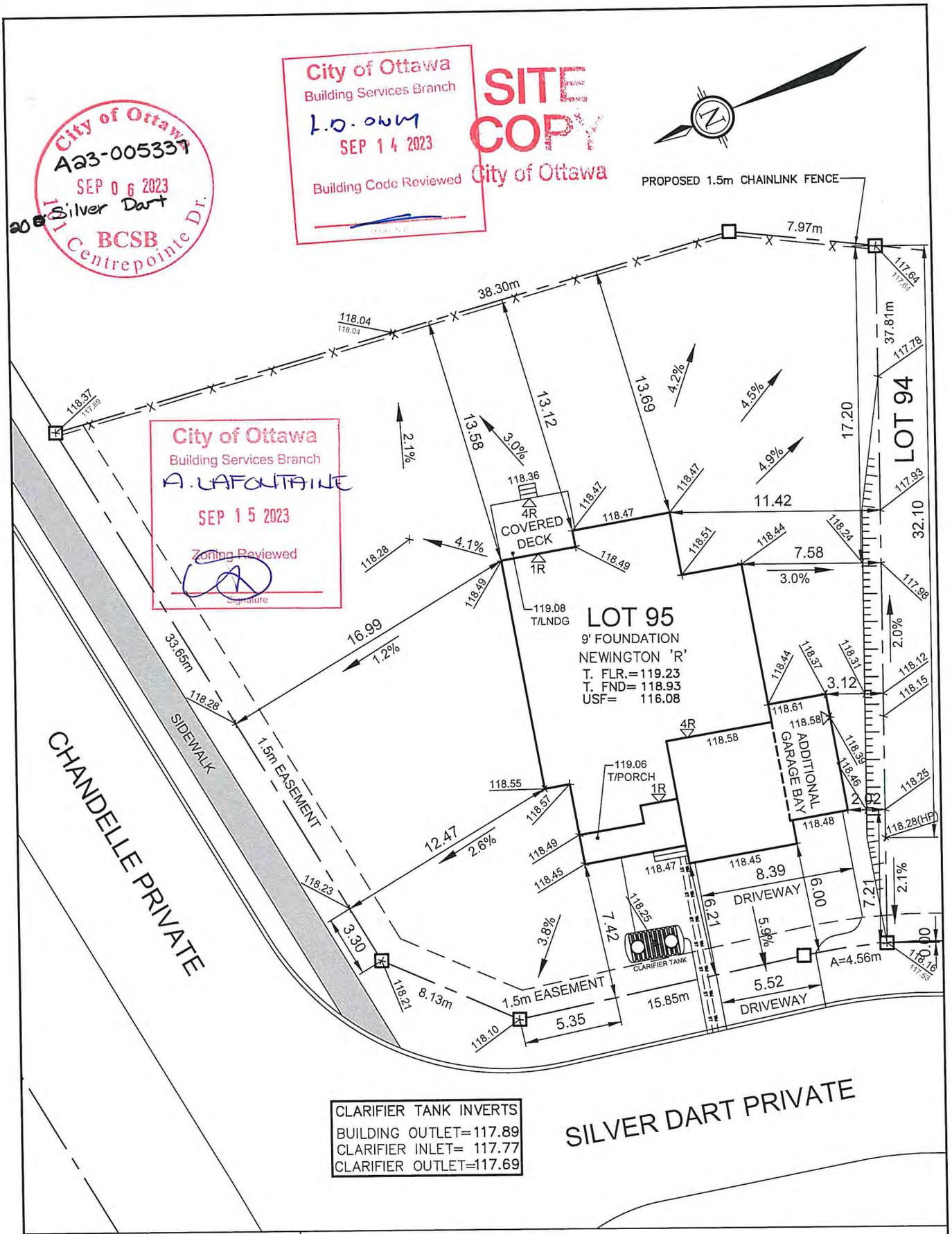


Owner/Applicant

DCR/PHOENIX HOMES

Telephone # 723-9227
Plan # 4M-1593
Project name: DIAMONDVIEW
Civic Address: 200 SILVER DART PRIV
House model: NEWINGTON 'R'

Bldg. Ht. ____ m
Lot coverage 17.3 %
Scale 1:250
Sod Area 1230 m²
Asphalt Area 68 m²

CHECKED/APPROVED BY: T.L.MAK ENG.

PHOENIX HOMES

LOT 95 SITE/GRADING PLAN
DIAMONDVIEW PHASE 3

INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT.
THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E,O&E.

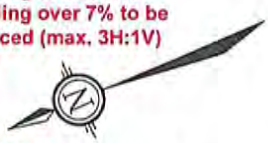
No excess drainage to be directed towards adjacent properties

Top of Foundation to be min. 0.15m above final grade

USF to have min. 1.5m cover around foundation or foundation shall be insulated

Sleeved services required under retaining walls / footings / garage, and are recommended under porches, decks, and similar structures

Grading to be 2-7%. Grading over 7% to be terraced (max. 3H:1V)



Maximum 2 - 22.5 degree horizontal radius bends for each service lateral (excluding septic system piping). Bends must be located on private property, spaced min. 1.0m apart, and 1.0m away from all valves

City of Ottawa
Development Review Branch
Grading & Servicing Reviewed
Name: Travis Smith
Signed: Travis Smith
Date: September 26, 2023

CLARIFIER TANK INVERTS
BUILDING OUTLET=117.89
CLARIFIER INLET= 117.77
CLARIFIER OUTLET=117.69

Owner/Applicant
DCR/PHOENIX HOMES
Telephone # 723-9227
Plan # 4M-1593
Project name: DIAMONDVIEW
Civic Address: 200 SILVER DART PRI
House model: NEWINGTON 'R'

Bldg. Ht. ____ m
Lot coverage 17.3 %
Scale 1:250
Sod Area 1230 m²
Asphalt Area 68 m²

CHECKED/APPROVED BY: T.L.MAK ENG.

PHOENIX HOMES

LOT 95 SITE/GRADING PLAN
DIAMONDVIEW PHASE 3

INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT. THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE. ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O&E.

Kollaard Associates
Engineers

210 Prescott Street
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

September 1, 2023

Kollaard File # 230021 – LOT95

Phoenix Homes
18A Bentley Avenue
Ottawa, Ontario
K2E 6T8

Attn: Catherine Buck
Tel: 613-723-9227 x 191
Email: CBuck@phoenixhomes.ca

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

SITE COPY
City of Ottawa

Re: Proposed Single Family Dwelling, Lot # 95 Silver Dart Private, Diamondview Estates, Carp, City of Ottawa, Kollaard Associates File # 230021

With regard to structural issues only, Kollaard Associates has reviewed the following drawings:

- Phoenix Homes, 200 Silver Dart Private, Pages # 1R to 9R, Dated 01/09/2023
- Grandor Lumber Inc., Upper Roof Truss Layout, Newington 'R', DV3-95, Dated 08/31/2023
- Grandor Lumber Inc., Lower Roof Truss Layout, Newington 'R', DV3-95, Dated 08/31/2023
- Grandor Lumber Inc., 2nd Floor Joist Layout, Newington M/R, Dated 07/16/2021
- Grandor Lumber Inc., 1st Floor Joist Layout, Newington M/R, Dated 07/16/2021

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4R:

1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Pages # 4R are adequate.

2. The proposed tall wall noted on Phoenix Homes Pages # 1R is adequate.

3. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 4R and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).

4. Truss design is by others.

Ground Floor Plan – Pages # 3R:

5. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Pages # 3R are adequate.

6. Ramset a 2x6 to the top flange of all steel beams to attach the above framing, floor joists and flush LVL beams.

7. The proposed web packing of the web of the steel beam to fasten the face mounted hangers shown on Phoenix Homes Pages # 9R is adequate.

8. Truss design is by others.

9. Floor joist design and flush LVL beams within the floor structure are by the manufacturer.

Basement Plan – Pages # 2R:

10. It is the opinion of Kollaard Associates that the proposed steel beams steel posts shown on Phoenix Homes Pages # 2R are adequate.

11. The front porch slab reinforcement described on Phoenix Homes Pages # 1R is adequate.

12. The proposed rear deck beams, posts, joists, ledger connections and sonotubes shown on Phoenix Homes Pages # 2R are adequate.

13. The foundation walls at the bottom of the window openings that exceed 47¼" in width (or the sum of the widths of the window openings exceed 25% of the length of the wall) are considered to be laterally unsupported as per 2012 OBC 9.15.4.3. The proposed reinforcement noted on Phoenix Homes Pages # 2R is adequate to withstand the lateral earth pressures.

14. The remaining proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A. ensuring that the grade difference between the basement slab and the exterior grade (including the garage slab) does not exceed 7'-6½" for the full height 8'-10" foundation walls.

15. The proposed strip footings, interior pad footings and exterior pad footings shown on Phoenix Homes Page # 2R and noted on Phoenix Homes Page # 1R are adequate.

16. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels shown on Phoenix Homes Pages # 2R are adequate.

General Notes:

17. All gravity loads to be carried to foundation through solid blocking.

18. Truss design is by others.

19. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.

20. The self supporting stairs are to be designed by the stair manufacturer.

21. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.

22. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.

23. All guards to be as per OBC SB-7, unless otherwise mentioned and designed by others.

24. All brick lintels to be as per OBC Table 9.20.5.2.B.

25. Unless otherwise noted, LVL to be 1.8E 3000Fb LVL (Canadian Limit States bending strength of at least 39.5 MPa) with 1¾" nominal width or better.

26. Pemco Steel adjustable posts are designed and approved by the manufacturer. The adjustable steel posts are designed for a maximum allowable load of 106.8 kN at a maximum height of 9'-3".

27. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.

28. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.

29. Note that the truss manufacturer/floor joist supplier has sized the flush LVL beams and girder trusses shown on the building drawings. The comments provided by Kollaard Associates in this report are based in part on the design indicated in the truss and floor layouts. If a different truss and/or floor layout is used in construction, comments made in this report may no longer be valid. Provide Kollaard Associates with the full truss package prior to construction.

30. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.

31. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Sincerely,
Kollaard Associates Inc.

Christopher Cogliati, P.Eng.

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
200 Silver Dart Private			95
Municipality	**Postal code**	**Reg. Plan number / other description**	
West Carleton		4M-1593	

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B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A(IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m² or 4182 ft²	W, S & G % = 14.1	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement □ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit □ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)
Area of W, S & G = _____ m² or 590.87 ft²	Utilize window averaging: □Yes ■No	

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

City of Ottawa Building Services Branch SEP 14 2023 Building Code Reviewed Signature

Energy Efficiency Substitutions

□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required: _____	Permitted Substitution: _____
	□ Table 3.1.1.4.C Required: _____	Permitted Substitution: _____
	Required: _____	Permitted Substitution: _____

Building Component	Minimum RSI / R values or Maximum U-Value[1]		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value[1] or ER rating		
Ceiling with Attic Space	R60		Windows/Sliding Glass Doors	25	
Ceiling without Attic Space	R31		Skylights/Glazed Roofs	0.49	
Exposed Floor	R31		**Mechanicals**		
Walls Above Grade	R22		Heating Equip.(AFUE)	96%	
Basement Walls R12 + 10ci	OR	R21.12	HRV Efficiency (SRE% at 0°C)	75%	
Slab (all >600mm below grade)	–		DHW Heater (EF)	0.8	
Slab (edge only ≤600mm below grade)	R10		DWHR (CSA B55.1 (min. 42% efficiency))	1	# Showers 4
Slab (all ≤600mm below grade, or heated)	R10		Combined Heating System	NO	

(1) U value to be provided in either W/(m²·K) or Btu/(h·ft²·F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work

Name	BCIN	Signature
Catherine Buck	46674	

City of Ottawa SEP 06 2023 101 Centrepointe Dr BCSB

Form authorized by OHBA, OBOA, LMCBO. Revised December 1, 2016.

Mechanical Design Report
Low rise residential

Ottawa

Location of Installation		
	Address	**House Builder** PHOENIX
	Application Number	**House Model (if applicable)** NEWINGTON 5BED

Installing Contractor		
	Name HARDING MECHANCIAL	
	Address 2210 CAVANMORE RD	
	City OTTAWA	**Postal Code** KOA 1LO
	Telephone Number 613-831-2257	**Fax Number** 613-831-9011

SITE COPY
City of Ottawa

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

SYSTEM DESIGN PARAMETERS

Combustion Appliances 9.32.3.1.(1)

a) [X] Direct vent (sealed combustion) only
b) [ ] Positive venting induced draft (except fireplaces)
c) [ ] Natural draft, B-vent or induced draft fireplace
d) [ ] Solid Fuel (including fireplaces)
e) [ ] No Combustion Appliances

Heating System

[X] Forced Air
[ ] Non-Forced Air (Other - _____)
[ ] Electric Space Heat
[ ] Radiant Floor Heat (attach pipe details)
[ ] Geothermal (attach loop, pipe & well details)
[ ] High Velocity Residential (attach duct details)

House Type 9.32.3.1.(2)

[X] I Type a) or b) appliances only, no solid fuel
[ ] II Type I except with solid fuel (including fireplace)
[ ] III Any Type c) appliance = Part 6 Design
[ ] IV Electric space heat
[ ] Other: No forced air = Option 4

Ventilation System

[ ] CAN/CSA-F326
[ ] HRV - Exhaust Ducts / Forced Air System
[X] HRV - Simplified Connection to Forced Air System
[ ] HRV - Full Ducting / Not Coupled to Forced Air System
[ ] Part 6 Design (Other - _____)

EQUIPMENT DESIGN REQUIREMENTS

Total Ventilation Capacity 9.32.3.3.(1)

						TOTAL	
Master Bedroom	1	x	10 L/s	=	10 L/s		
Unfinished Basement	1	x	10 L/s	=	10		
Other Habitable Rooms	14	x	5 L/s	=	**70**	**90**	**T.V.C.**

Principal Ventilation Capacity 9.32.3.4.(1)

Master Bedroom	1	x	15 L/s	=	15		
Other Bedrooms	4	x	7.5 L/s	=	30	- 45	**P.V.C.**

Required Supplemental Ventilation Capacity (T.V.C. less P.V.C.) = 45

Furnace size: _____GMEC960804CNA 80,000 BTU'S_____ KJ

Air conditioner size: _____GSX13042 3.5 TON_____ KJ (If provided / applicable)

Heating / Cooling Equipment sized according to heat loss/gain calculations of CAN/CSA F280: Yes

Geothermal Equipment designed according to CAN/CSA-C448.2: No

Hydronic Equipment designed according to CAN/CSA-B214: No

Duct (and pipe) schematic attached including sizes, runs and material used: Yes

City of Ottawa
SEP 06 2023
BCSB
101 Centrepointe Dr.

VENTILATION EQUIPMENT

Heat Recovery Ventilator

Model: CLEAN COMFORT VH30100RNC HRV

90 L/s High 45 L/s Low

Exhaust Fans

	Location	Model	L/s	Sones	Principal or Supplemental
1	PDRM	DX90	45	2.5	PRINCIPAL
2	ENSUITE	EC50	25	3.	SUPPLEMENTAL
3	BATH/BATH 2	EC50/EC50	25/25	3./3.	SUPPLEMENTAL
4	GUEST BATH	EC50	25	3.	SUPPLEMENTAL

EQUIPMENT EFFICIENCIES (Please also refer to Energy Efficiency Design Summary)

Heating system:

Cooling system (if applicable):

Water heater:

HRV: 75 % sensible efficiency at 0 degrees:

60 % sensible efficiency at -25 degrees:

DESIGNER CERTIFICATION

I hereby certify that this ventilation system has been designed in accordance with the 2012 Ontario Building Code.

Name: LINDA MCPARLAN Company Name: HARDING MECHANICAL

Signature: Linda McParlan Date: MAY 3/21 BCIN 24379 HRAI # 6080

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

1" = 1" (Full Size)

9' FOUNDATION POUR

Heat Loss				
Room Name	Htg cfm	Clg cfm	Htg btu	
1-BREAKFAST	74	74	0	
1-DININGROOM	60	61	0	
1-ENIUTE 1	25	17	0	
1-FOYER	44	15	0	
1-GREATROOM	132	248	0	
1-INLAW SUITE	24	11	0	
1-KITCHEN	32	411	0	
1-LAUNDRY	46	16	0	
1-OFFICE	93	89	0	
1-PDRM	13	9	0	
1-SUNROOM	151	142	0	
2-BATH	19	0	0	
2-BATH 2	28	20	0	
2-BEDROOM 3	66	52	0	
2-BEDROOM 4	76	59	0	
2-BONUSROOM	101	67	0	
2-ENSUITE	44	28	0	
2-HALL	7	6	0	
2-LOFT	90	87	0	
2-MASTERBEDROOM	86	82	0	
2-W.I.C.	10	4	0	
B-BSMT	323	27	0	
	1544	1525	0	

42'-0"

16'-8"

10'-6"

8'-10"

19'-8"

UNFINISHED

REFER TO ENGINEERED DETAIL ON PAGE "LATERAL SUPPORT DETAIL"

3"x5" HSS ON 40"X40"X17" CONC. PAD FTG

JOIST DIRECTION

2 PLY LVL

OPT. 3PC ROUGH-IN

MECHANICAL SPACE

FURNACE

HRV

>Rinnai

>Furn.

Hrv5"WF<

Hrv5"WD>

5"WD>

ATTENTION PLUMBER ALLOW FOR 2X4 FRAMED WALL OVER FROST WALL

BEAM POCKET

FLUSH HEADER

DRILL 1

22'-3"

22'-11"

42'-0"

PLAN (ELEVATION C)

Furn GMEC960804CNA

Plenum 63" & CAE 10"x23¼" x5'

Description	Date
210519.1AK Prelim Newington 5Bed+Office	

City of Ottawa
SEP 06 2023

BCSB Centrepointe

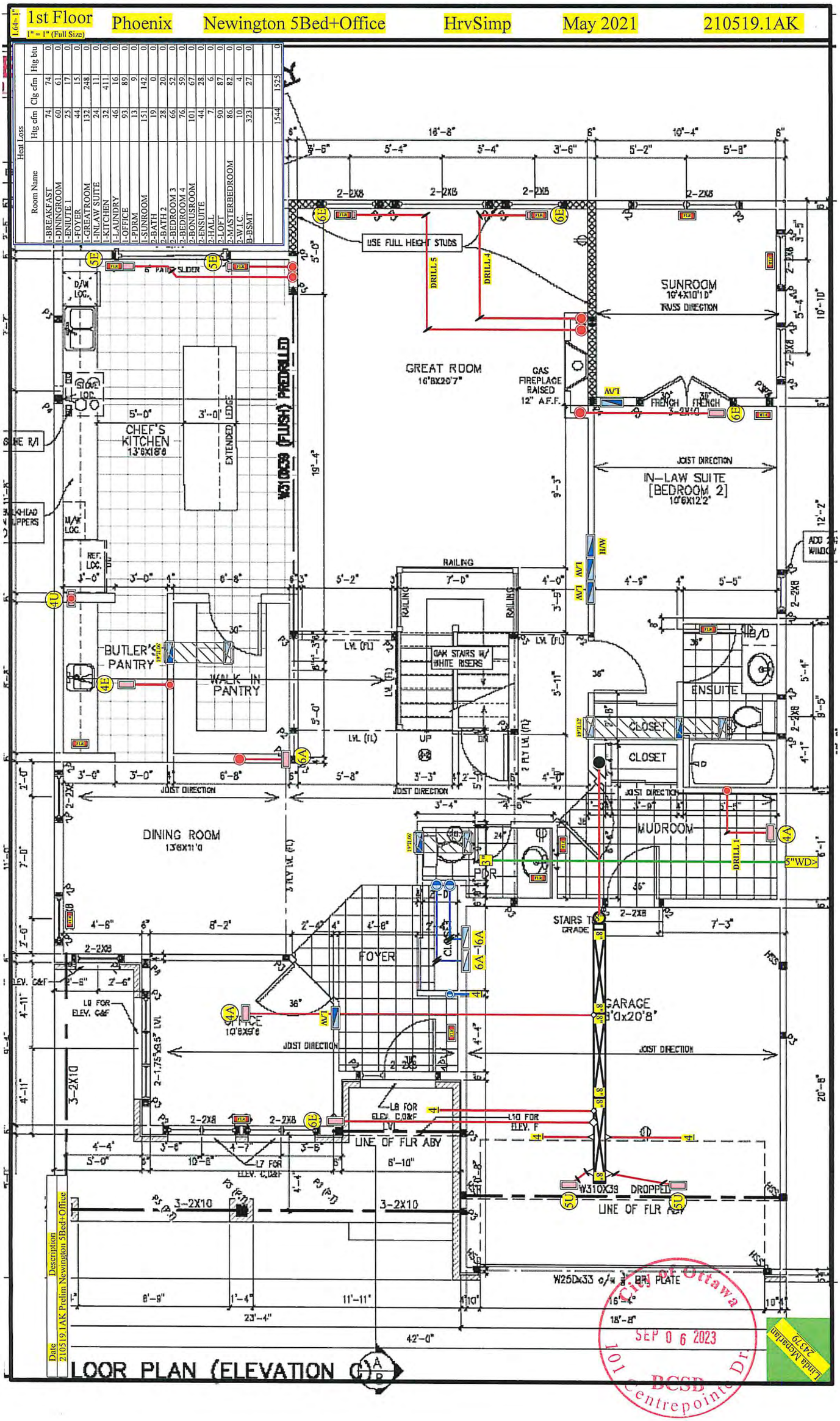
Linda Mcgrath 24379

FOR LAYOUTS AND STRUCTURAL REVIEW | 18/05/21 | SP | Footprint: 518

1st Floor | Phoenix | Newington 5Bed+Office | HrvSimp | May 2021 | 210519.1AK

1" = 1" (Full Size)

Heat Loss				
Room Name	Htg cfm	Clg cfm	Htg btu	
1-BREAKFAST	74	74	0	
1-DININGROOM	60	61	0	
1-ENJUTE 1	25	17	0	
1-FOYER	44	15	0	
1-GREATROOM	132	248	0	
1-INLAW SUITE	24	11	0	
1-KITCHEN	32	411	0	
1-LAUNDRY	46	16	0	
1-OFFICE	93	89	0	
1-PDRM	13	9	0	
1-SUNROOM	151	142	0	
2-BATH	19	0	0	
2-BATH 2	28	20	0	
2-BEDROOM 3	66	52	0	
2-BEDROOM 4	76	59	0	
2-BONUSROOM	101	67	0	
2-ENSUITE	44	28	0	
2-HALL	7	6	0	
2-LOFT	90	87	0	
2-MASTERBEDROOM	86	82	0	
2-W.I.C.	10	4	0	
B-BSMT	323	27	0	
			0	
	1544	1525		



LOOR PLAN (ELEVATION C)

Description: 210519.1AK Prelim Newington 5Bed+Office

Date

1:64=1"

2nd Floor

1" = 1" (Full Size)

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

Heat Loss					
Room Name	Htg cfm		Clg cfm		Htg btu
1-BREAKFAST	74		74		0
1-DININGROOM	60		61		0
1-ENSUITE 1	25		17		0
1-FOYER	44		15		0
1-GREATROOM	132		248		0
1-INLAW SUITE	24		11		0
1-KITCHEN	32		411		0
1-LAUNDRY	46		16		0
1-OFFICE	93		89		0
1-PDRM	13		9		0
1-SUNROOM	151		142		0
2-BATH	19		0		0
2-BATH 2	28		20		0
2-BEDROOM 3	66		52		0
2-BEDROOM 4	76		59		0
2-BONUSROOM	101		67		0
2-ENSUITE	44		28		0
2-HALL	7		6		0
2-LOFT	90		87		0
2-MASTERBEDROOM	86		82		0
2-W.I.C.	10		4		0
B-BSMT	323		27		0
	1544		1525		0

42'-0"

GIRDER TRUSS

MASTER BEDROOM 13'2X16'10"

BONUS LOFT 16'8X20'11"

2-1.75"x9.5" LVL

BEDROOM 3 10'6X17'1"

SHELVES

W.I.C.

GUARDRAIL

OAK STAIRS W/ WHITE RISERS

GUARDRAIL

GUARDRAIL DN

CLOSET

LINEN

MAIN WASHROOM

ENSUITE

SHOWER BOX36

LINEN

Door Always on Right

M

D

CLOSET

MAKE-UP

B/D

36x36 SHOWER

ENSUITE

BEDROOM 4 11'11X12'10"

BONUS ROOM 17'8X15'9"

5"WF<

4"WF<

5"WF<

5"WF<

2-2X8

2-2X8

2-2X8

2-2X8

A/B

FLOOR PLAN (ELEVATION C)

Description	Date
210519.1AK Prelim Newington 5Bed+Office	

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" GARAGE WALL)
SIDING AS PER ELEVATION, APPROVED AIR BARRIER, 38x89 (2"x4") STUDS @ 400mm (16") O.C., [FOR CLIENT UPGRADE ONLY – RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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" GARAGE WALL)
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, 38x89 (2"x4") STUDS @ 400mm (16") O.C. [FOR CLIENT UPGRADE ONLY – RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 860mm (33 7/8") FOR REQUIRED EXIT STAIRS SERVING A HOUSE OR DWELLING UNIT.
–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 15/16")	200mm (7 7/8")
RUN	255mm (10 1/16")	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 15/16")
–9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 15/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

(11.) GUARDS –OBC. 9.8.8.3.–
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 7/16") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/8") MIN.
–9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 15/16")

(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 1/2") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3 1/2" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.
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.~~

(5B) ~~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.~~

(5C) ~~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 255mm (10-1/16") 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.) 3-2"x6" BUILT-UP-POST ON 24"x24"x10" CONCRETE FOOTING. (SEPARATE WOOD FROM CONCRETE W/ 6mil POLY AS PER 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 9/16") 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 C/W R22 INSUL.

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)

WINDOWS:

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

GENERAL

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

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

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\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

Symbol	Description
	EXHAUST VENT
	DUPLEX OUTLET (12" HIGH)
WP	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET
POT	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	SWITCH
	SWITCH (3-WAY)
FD	FLOOR DRAIN
HB	HOSE BIB
DJ	DOUBLE JOIST
LVL	LAMINATED VENEER LUMBER
PL	POINT LOAD FROM ABOVE
P.T.	PRESSURE TREATED LUMBER
G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
F.A.	FLAT ARCH
C.A.	CURVED ARCH
M.C.	MEDICINE CABINET
XXXXXX	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.)

S/A 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

CMA 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.

City of Ottawa Building Services Branch EVA OUVRAN SEP 1 4 2023 Building Code Reviewed

SITE COPY City of Ottawa

PHOENIX HOMES

NEWINGTON R – 2022

SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS: 200 SILVER DART PRIVATE

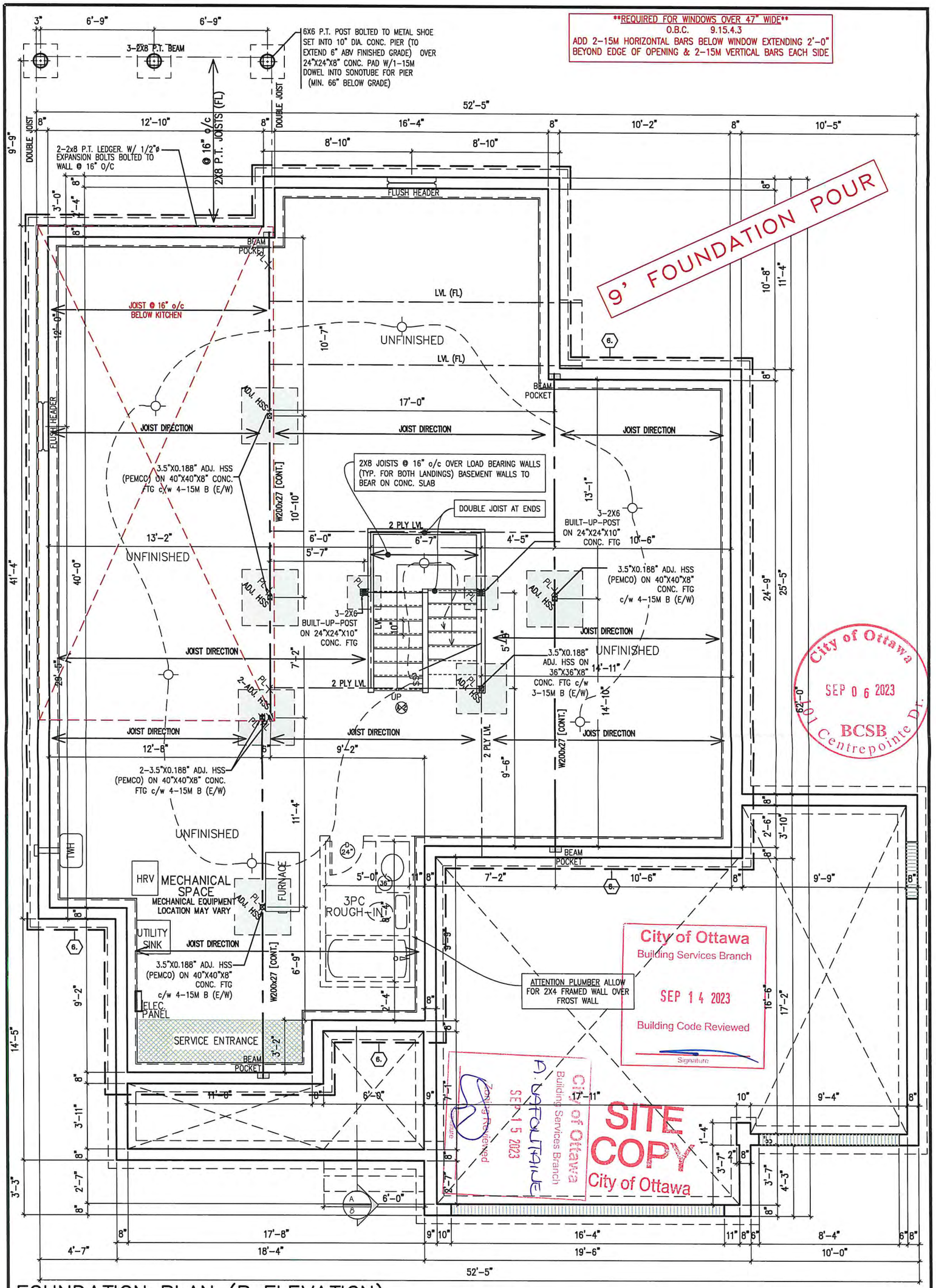
No.	Description	dd/mm/yy	By
4	ISSUED FOR ENGINEERING	01/09/23	CB
3	BEP BLACKLINES	17/08/23	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP

REVISIONS

footprint:	50–22–7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'–0"
D.Ct.	– A-11
sheet no:	1R of 9

A23-005337 200 Silver Dart

BCSB Centrepointe



FOUNDATION PLAN (R ELEVATION)

PHOENIX HOMES

NEWINGTON R – 2022

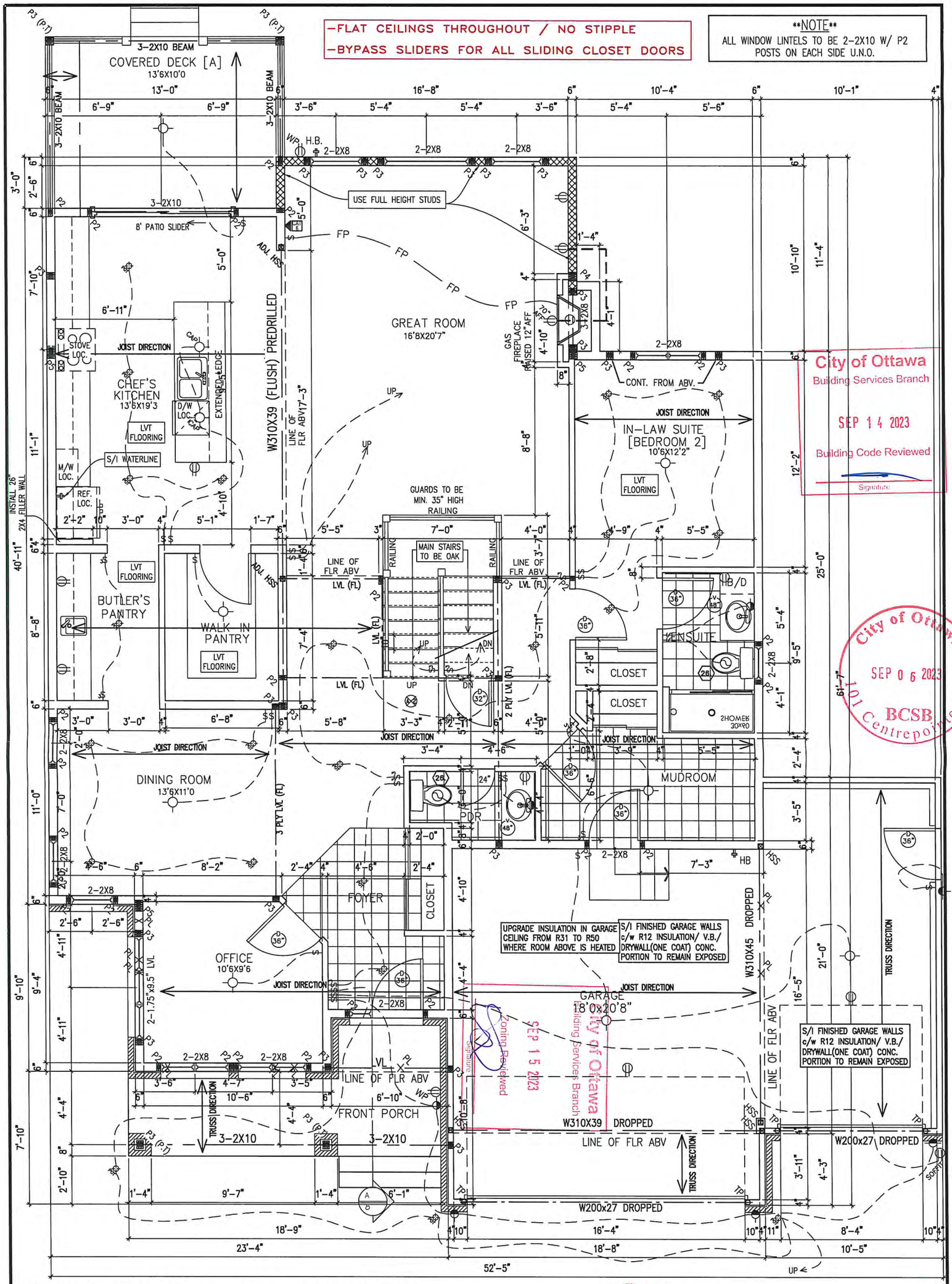
SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS: 200 SILVER DART PRIVATE

No.	Description	dd/mm/yy	By
	REVISIONS		
4	ISSUED FOR ENGINEERING	01/09/23	CB
3	BEP BLACKLINES	17/08/23	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP

footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – A-11	
sheet no:	2R of 9
	2



GROUND FLOOR PLAN (ELEVATION R)

1782 SQ. FT.

PHOENIX HOMES

NEWINGTON R - 2022

SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

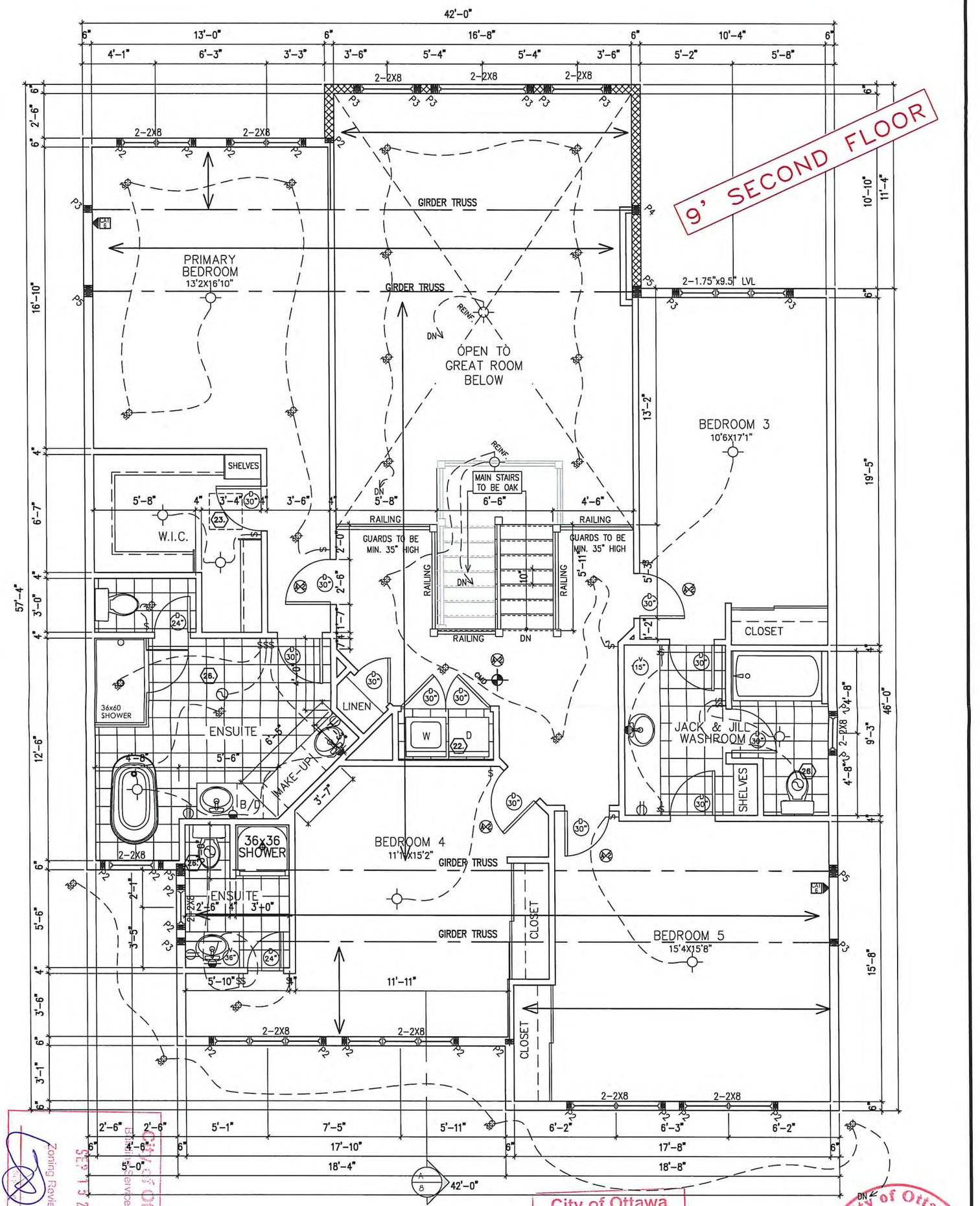
CIVIC ADDRESS: 200 SILVER DART PRIVATE

No.	Description	dd/mm/yy	By
	REVISIONS		
4	ISSUED FOR ENGINEERING	01/09/23	CB
3	BEP BLACKLINES	17/08/23	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP

footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A-11	
sheet no:	3R of 9
	3

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

-FLAT CEILINGS THROUGHOUT / NO STIPPLE
-BYPASS SLIDERS FOR ALL SLIDING CLOSET DOORS



SECOND FLOOR PLAN (ELEVATION R)
1672 SQ. FT.

PHOENIX HOMES

NEWINGTON R - 2022

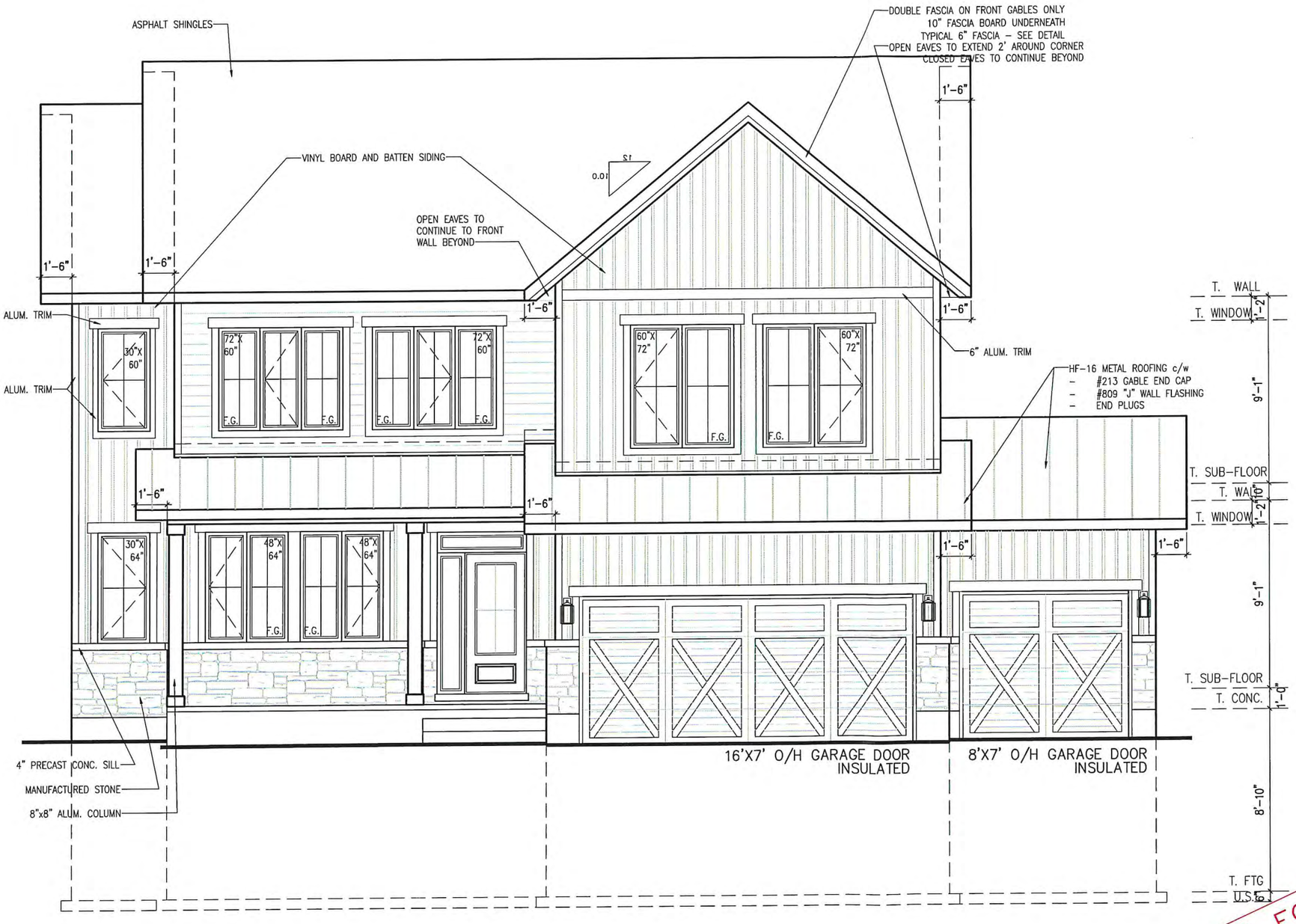
SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS: 200 SILVER DART PRIVATE

No.	Description	dd/mm/yy	By
REVISIONS			
4	ISSUED FOR ENGINEERING	01/09/23	CB
3	BEP BLACKLINES	17/08/23	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP

footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A-11	
sheet no: 4	4R of 9



FRONT ELEVATION R

City of Ottawa
SEP 0 6 2023
101 Centrepointe Dr.
BCSB

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

SITE COPY
City of Ottawa

9' FOUNDATION POUR

footprint:	50-22-7		
drawn by:	SP		
date:	JUN 12/16		
scale:	3/16"=1'-0"		
D.C.L. - A-11		6R of 9	
sheet no:			

No.	Description	By
	REVISIONS	dd/mm/yy
4	ISSUED FOR ENGINEERING	CB 01/09/23
3	BEP BLACKLINES	CB 17/08/23
2	KITCHEN LIGHT UPDATE	SP 20/10/22
1	FOR LAYOUTS AND STRUCTURE REVIEW	SP 11/03/22

NEWINGTON R - 2022

SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS: 200 SILVER DART PRIVATE

PHOENIX HOMES

REAR ELEVATION R

9' SECOND FLOOR

9' FOUNDATION POUR

City of Ottawa
101 Centrepointe Dr.
SEP 06 2023
BCSB

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

SITE COPY
City of Ottawa

footprint:	50-22-7	6R of 9	
drawn by:	SP		
date:	JUN 12/16		
scale:	3/16"=1'-0"		
D.C.L. - A-11			
sheet no:			

No.	Description	dd/mm/yy	By
REVISIONS			
4	ISSUED FOR ENGINEERING	01/09/23	CB
3	BEP BLACKLINES	17/08/23	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP

NEWINGTON R - 2022

SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS:
200 SILVER DART PRIVATE

PHOENIX HOMES

9' SECOND FLOOR

SITE COPY
City of Ottawa

City of Ottawa
SEP 06 2023
101 Centrepointe Dr.
BCSB

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

WALL AREA 724 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 50.68 SQ. FT.
OPENINGS PROVIDED 16 SQ. FT.

9' FOUNDATION POUR

City of Ottawa
Building Services Branch
SEP 15 2023
Zoning Reviewed
Signature

RIGHT SIDE ELEVATION R

footprint:	50-22-7		
drawn by:	SP		
date:	JUN 12/16		
scale:	3/16"=1'-0"		
D.C.L. - A-11		sheet no:	7R of 9

No.	Description	dd/mm/yy	By
REVISIONS			
4	ISSUED FOR ENGINEERING	01/09/23	CB
3	BEP BLACKLINES	17/08/23	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP

NEWINGTON R - 2022

SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS: 200 SILVER DART PRIVATE

PHOENIX HOMES

9' SECOND FLOOR

SITE COPY
City of Ottawa

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

City of Ottawa
SEP 06 2023
BCSB
101 Centrepointe Dr.

WALL AREA 822 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 57.54 SQ. FT.
OPENINGS PROVIDED 21.33 SQ. FT.

9' FOUNDATION POUR

LEFT SIDE ELEVATION R

footprint:	50-22-7		
drawn by:	SP		
date:	JUN 12/16		
scale:	3/16"=1'-0"		
D.C.L. - A-11			
sheet no:	8R of 9		

No.	Description	dd/mm/yy	By
4	ISSUED FOR ENGINEERING	01/09/23	CB
3	BEP BLACKLINES	17/08/23	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP

REVISIONS

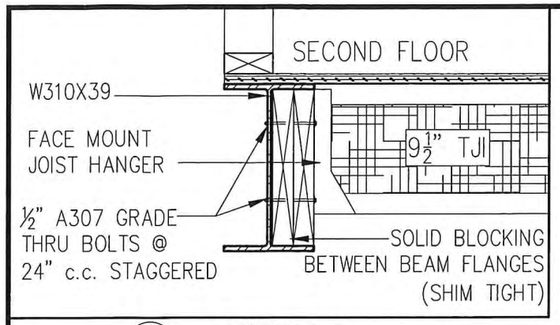
NEWINGTON R - 2022

SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS: 200 SILVER DART PRIVATE

PHOENIX HOMES



SECTION B–B
STEEL BEAM SECTION DETAIL

9' FOUNDATION POUR

9' SECOND FLOOR

City of Ottawa
SEP 0 6 2023
BCSB
101 Centrepointe Dr.

City of Ottawa
Building Services Branch
SEP 1 4 2023
Building Code Reviewed
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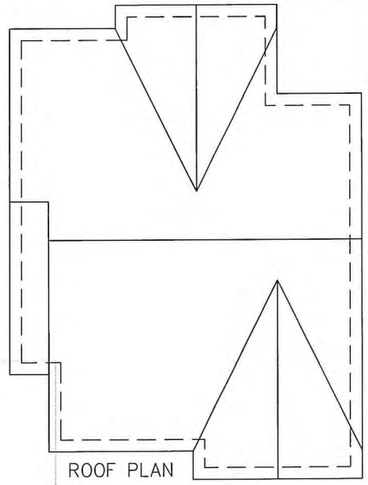
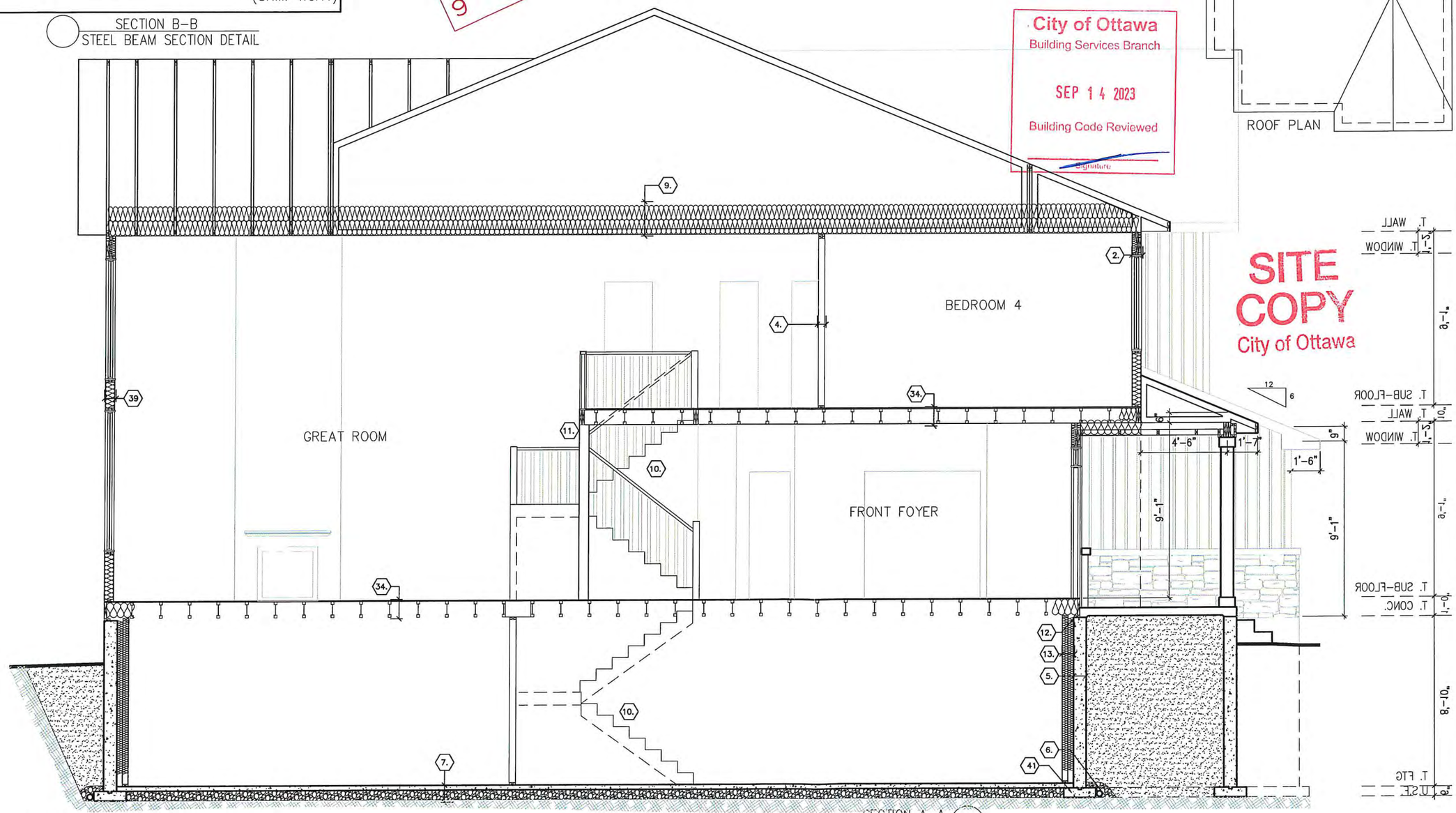




SECTION A–A

SITE COPY
City of Ottawa

SECTIONS ELEVATION R

footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – A-11	
sheet no:	9R of 9

No.	Description	By	dd/mm/yy
4	ISSUED FOR ENGINEERING	CB	01/09/23
3	BEP BLACKLINES	CB	17/08/23
2	KITCHEN LIGHT UPDATE	SP	20/10/22
1	FOR LAYOUTS AND STRUCTURE REVIEW	SP	11/03/22

REVISIONS

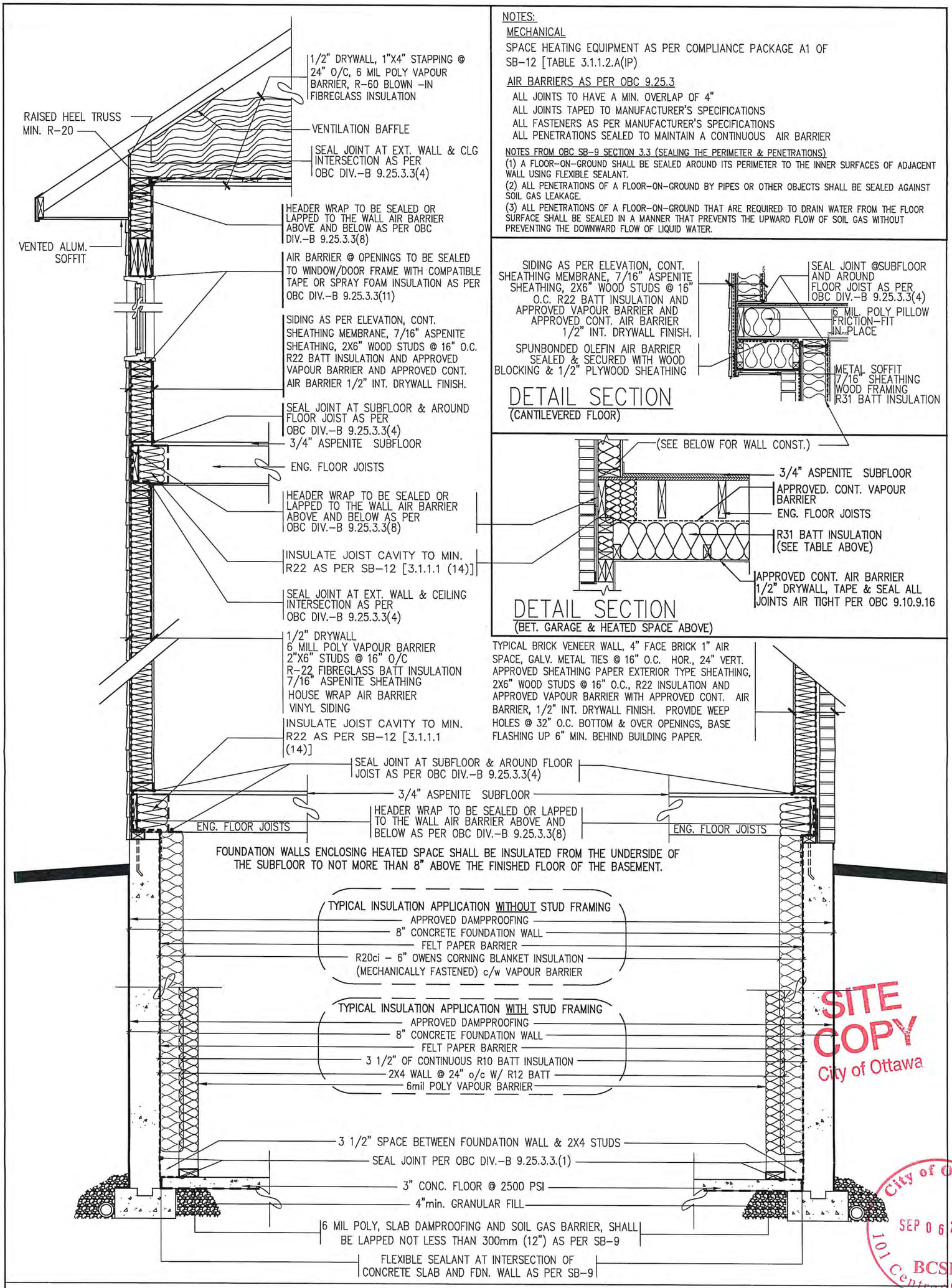
NEWINGTON R – 2022

SITE: DIAMONDVIEW PHASE 3

LOT NUMBER: 95

CIVIC ADDRESS:
200 SILVER DART PRIVATE

PHOENIX HOMES



TYP. DETAIL SECTION (PARTIAL)
FOR SIDING APPLICATION

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.

DETAIL SECTION
(CANTILEVERED FLOOR)

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.

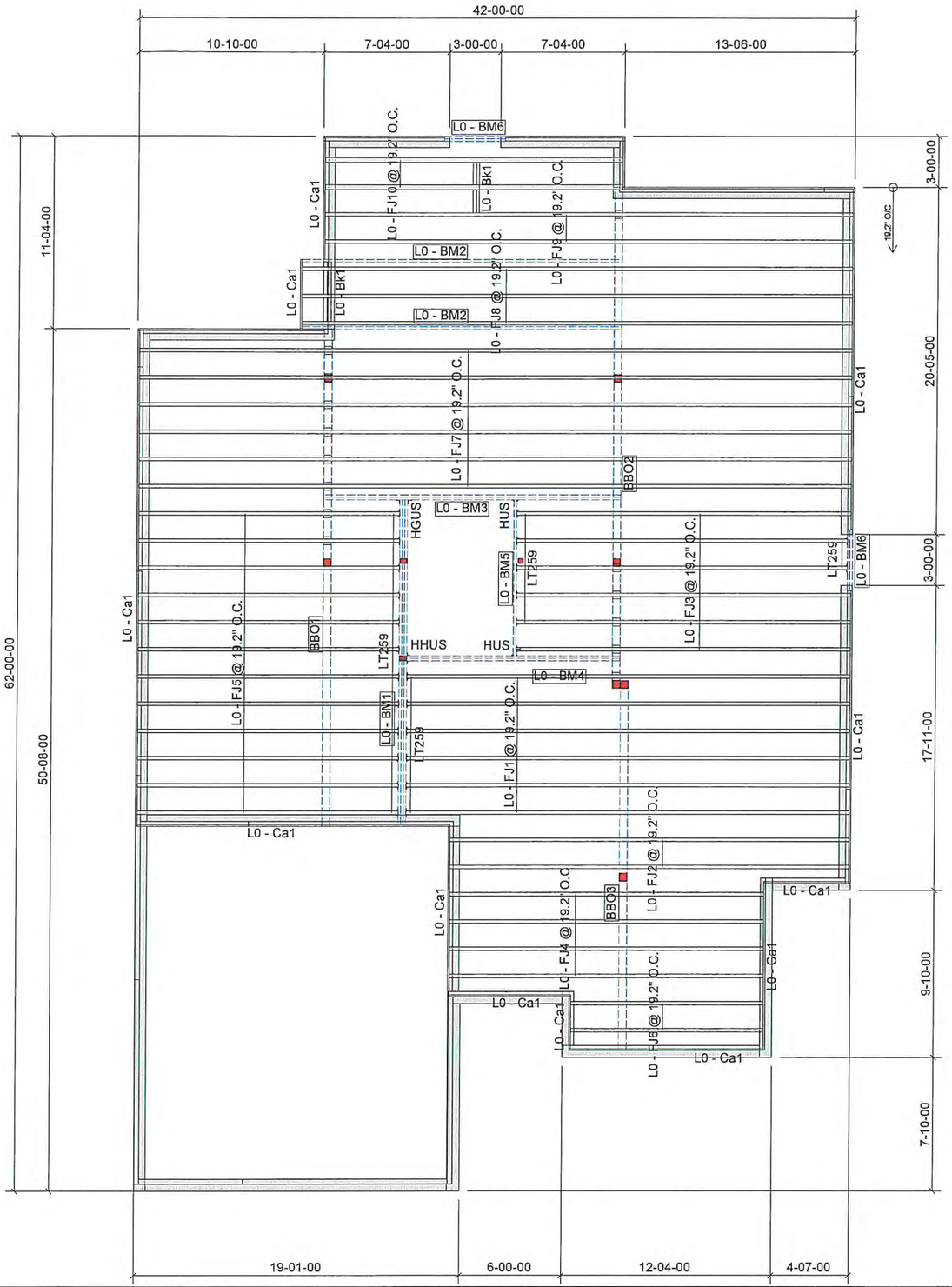
TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

PHOENIX HOMES

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



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	7/14/2021
File Name:	Newington M.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
L0 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	6
L0 - FJ2 @ 19.2" O.C.	24-00-00	9 1/2" NI-20	1	2
L0 - FJ3 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	6
L0 - FJ4 @ 19.2" O.C.	19-00-00	9 1/2" NI-20	1	4
L0 - FJ5 @ 19.2" O.C.	16-00-00	9 1/2" NI-20	1	12
L0 - FJ6 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	2
L0 - FJ7 @ 19.2" O.C.	42-00-00	9 1/2" NI-40x	1	6
L0 - FJ8 @ 19.2" O.C.	34-00-00	9 1/2" NI-40x	1	3
L0 - FJ9 @ 19.2" O.C.	32-00-00	9 1/2" NI-40x	1	2
L0 - FJ10 @ 19.2" O.C.	18-00-00	9 1/2" NI-80	1	2
L0 - BM1	20-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3
L0 - BM2	19-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2
L0 - BM3	18-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM4	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM5	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L0 - BM6	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	16
L0 - Bk1	6-00-00	9 1/2" NI-20	1	1

Accessories

PlotID	Length	Product	Plies	Net Qty
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	56

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
26	SIMPSON	LT259	-	9 1/2" NI-20
2	SIMPSON	HUS18110	-	1 3/4 x 9 1/2" WF LVL
1	SIMPSON	HHUS410	-	2- 1 3/4" x 9 1/2" WF LVL
1	SIMPSON	HGUS55010	-	3- 1 3/4" x 9 1/2" WF LVL

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

SITE COPY
City of Ottawa

City of Ottawa
A23-005337
SEP 06 2023
12000 Silver Dart
101 Centrepointe Dr
BCSB

THIS DESIGN COMPLIES WITH:

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

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

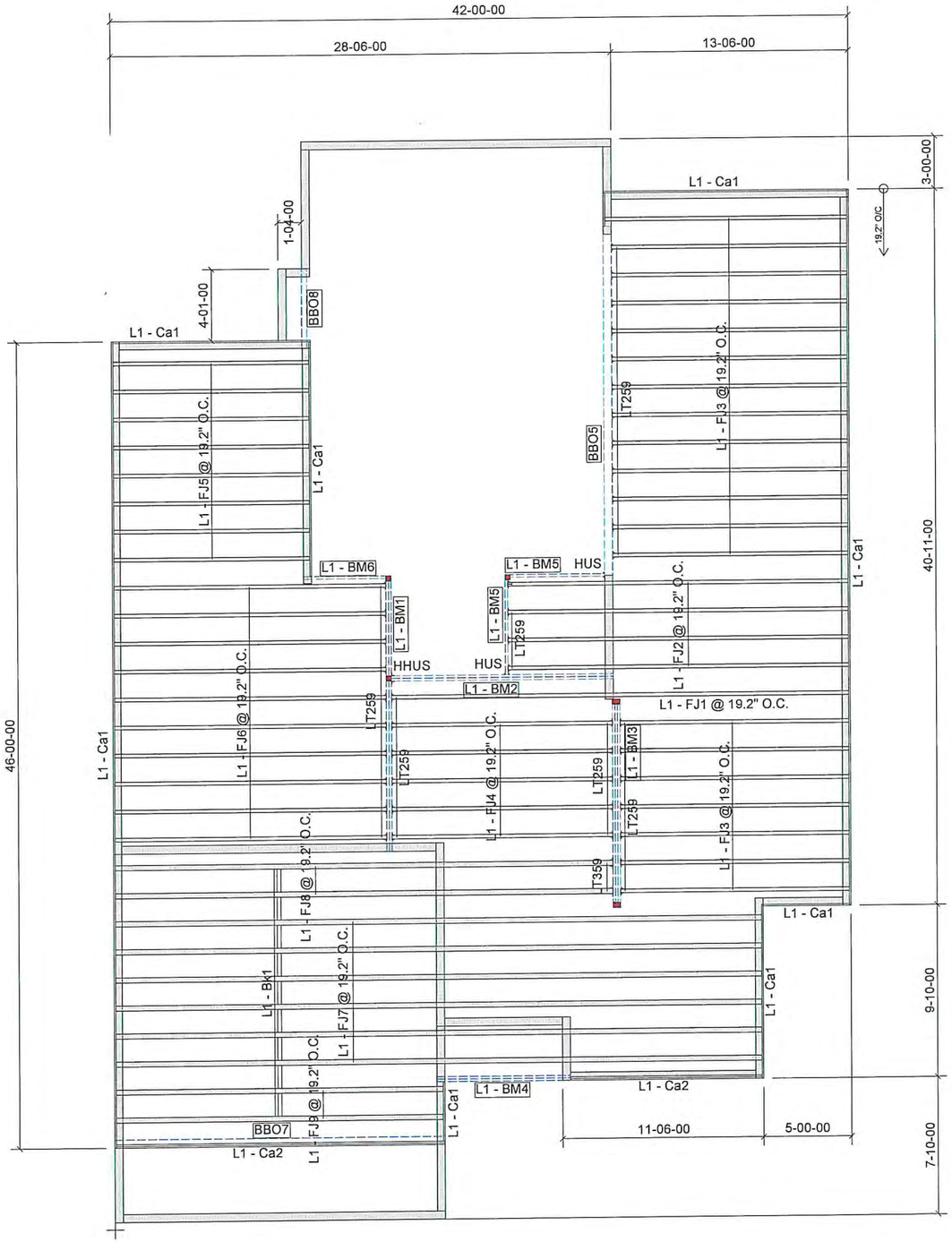
FLOOR NOTES:

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

GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
NEWINGTON M/R
1ST FLOOR 1 OF 2

DATE: 7/16/2021



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	7/14/2021
File Name:	Newington M.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
L1 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	1
L1 - FJ2 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	4
L1 - FJ3 @ 19.2" O.C.	14-00-00	9 1/2" NI-20	1	20
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	5
L1 - FJ5 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	8
L1 - FJ6 @ 19.2" O.C.	16-00-00	9 1/2" NI-40x	1	10
L1 - FJ7 @ 19.2" O.C.	38-00-00	9 1/2" NI-80	1	6
L1 - FJ8 @ 19.2" O.C.	30-00-00	9 1/2" NI-80	1	2
L1 - FJ9 @ 19.2" O.C.	19-00-00	9 1/2" NI-80	1	2
L1 - BM1	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM2	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3
L1 - BM4	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2
L1 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	13
L1 - Ca2	12-00-00	1 1/8" x 9 1/2" APA Rim Board	2	6
L1 - Bk1	12-00-00	9 1/2" NI-20	1	1

Accessories

PlotID	Length	Product	Plies	Net Qty
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	52

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
2	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" WF LVL
1	SIMPSON	HHUS410	-	2- 1 3/4" x 9 1/2" WF LVL
44	SIMPSON	LT259	-	9 1/2" NI-20
2	SIMPSON	LT359	-	9 1/2" NI-80

THIS DESIGN COMPLIES WITH:

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

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

FLOOR NOTES:

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

GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
NEWINGTON M/R
2ND FLOOR 2 OF 2

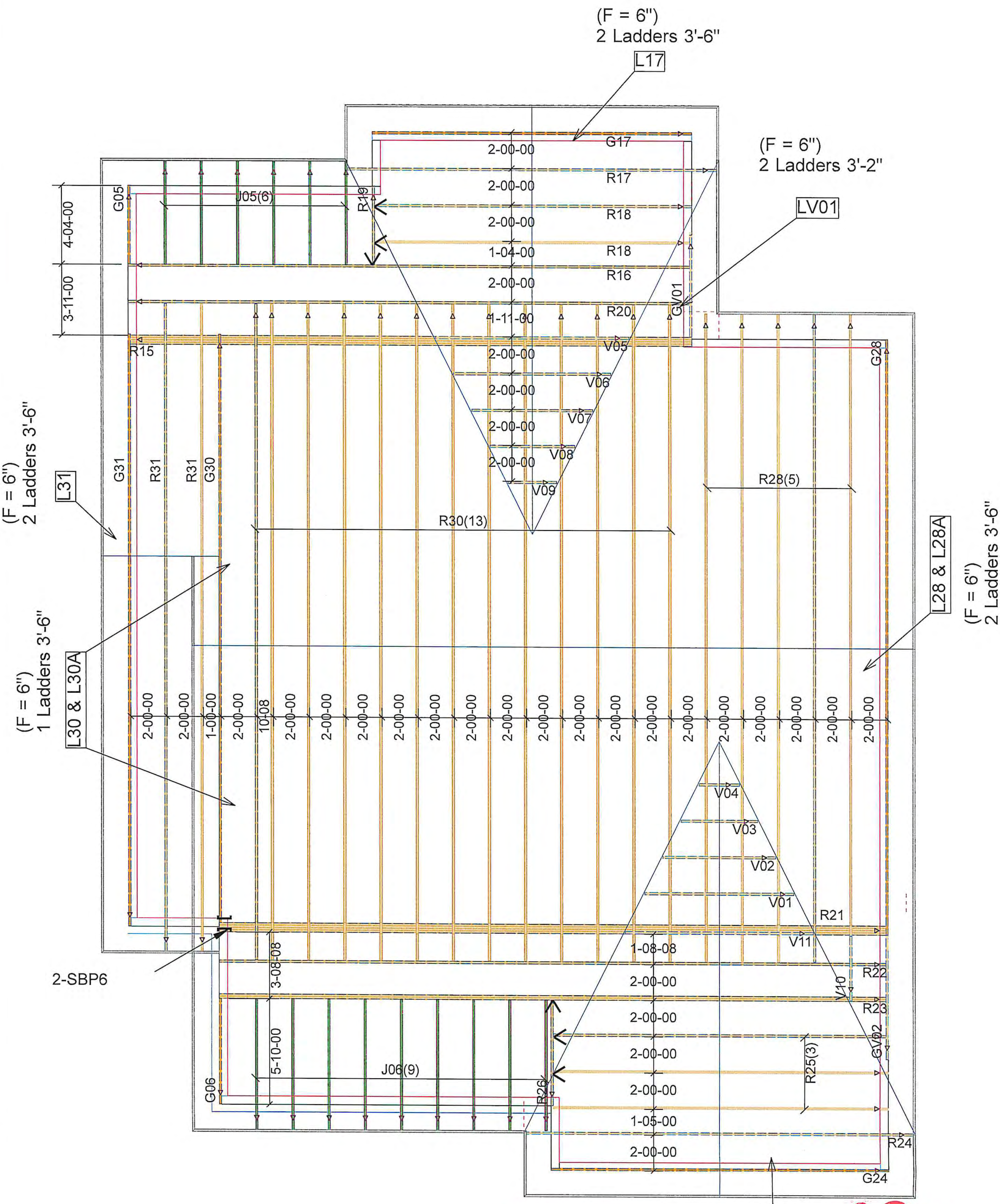
DATE: 7/16/2021

City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

SITE COPY
City of Ottawa

City of Ottawa
SEP 06 2023
BCSB
101 Centrepointe Dr.

HIGH ROOF



LEGEND	
LUS24 (30)	
LJS26DS (6)	
SPB6(2)	

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City of Ottawa
Building Services Branch
SEP 14 2023
Building Code Reviewed
Signature

City of Ottawa
A23-005337
SEP 06 2023
200 Silver Dart
101 Centrepointe Dr
BCSB

TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4	
Top Chord	Snow	37.1	50	PSF
	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:

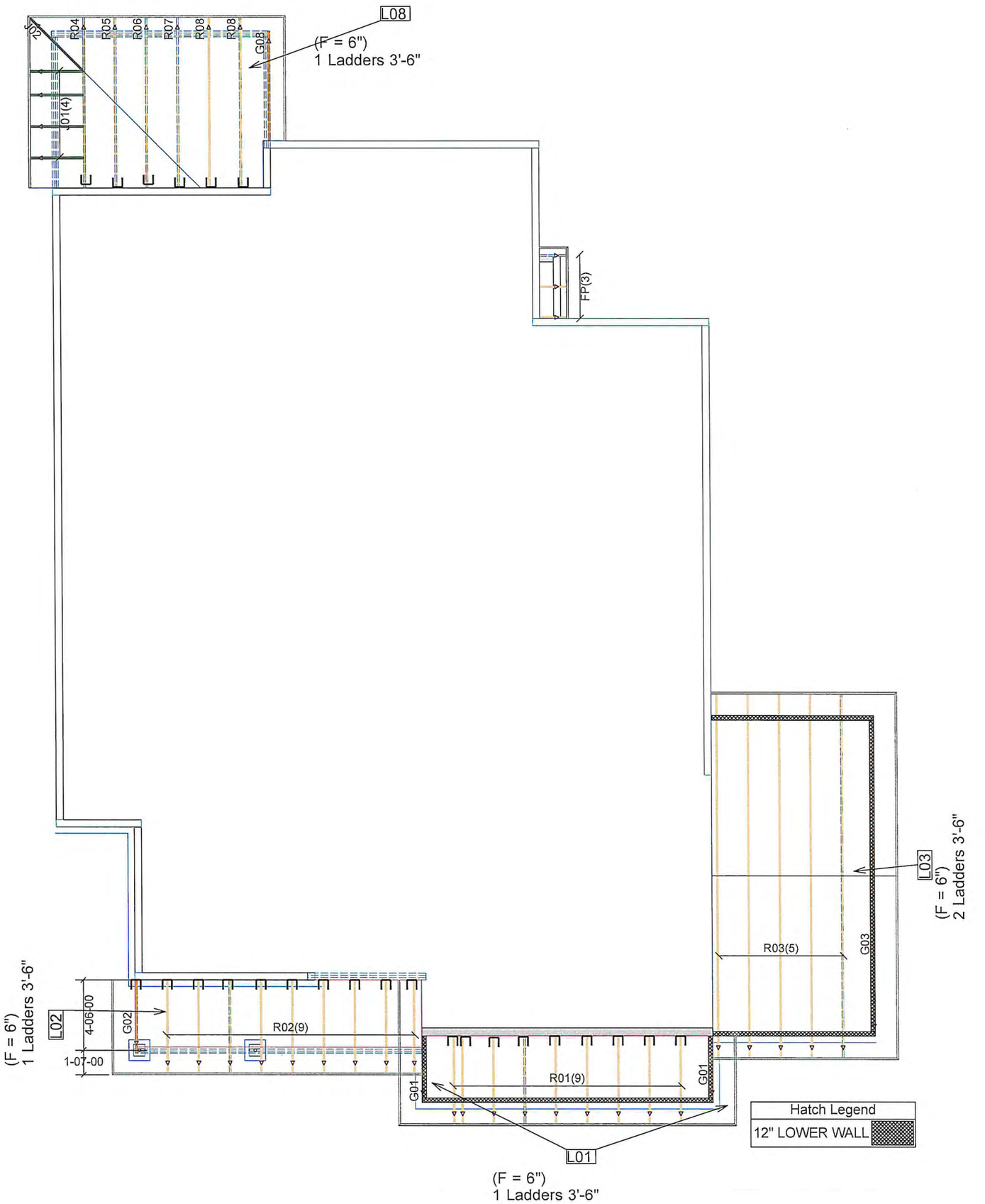
- ANY TIES SPECIFIED ON THIS LAYOUT FOR UPLIFT OR SEISMIC CONNECTIONS MUST BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER/ ENGINEER, AS STATED IN THE TPIC 2011. THE TRANSFER OF THESE LOADS TO THE ENTIRE STRUCTURE BELOW HAS NOT BEEN ANALYZED.

GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
NEWINGTON 'R'
PNEWR-2
DV3-95

DATE: 8/31/2023

LOW ROOF



TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4	
Top Chord	Snow	37.1	50	PSF
	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.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
NEWINGTON 'R'
PNEWR-2
DV3-95

DATE: 8/31/2023

CITY OTTAWA

INVOICE/FACTURE

Number / de la facture
79-2023
ation Number / de la demande
005337

Sep-06

Fee Description / Description des frais

Construction	3,6
Invoice Total / total de la facture	**3,6**

Notes / notes

Location / emplacement
200 SILVER DART PRIV

Invoiced To / facturé à
DCR PHOENIX DEVELOPMENT CORP CORPORATION
18-A BENTLEY AVE
OTTAWA, ON
K2E 6T8

City of Ottawa
101 Centrepointe Drive, 2nd Floor
Ottawa, ON K2G 5K7
Location: 32-500
BFP Building Code Services

City of Ottawa / Ville d'Ottawa

Receipt / Reçu

Receipt / Reçu

Receipt / Reçu

BCS-0006 09/06/2023 15:19:28 0032689
Cashier: Nicole

555 3661.24
MAPP / MAPP
Account # 104526103792336612 4

Cheque/Chèque 3661.24
XXXXXXXXXXXXXX5991

www.ottawa.ca

HST/TVH#:863935995RT0001

BCS-0006 09/06/2023 15:19:50 0032689

r / Copie du payeur