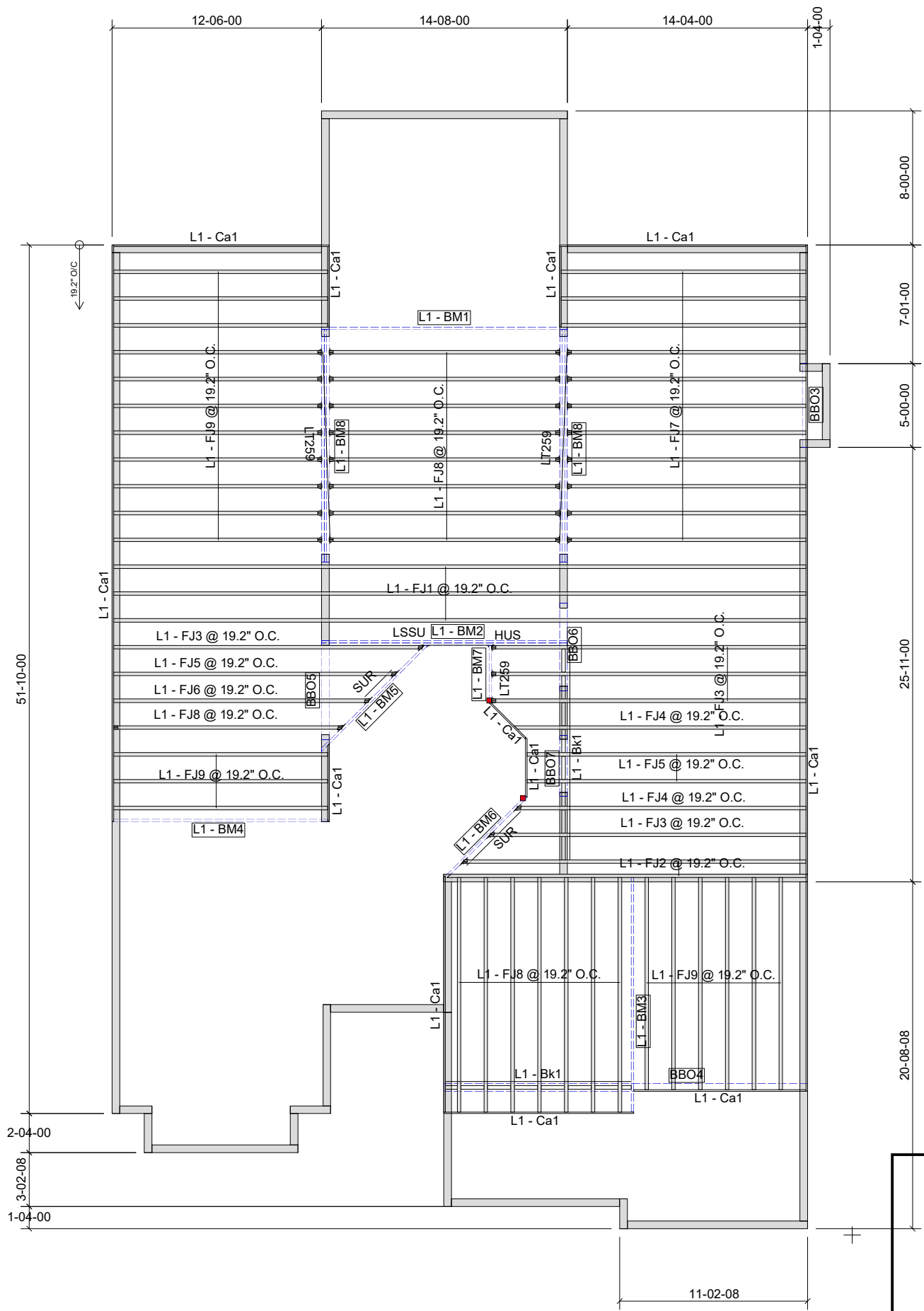
DETAILS SEALED BY A P.ENG ARE REQUIRED FOR THE LVL BEAMS ON FRAMING INSPECTION

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

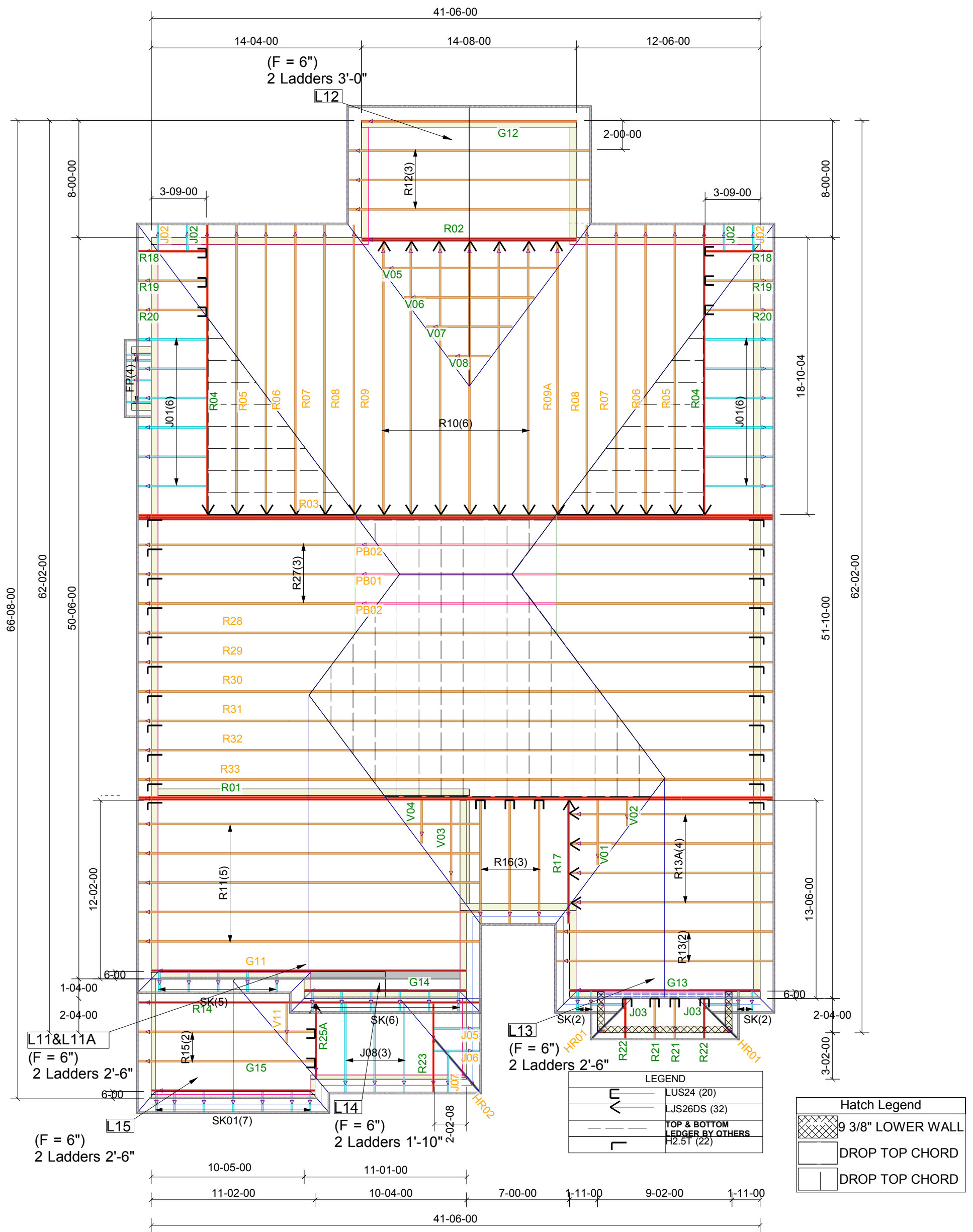
GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	8/18/2022
File Name:	WTR3-133 Annapolis 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 @ 16" O.C.	44-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ2 @ 16" O.C.	42-00-00	9 1/2" NI-20	1	17	MFD
L0 - FJ3 @ 16" O.C.	22-00-00	9 1/2" NI-20	1	6	MFD
L0 - FJ4 @ 16" O.C.	19-00-00	9 1/2" NI-20	1	9	MFD
L0 - FJ5 @ 16" O.C.	18-00-00	9 1/2" NI-20	1	1	MFD
L0 - FJ6 @ 16" O.C.	16-00-00	9 1/2" NI-20	1	1	MFD
L0 - FJ7 @ 16" O.C.					



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





2022-09-26

June 2020

HRV Simp

Annapolis 509

Phoenix

Basement

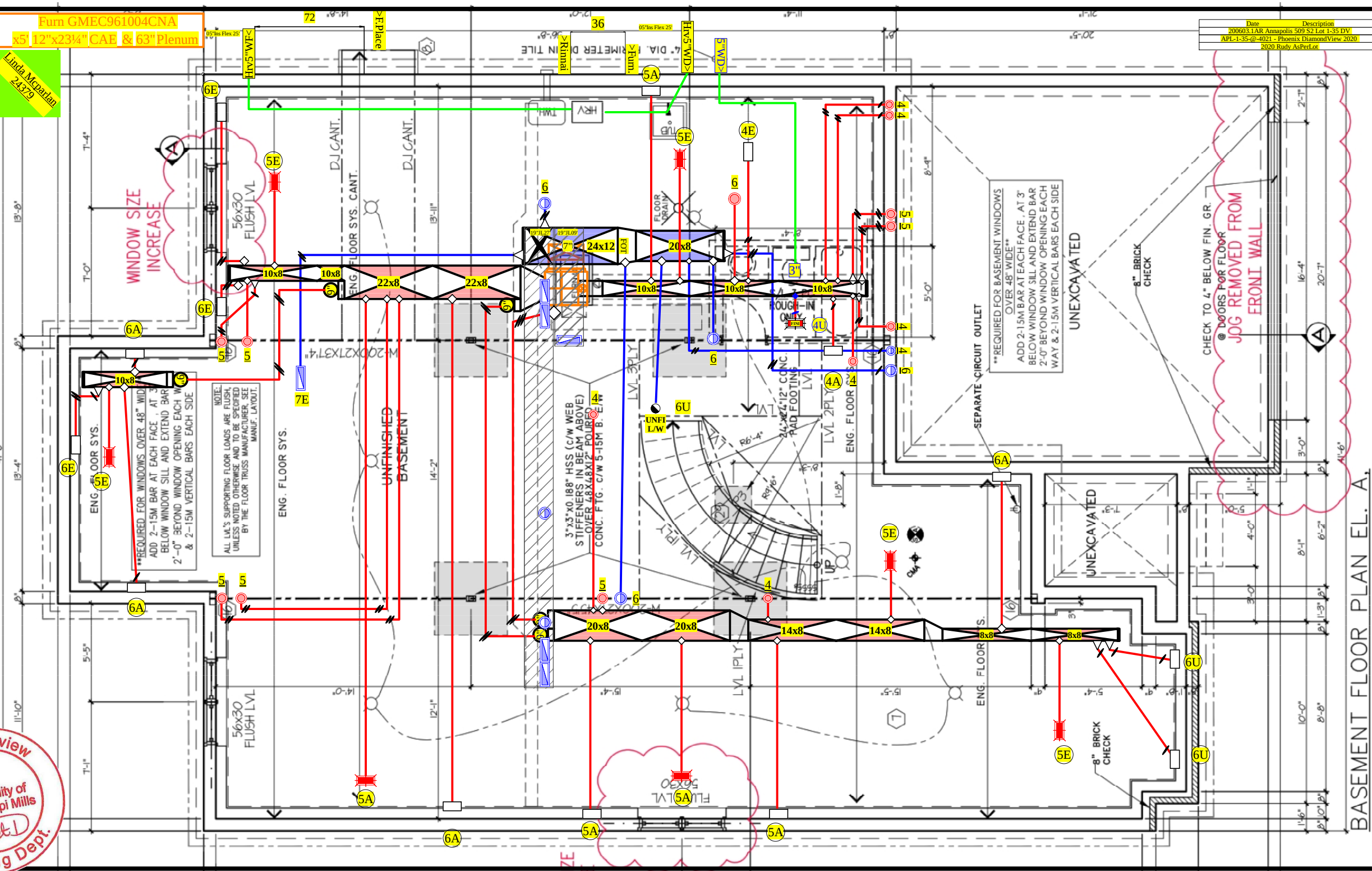
1.64 = 1/8"

1" = 49.1723169

Furn GMEC961004CNA
x5 12"x23 1/4" CAE & 63" Plenum

Linda McFarlan
24379

Date	Description
200603.1AR	Annapolis 509 S2 Lot 1-35 DV
APL-1-35-@-4021	- Phoenix DiamondView 2020
2020	Rudy AsPerLot

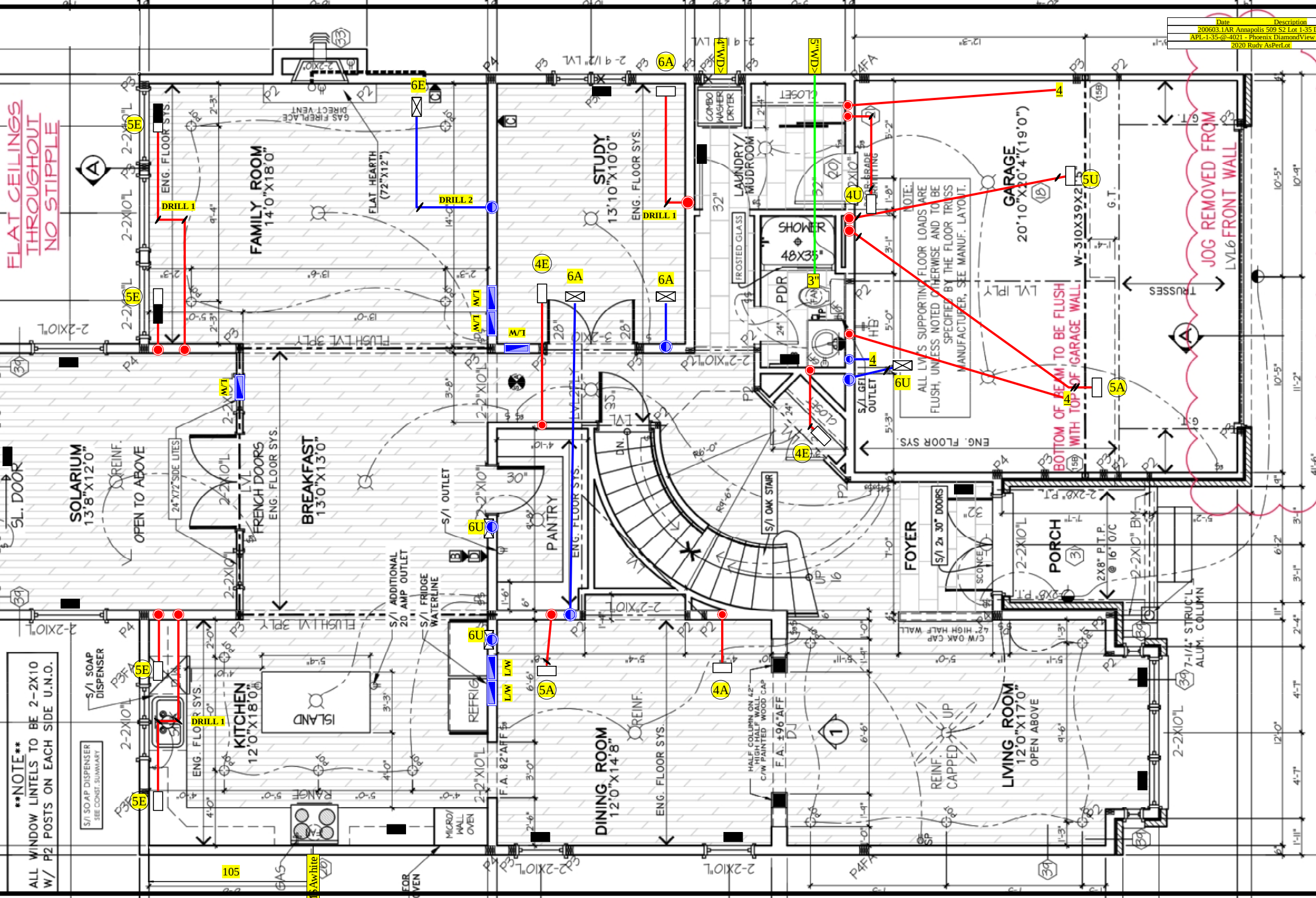




June 2020 HRV Simp Annapolis 509 Phoenix 1st Floor

Linda McPartlen
24379

Date	Description
200603.1AR	Annapolis 509 S2 Lot 1-35 DV
APL-1-35-@-4021	Phoenix DiamondView 2020
2020	Rudy AsPerLot



MAIN FLOOR PLAN ELEV. A - 1958 SF

ANNAPOLIS-2019-A



June 2020

HRV Simp

Annapolis 509

Phoenix

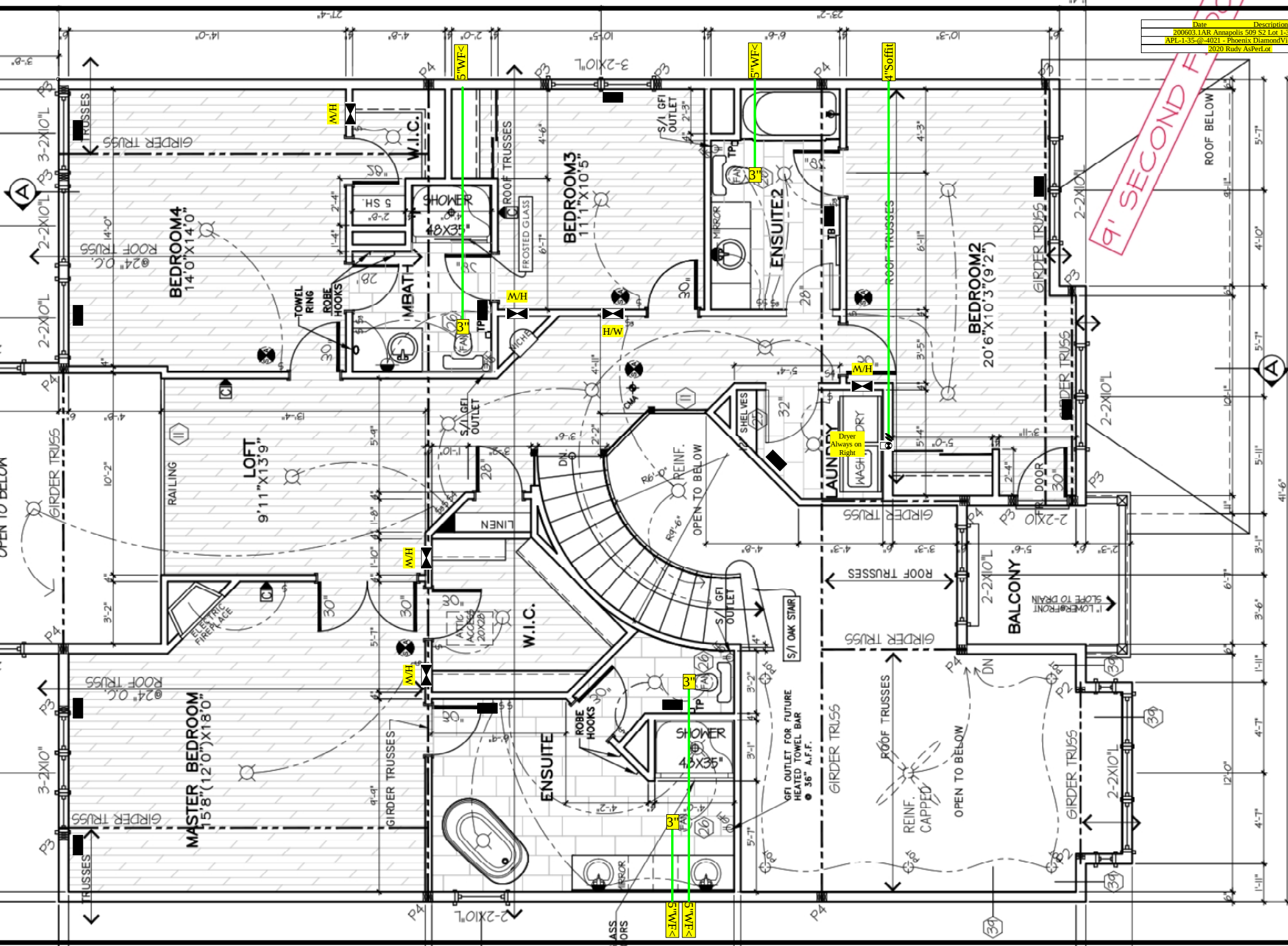
2nd Floor

1" = 49.1723169

Linda McParlan
24379

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

FLAT CEILINGS
THROUGHOUT
NO STIPPLE



Basement

Phoenix

Annapolis 509

HRV Simp

June 2020

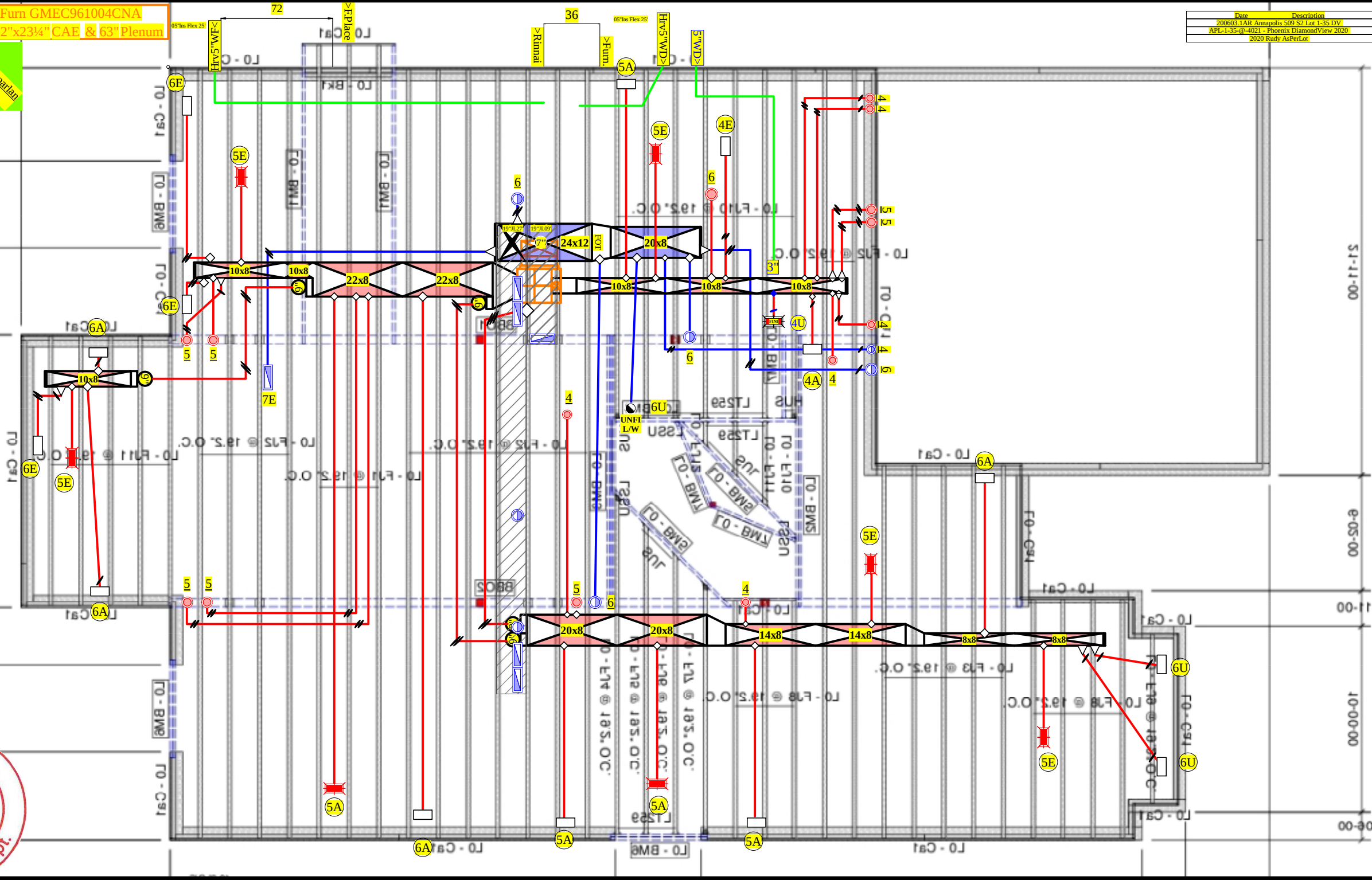


2022-09-26

Furn GMEC961004CNA
x5' 12"x23 1/4" CAE & 63" Plenum

Linda Mcpartlen
24379

Date	Description
200603.1AR	Annapolis 509 S2 Lot 1-35 DV
APL-1-35-@-4021	Phoenix DiamondView 2020
2020 Rudy AsPerLot	



1st Floor

Phoenix

Annapolis 509

HRV Simp

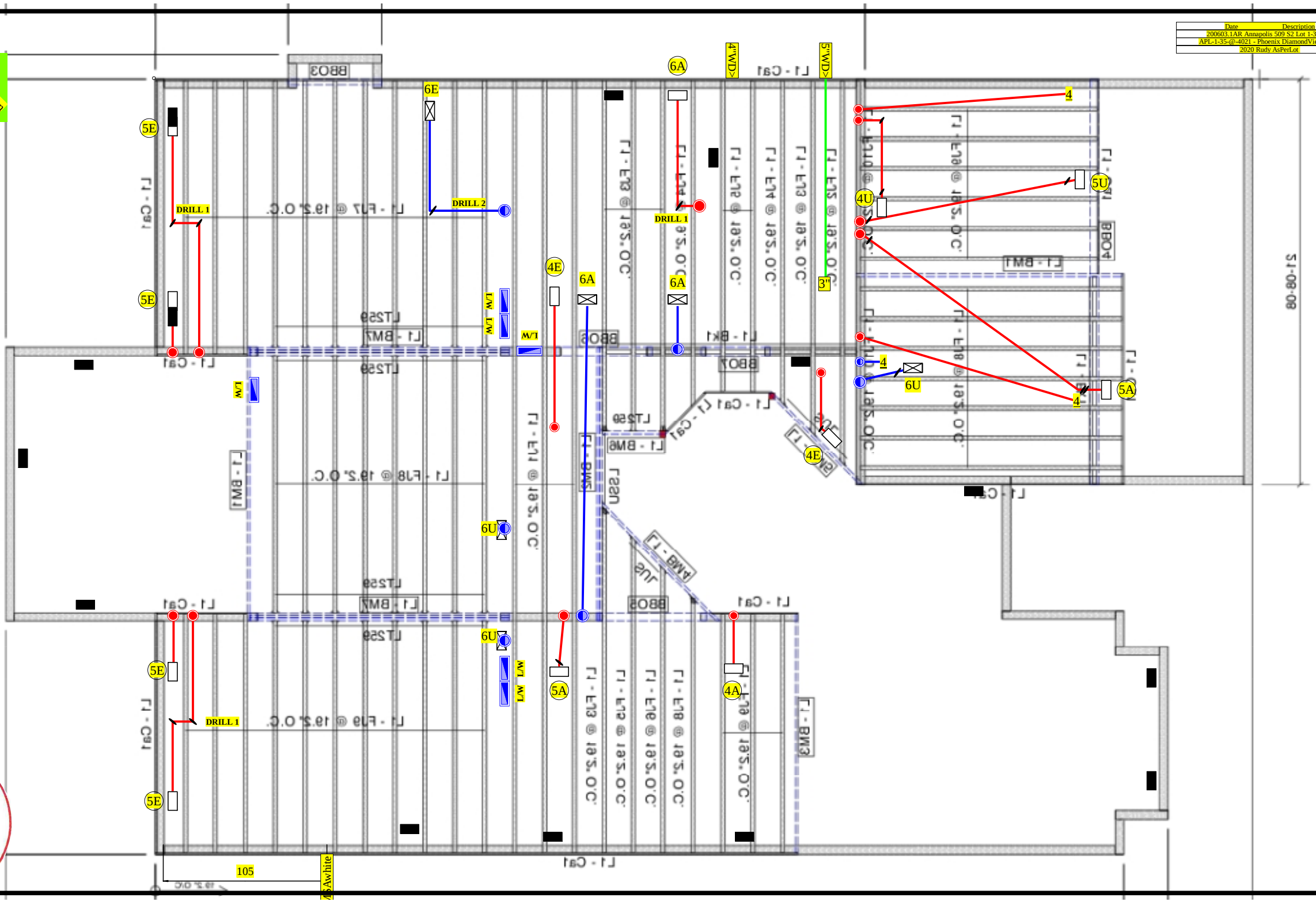
June 2020

Linda Mcpartlen
24379

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200603.1AR	Annapolis 509 S2 Lot 1-35 DV
APL-1-35-@-4021	Phoenix DiamondView 2020
2020	Rudy AsPerLot

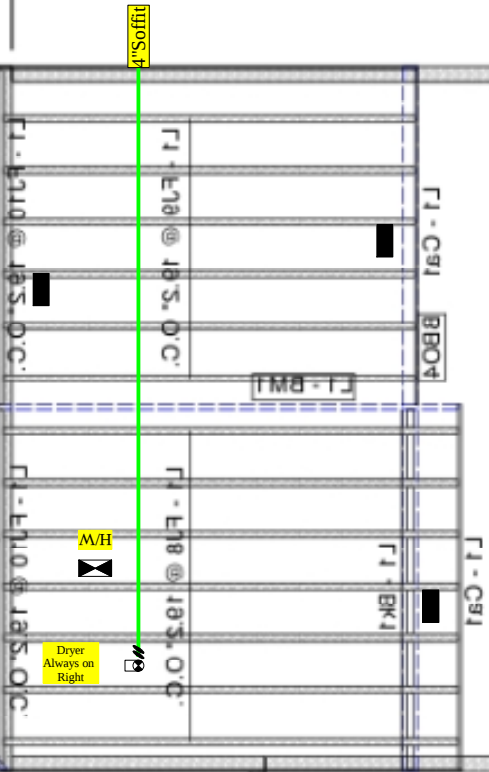


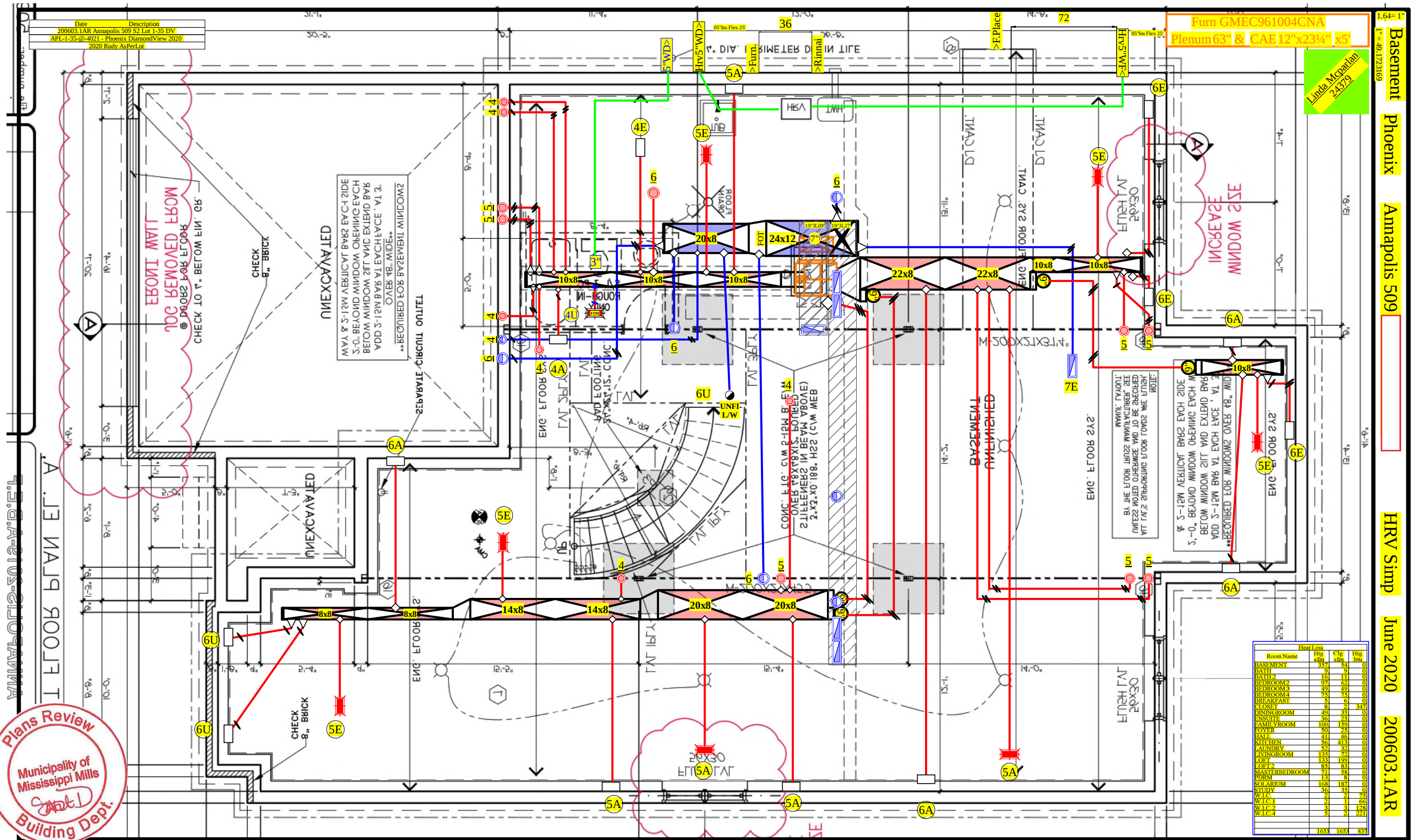
2022-09-26



Date	Description
200603.1AR Annapolis 509 S2 Lot 1-35 DV	
APL-1-35-@-4021 - Phoenix DiamondView 2020	
2020 Rudy AsPerLot	

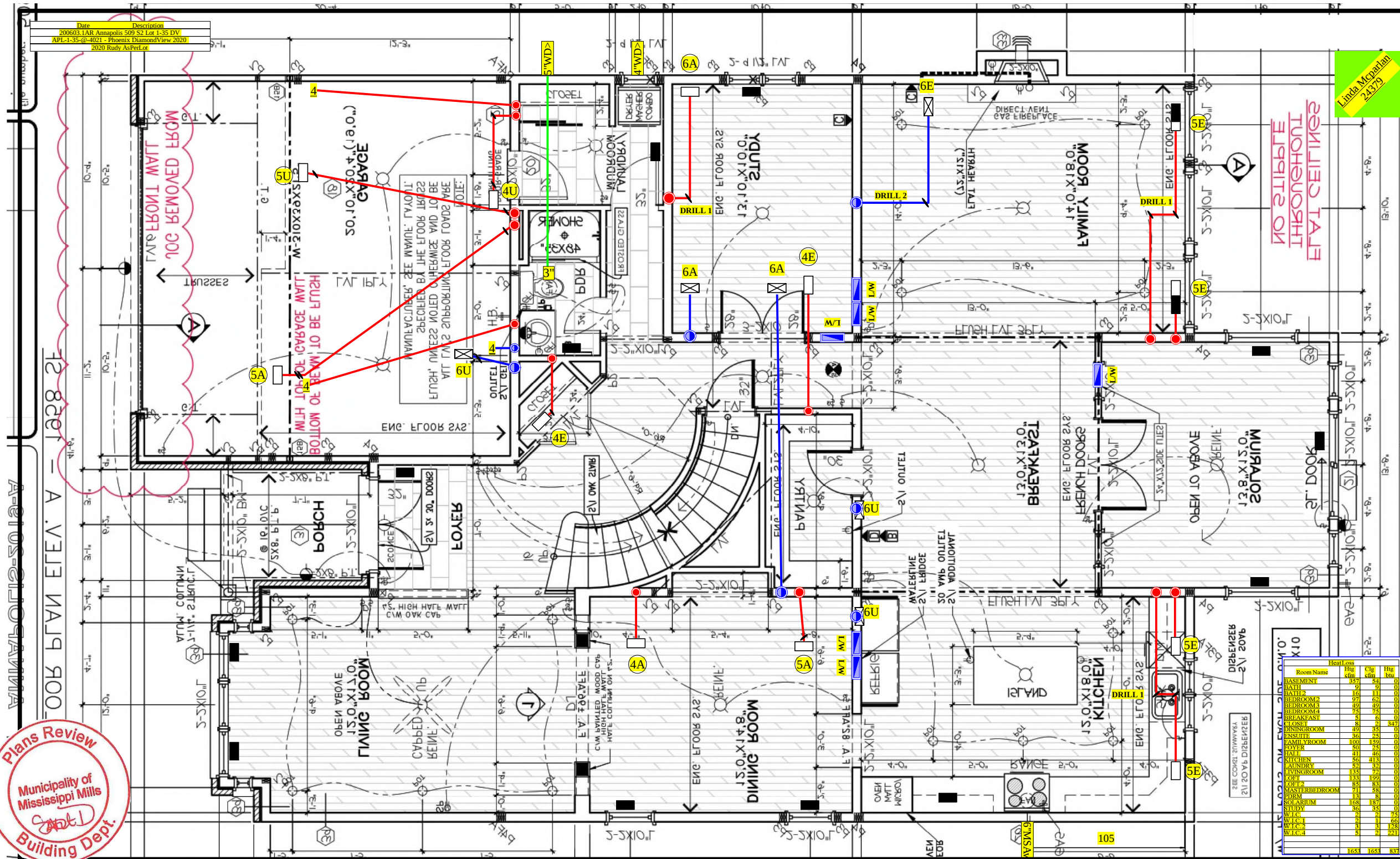
51'-08"-08"





Plans Review
Municipality of
Mississippi Mills
Building Dept.
2022-09-26

Room Name	Heat Loss		Ctg	Htg
	Htg	Loss		
BASMENT	457	9		
BATH	9	9		
BATH2	29	9		
BEDROOM2	29	9		
BEDROOM3	49	9		
BEDROOM4	75	9		
BLK/CLASH	15	9		
CLOSET	15	9		
DININGROOM	15	9		
ENTRANCE	15	9		
FAMILY ROOM	109	15		
FOYER	50	15		
HALL	15	15		



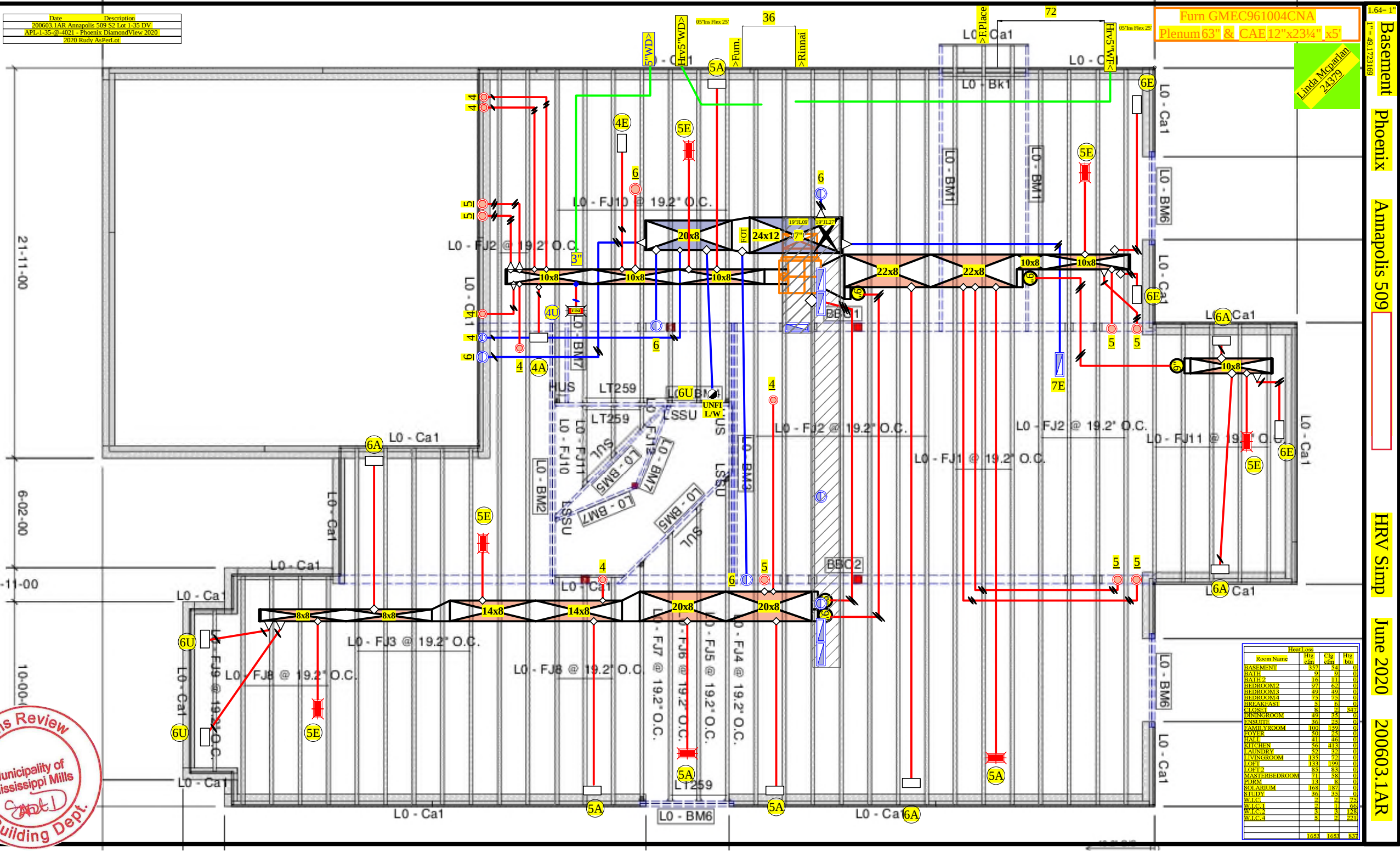
Room Name	Heat Loss	High	Low	High	Low
BEDROOM1	1000	1000	1000	1000</	

Linda McPartlan
24379

СНИЖЕНА ТАЛ
ТУОУОУОУОУО
ЭЛРПТЕ ОИ

Room Name	Heat Loss	Heat Gain
BASMENT	185	185
BATH	185	185
BEDROOM1	185	185
BEDROOM2	185	185
BEDROOM3	185	185
BEDROOM4	185	185
BEDROOM5	185	185
BEDROOM6	185	185
BEDROOM7	185	185
BEDROOM8		

Date	Description
200603.1AR Annapolis 509 S2 Lot 1-35 DV	
APL-1-35-@-4021 - Phoenix DiamondView 2020	
2020 Rudy AsPerLot	



Date	Description
200603.1AR Annapolis 509 S2 Lot 1-35 DV	
APL-1-35-@-4021 - Phoenix DiamondView 2020	
2020 Rudy AsPerLot	

1st Floor
Phoenix
Annapolis 509

HRV Simp

June 2020

200603.1AR

21-08-08

1.64 = 1"

Linda McPartlan
2/23/19

Room Name	Htg cft	Cfg cft	Htg sq
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Date	Description
200603.1AR Annapolis 509 S2 Lot 1-35 DV	
APL-1-35-@-4021 - Phoenix DiamondView 2020	
2020 Rudy AsPerLot	

2nd Floor
1.64 = 1"
1" = 49.1723109

Phoenix

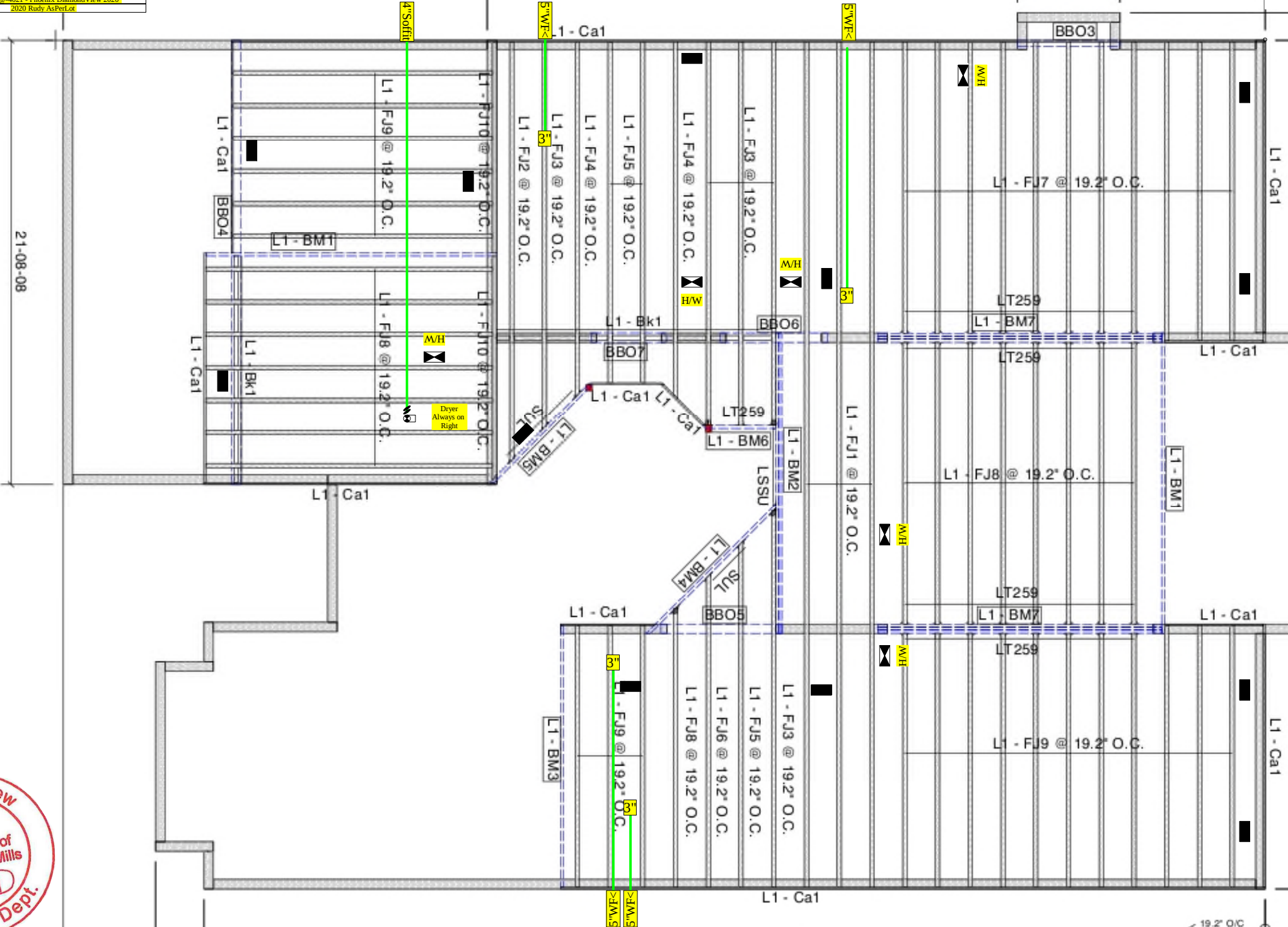
Annapolis 509

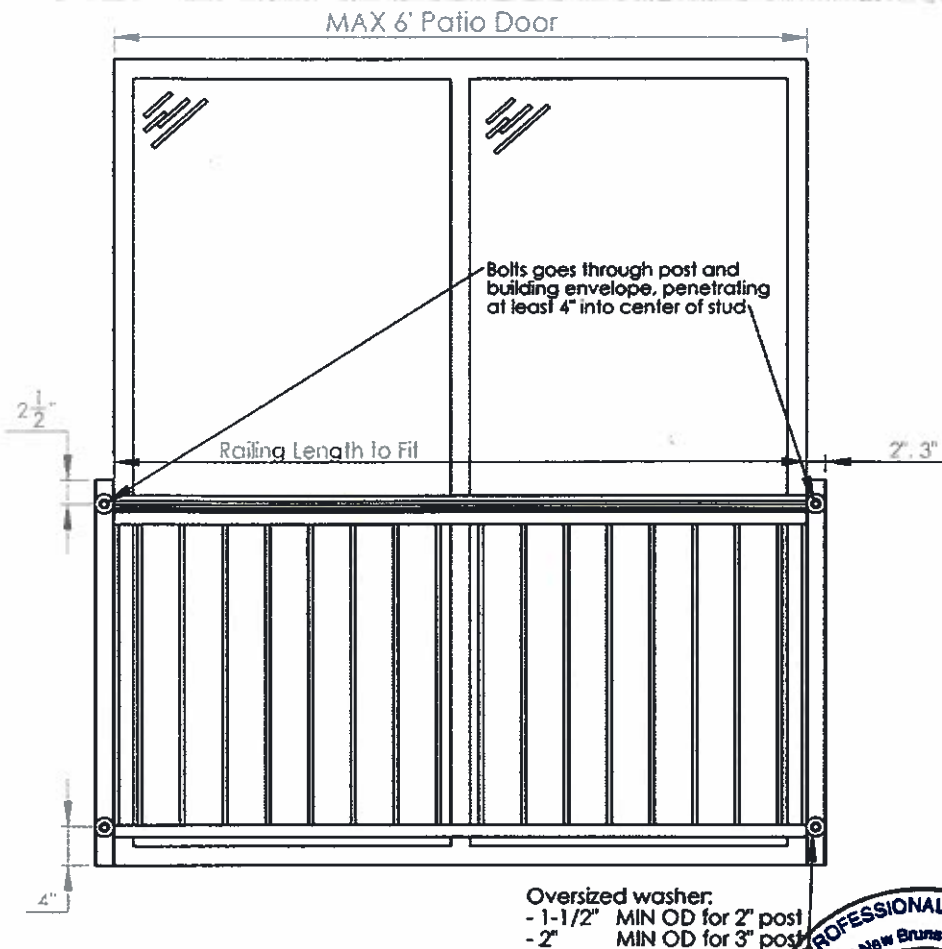
HRV Simp

June 2020

200603.1AR

Linda McPartlan
2/23/19





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

Meets the following building codes:

- NBCC 2010 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
- Ontario 2012 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
- * excludes clause 1(a)

Notes:

Install anchors as per bolt manufacturer specifications

Main structure load capacity responsibility of others

