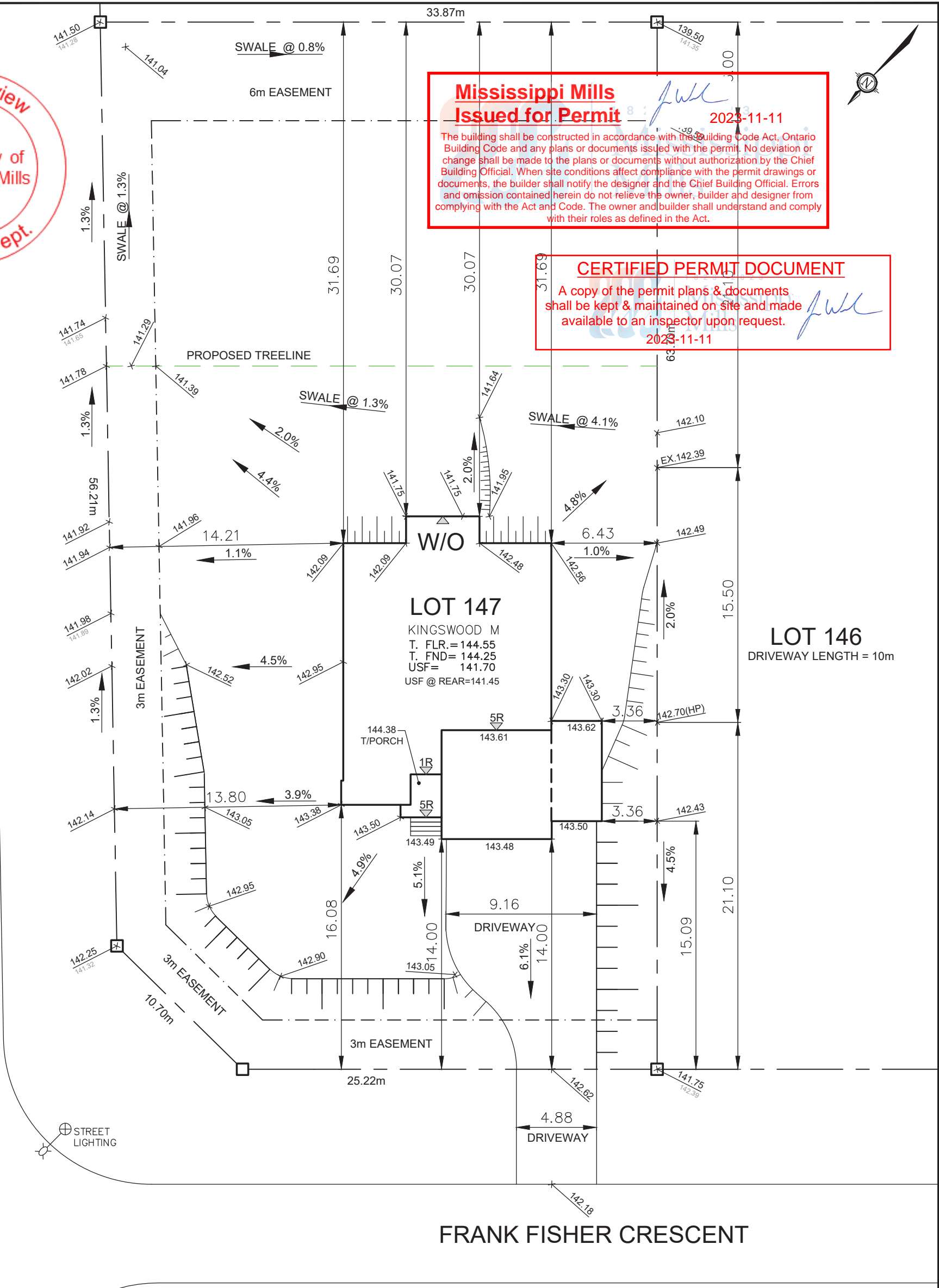




**Mississippi Mills  
Issued for Permit** 2023-11-11  
The building shall be constructed in accordance with the Building Code Act, Ontario Building Code and any plans or documents issued with the permit. No deviation or change shall be made to the plans or documents without authorization by the Chief Building Official. When site conditions affect compliance with the permit drawings or documents, the builder shall notify the designer and the Chief Building Official. Errors and omission contained herein do not relieve the owner, builder and designer from complying with the Act and Code. The owner and builder shall understand and comply with their roles as defined in the Act.

**CERTIFIED PERMIT DOCUMENT**  
A copy of the permit plans & documents shall be kept & maintained on site and made available to an inspector upon request. 2023-11-11

ANTLER COURT



FRANK FISHER CRESCENT

Owner/Applicant  
**DCR/PHOENIX HOMES**  
Telephone # 723-9227  
Plan # 27M-47  
Project name WHITE TAIL RIDGE  
Civic Address: 173 FRANK FISHER CRES  
House model: KINGSWOOD M  
Bldg. Ht. 8.43 m  
Lot coverage 11.6 %  
Scale 1:250  
Sod Area 2438 m<sup>2</sup>  
Asphalt Area 147 m<sup>2</sup>  
CHECKED/APPROVED BY: T.L.MAK ENG.



**LOT 147** **SITE/GRADING PLAN**  
WHITE TAIL RIDGE PH.IV

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.

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 3/8") 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 3/8")  
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)  
STAIR COMPONENT MINIMUM MAXIMUM  
RISE 125mm (4 11/16") 200mm (7 7/8")  
RUN 255mm (10 1/8") 355mm (14")  
-9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS  
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm  
-BETWEEN TALLEST & SHORTEST RISER IN FLIGHT-10mm  
-9.8.4.6(1)(b) MAX. NOSING 25mm (1")  
-9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 13/16")  
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 13/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

11. GUARDS -OBC. 9.8.8.3.-  
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/2") MIN.  
(2) INT. GUARDS HEIGHT: =900mm (35 7/8") MIN.  
(1) STAIR LANDING GUARDS: =1070mm (42 1/2") MIN.  
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 13/16")

12. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)

SILL PLATE TO BE PRESSURE TREATED OR 6 MIL POLY BELOW  
-R12 (3/2") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3/8" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.  
OR  
-APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)  
DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.  
(SEE DETAIL ON "SB-12 DETAILS" PAGE)

14. BEARING STUD PARTITION  
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)  
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CGSB-7.2M, AND WITH 102x150x9.5 (4"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)  
3"x3"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 3"x3"x(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD 60L 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 60L 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 3/8") THICK TO A MAX. DEPTH OF 35mm (1 3/8") 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 MATERIAL 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)

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.OE 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

	EXHAUST VENT
	DUPLEX OUTLET (12" HIGH)
	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET
	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	SWITCH
	SWITCH (3-WAY)
	FLOOR DRAIN
	HOSE BIB
	DOUBLE JOIST
	LAMINATED VENEER LUMBER
	POINT LOAD FROM ABOVE

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 FLOOR 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

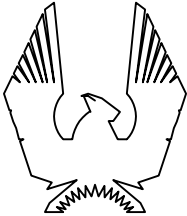
C.M.A

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.

CERTIFIED PERMIT DOCUMENT  
A copy of the permit plans & documents shall be kept & maintained on site and made available to an inspector upon request  
2023-11-11



PHOENIX HOMES

KINGSWOOD-M-2022

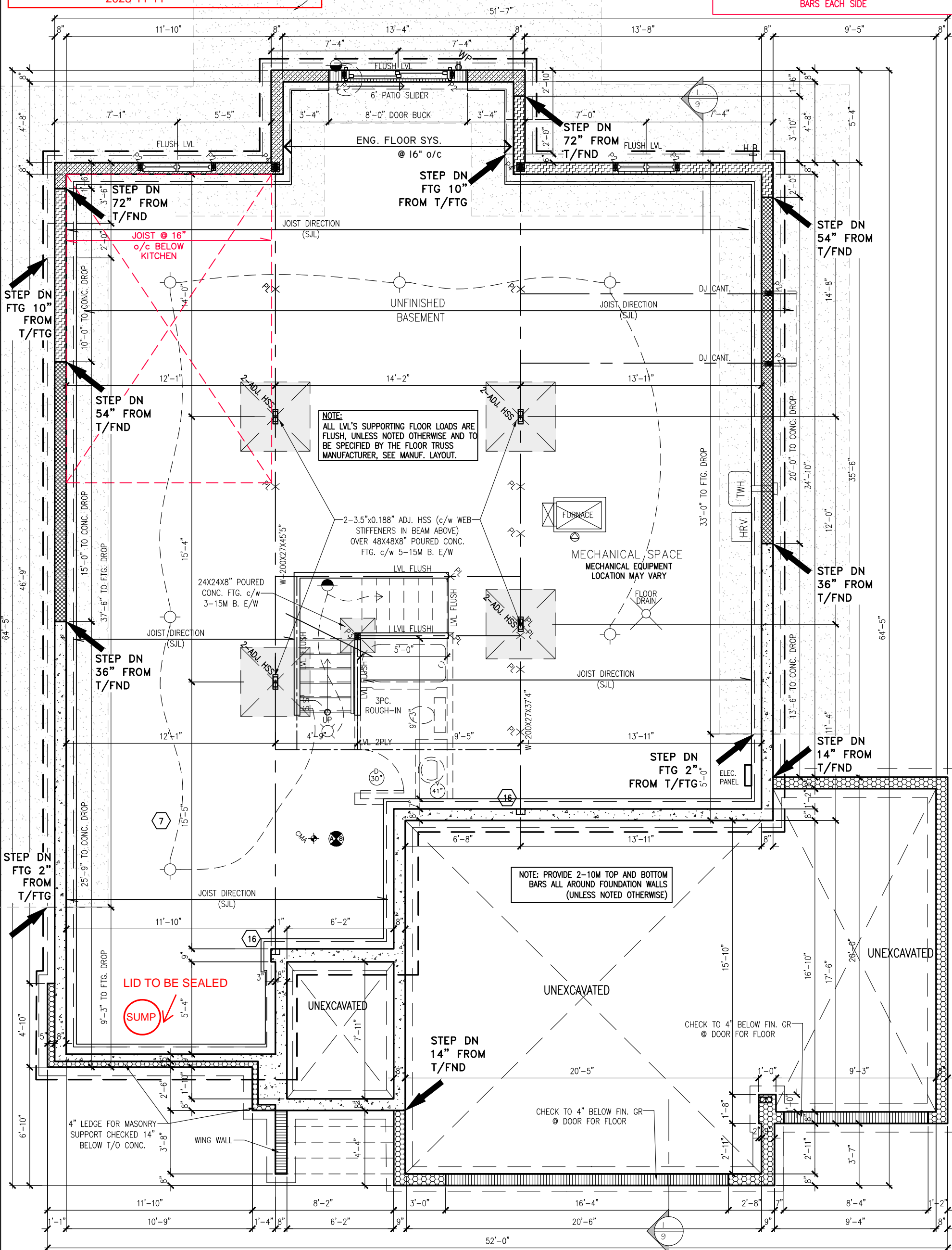
SITE: WHITE

CERTIFIED PERMIT DOCUMENT

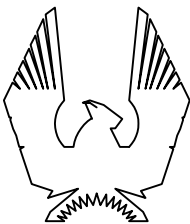
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2023-11-11

SRP400 R10 [28" THICK SHEETS]  
EXTEND 48" BEYOND FOOTING EXTERIOR  
EXTEND 24" BEYOND FOOTING INTERIOR

**\*\*REQUIRED FOR WINDOWS OVER 47" WIDE\*\***  
O.B.C. 9.15.4.3  
ADD 2-15M HORIZONTAL BARS BELOW WINDOW EXTENDING 2'-0" BEYOND EDGE OF OPENING & 2-15M VERTICAL BARS EACH SIDE



BASEMENT FLOOR PLAN EL. M



PHOENIX HOMES

KINGSWOOD-M-2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER:

147

CIVIC ADDRESS:  
173 FRANK FISHER CRESCENT

6	ISSUED FOR ENGINEERING	AUG-28-23	CB
5	ISSUED FOR LAYOUTS	AUG-11-23	CB
4	BEP BLACKLINES	JUN-12-23	CB
3	PRELIM BLACKLINES	MAR-31-23	CB
2	REDUCTION OF WINDOW SIZES	SEP-20-22	SP
1	FOR MASTER-PLAN REVIEW	JUN-30-22	SP
No.	Description	Date	By
REVISIONS			

file number: 50-22-4M

drawn by: S.P.

date: FEB. 2022

scale: 3/16"=1'

sheet no:

D.C.L.-A4

2M

9



CERTIFIED PERMIT DOCUMENT

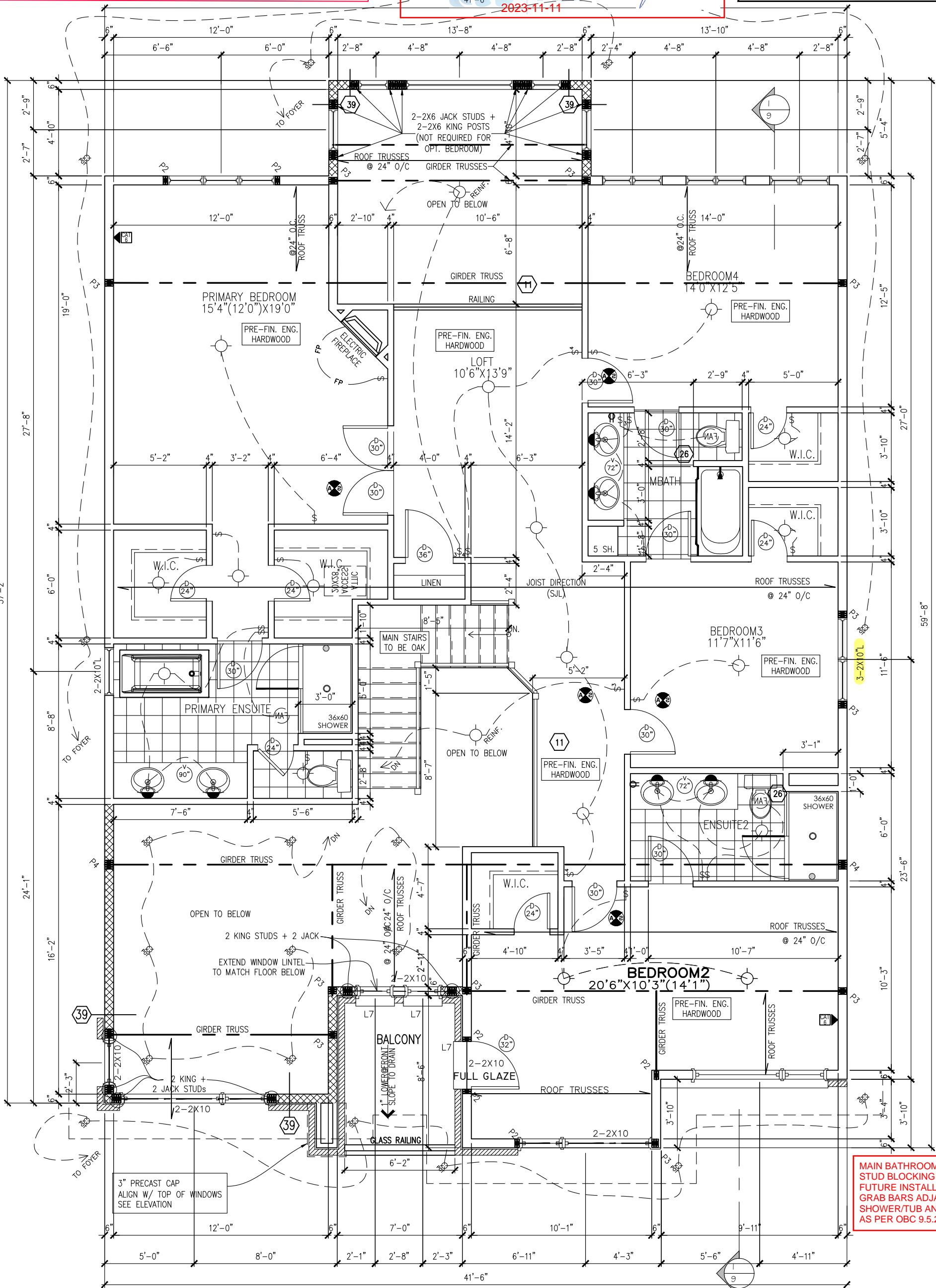
-FLAT CEILINGS THROUGHOUT / NO STIPPLE  
-BYPASS SLIDERS FOR ALL SLIDING CLOSET DOORS

A copy of the permit plans & documents shall be kept & maintained on site and made available to an inspector upon request.

2023-11-11

\*\*NOTE\*\*

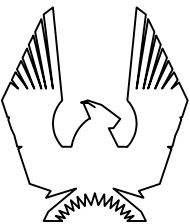
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.



SECOND FLOOR PLAN ELEV. M

1653 SF

MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET AS PER OBC 9.5.2.3



PHOENIX HOMES

KINGSWOOD-M-2022

SITE: WHITE TAIL RIDGE PH. 4

LOT NUMBER:

CIVIC ADDRESS:  
173 FRANK FISHER CRESCENT

147

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REVISIONS			

file number: 50-22-4M

drawn by: S.P.

date: FEB. 2022

scale: 3/16"=1'

sheet no:

D.C.L.-A4

4M

9

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ELEVATION 'M' FRONT ELEVATION



KINGSWOOD-M-2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 147

CIVIC ADDRESS: 173 FRANK FISHER CRESCENT

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No.	Description	Date	By
REVISIONS			

file number: 50-22-4M

drawn by: S.P.

date: FEB. 2022

scale: 3/16"=1'

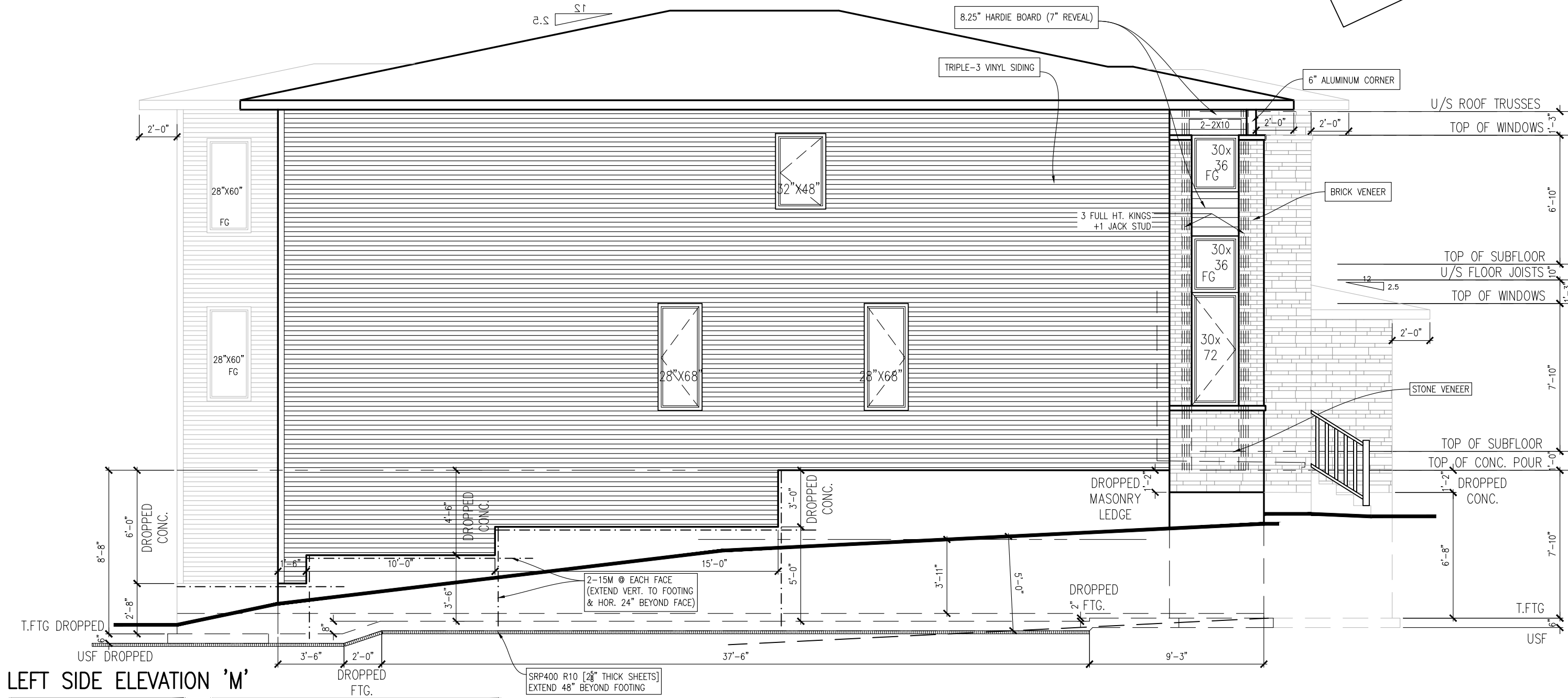
sheet no: D.C.L.-A4

5M  
9

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2023-11-11

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**\*\*ATTENTION SIDING CREW\*\***  
**DO NOT INSTALL**  
**DECORATIVE TRIM AROUND**  
**WINDOWS**



LEFT SIDE ELEVATION 'M'



KINGSWOOD-M-2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER:

147

CIVIC ADDRESS:

173 FRANK FISHER CRESCENT

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REVISIONS			

file number: 50-22-4M

drawn by: S.P.

date: FEB. 2022

scale: 3/16"=1'

sheet no:

D.C.L.-A4


6M9

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2023-11-11

**\*\*ATTENTION SIDING CREW\*\***  
**DO NOT INSTALL**  
**DECORATIVE TRIM AROUND**  
**WINDOWS**



147

file number: 50-22-4M	
drawn by: S.P.	
date: FEB. 2022	
scale: 3/16"=1'	
sheet no:	
D.C.L.-A4	

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**DO NOT INSTALL**  
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**WINDOWS**

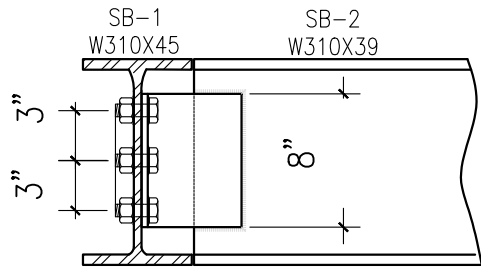


REAR ELEVATION M

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

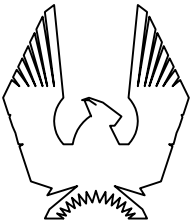
EVERY ENTRANCE DOOR SHALL BE  
PROVIDED WITH AN EXTERIOR LIGHT

SRP400 R10 [2 1/8" THICK SHEETS]  
EXTEND 48" BEYOND FOOTING



SINGLE ANGLE CONNECTION DETAIL  
SCALE = 1"=1'-0"

8" LONG, 6"x6"x3/8" STEEL ANGLE WELDED TO END  
OF SUPPORTED BEAM W/ 1/4" E49XX FILLET  
WELDS...BOLTED TO SUPPORTING BEAM  
W/ 3- 3/4" ASTM BOLTS SPACED 3" APART.



PHOENIX HOMES

KINGSWOOD-M-2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER:

147

CIVIC ADDRESS:  
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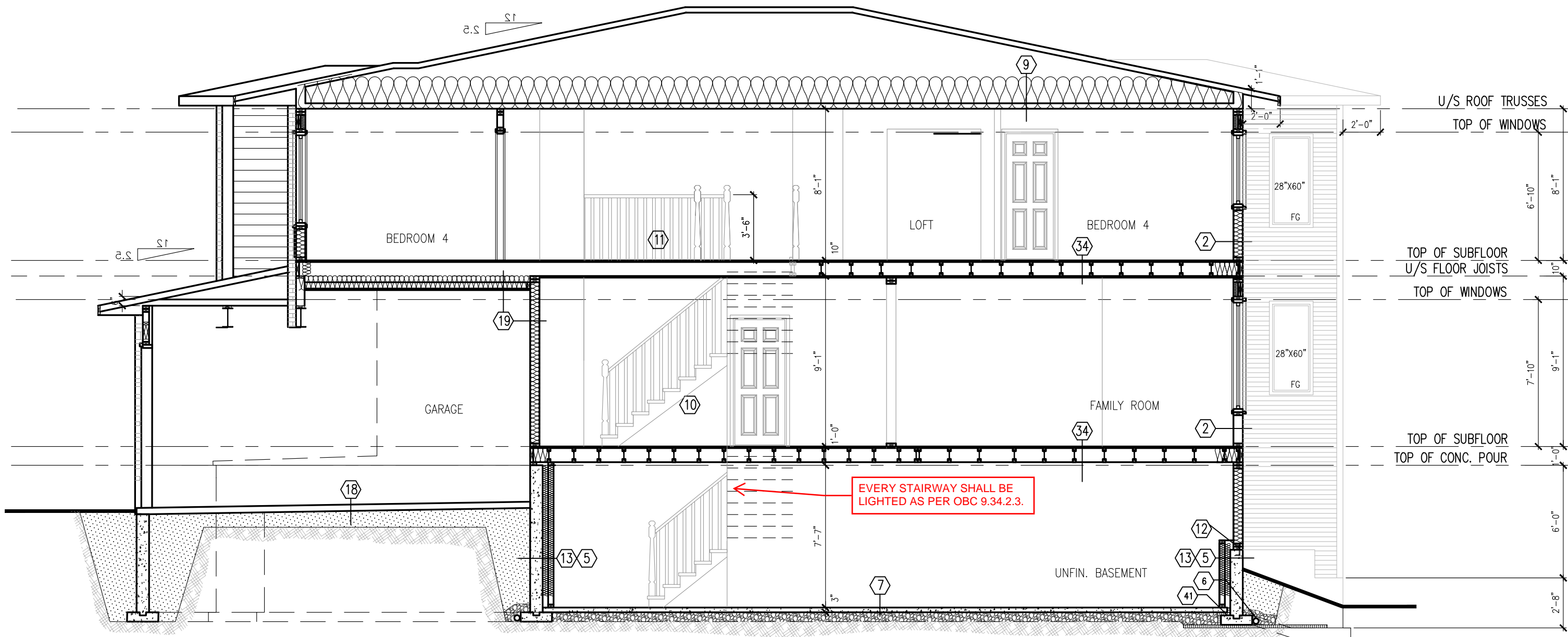
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No.	Description	Date	By
REVISIONS			

file number:	50-22-4M
drawn by:	S.P.
date:	FEB. 2022
scale:	3/16"=1'
sheet no:	8M 9
D.C.L.-A4	

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SECTION @ STAIRS (ELEV. M SHOWN)



KINGSWOOD-M-2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 147

CIVIC ADDRESS: 173 FRANK FISHER CRESCENT

6	ISSUED FOR ENGINEERING	AUG-28-23	CB
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No.	Description	Date	By
REVISIONS			

file number: 50-22-4M

drawn by: S.P.

date: FEB. 2022

scale: 3/16"=1'

sheet no: 9M  
D.C.L.-A4 9

**CERTIFIED PERMIT DOCUMENT**

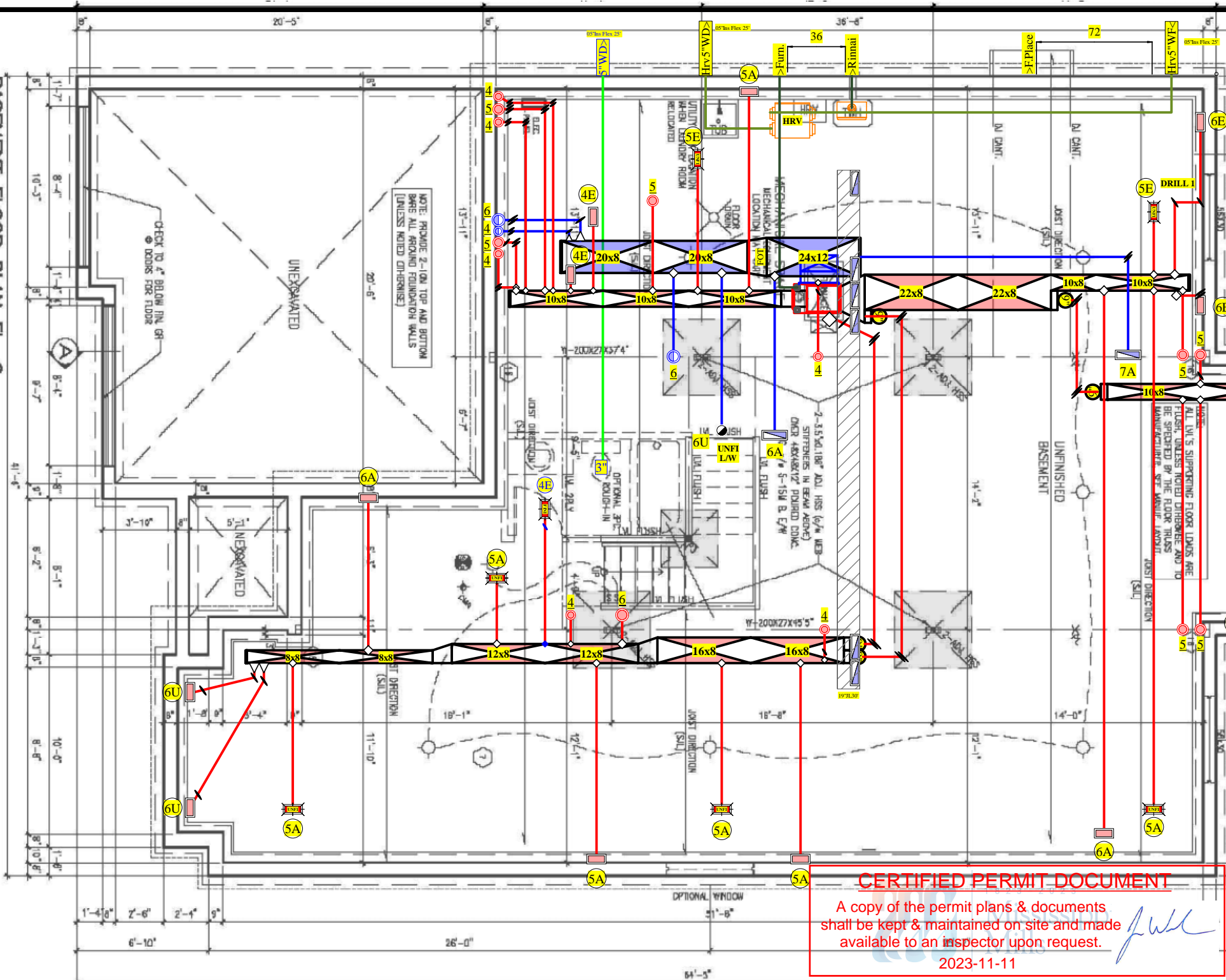
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2023-11-11

Furn GMEC961004CNA  
Plenum 63" & CAE 12"x23 1/4" x5"  
Date  
Description  
4 Permit 220520.AK Kingswood 3Bed+Loft

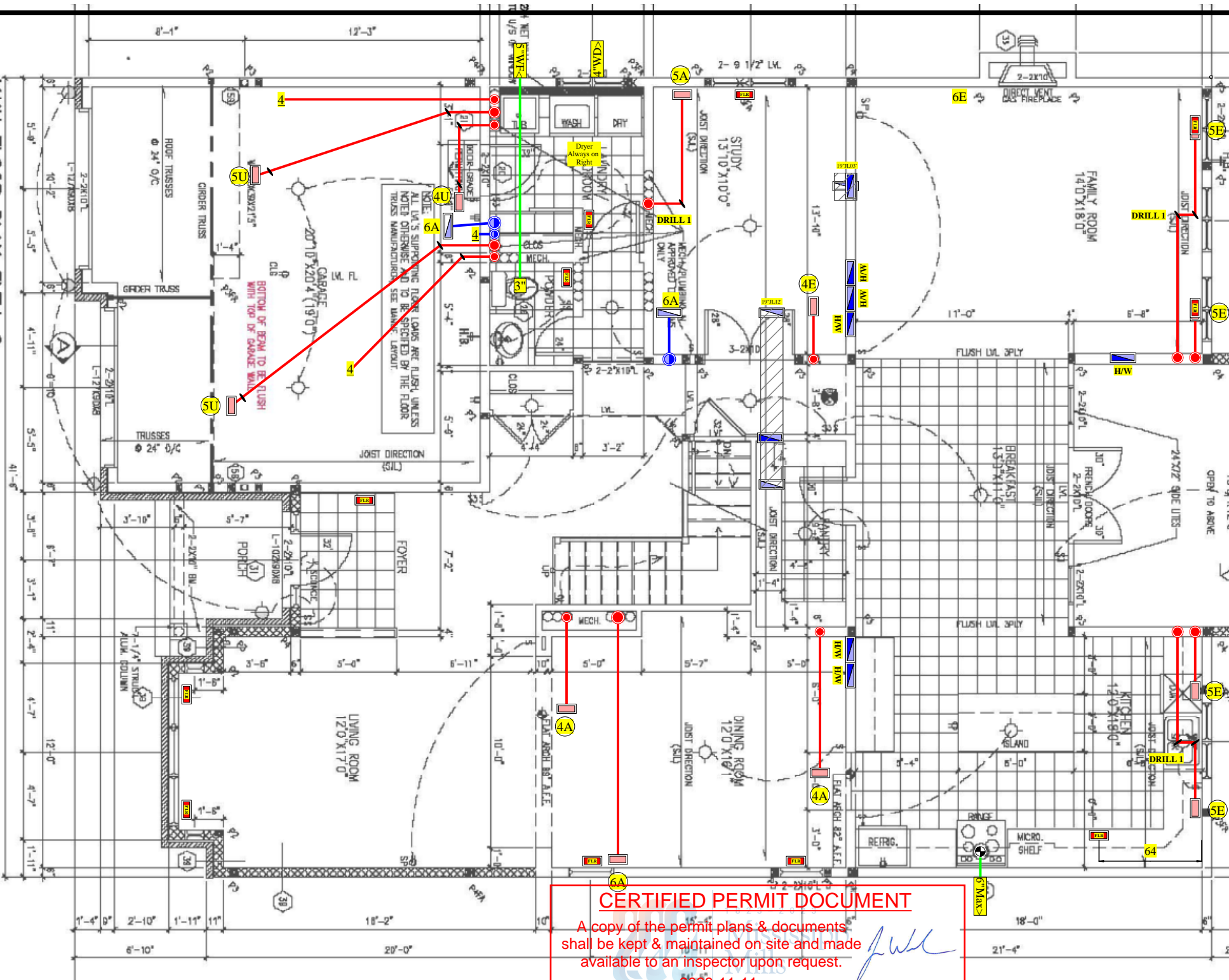
Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
BASEMENT	318	54	14938.
BATH	8	9	372.
BEDROOM 2	98	62	4606.
BEDROOM 3	38	45	1785.
BEDROOM 4	76	75	3551.
BREAKFAST	5	6	230.
CLOSET	7	2	325.
DININGROOM	41	35	1944.
ENSUITE	55	31	2578.
ENSUITE 2	15	12	724.
FAMILYROOM	83	157	3917.
FOYER	147	124	6899.
HALL	22	9	1045.
KITCHEN	48	372	2259.
LAUNDRY	44	32	2075.
LIVINGROOM	212	168	9982.
LOFT	21	14	967.
MASTERBEDROOM	73	59	3416.
PDRM	12	8	541.
SOLARIUM	287	340	13502.
STUDY	31	35	1434.
W.I.C.	8	4	359.
W.I.C. 4	5	2	0.

CERTIFIED PERMIT DOCUMENT  
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2023-11-11



Date	Description
4	Permit 220520.AK Kingswood 3Bed+Loft

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
BASEMENT	318	54	14938
BATH	8	9	372
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SOLARIUM	287	340	13502
STUDY	31	35	1434
W.I.C.	8	4	359
W.I.C. 4	5	2	0



**CERTIFIED PERMIT DOCUMENT**

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2023-11-11

Linda McPherson  
24379

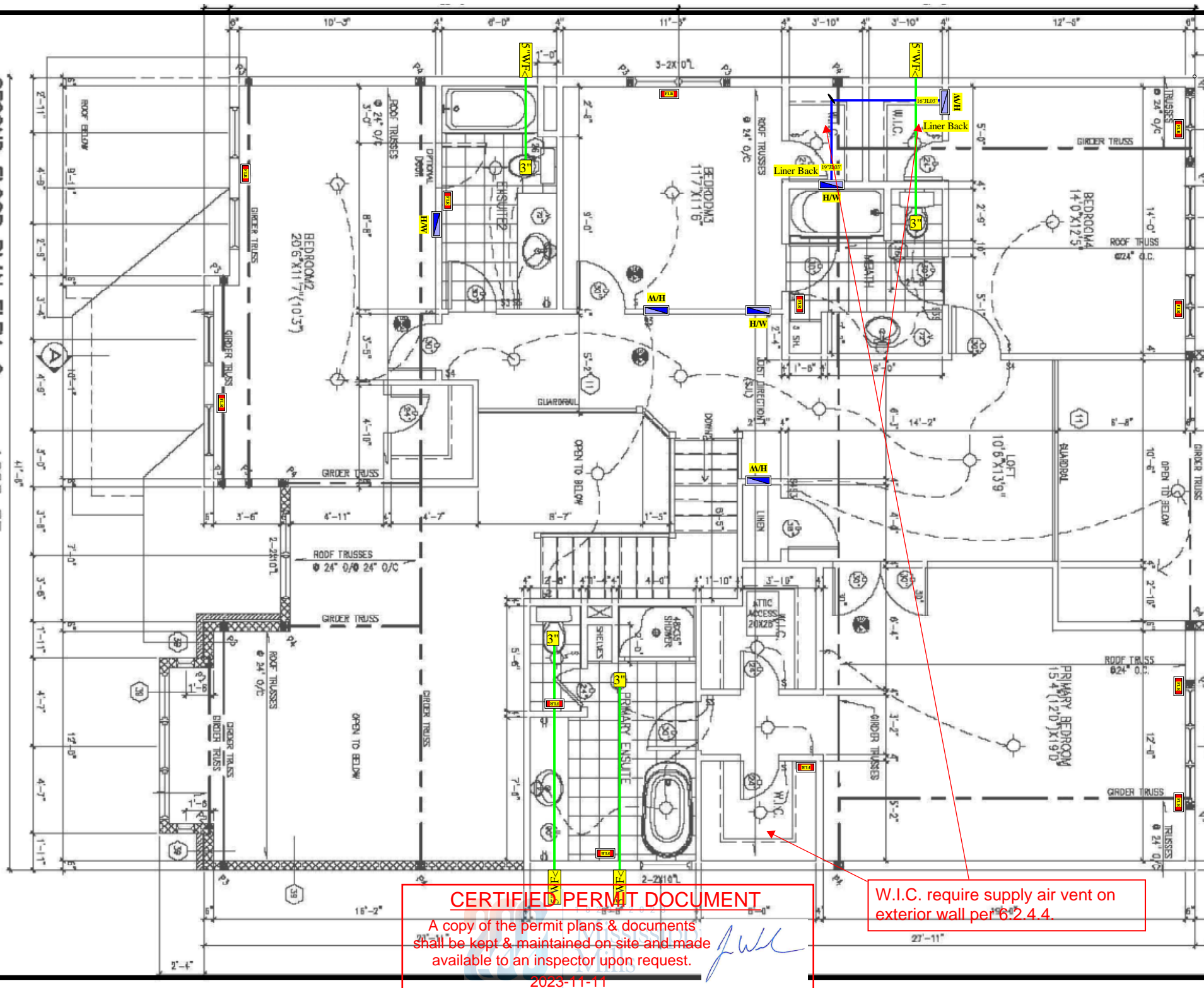
KINGSWOOD-2022

MAIN FLOOR PLAN ELEV. C

File number: 50-22-4C  
drawn by: S.P.  
date: FEB. 2022  
scale: 3/16"=1'

Date	Description
4 Permit 220520.AK	Kingswood 3Bed+Loft

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
BASEMENT	318	54	14938
BATH	8	9	372
BEDROOM 2	98	62	4606
BEDROOM 3	38	45	1785
BEDROOM 4	76	75	3551
BREAKFAST	5	6	230
CLOSET	7	2	325
DININGROOM	41	35	1944
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ENSUITE 2	15	12	724
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W.I.C.	8	4	359
W.I.C. 4	5	2	0



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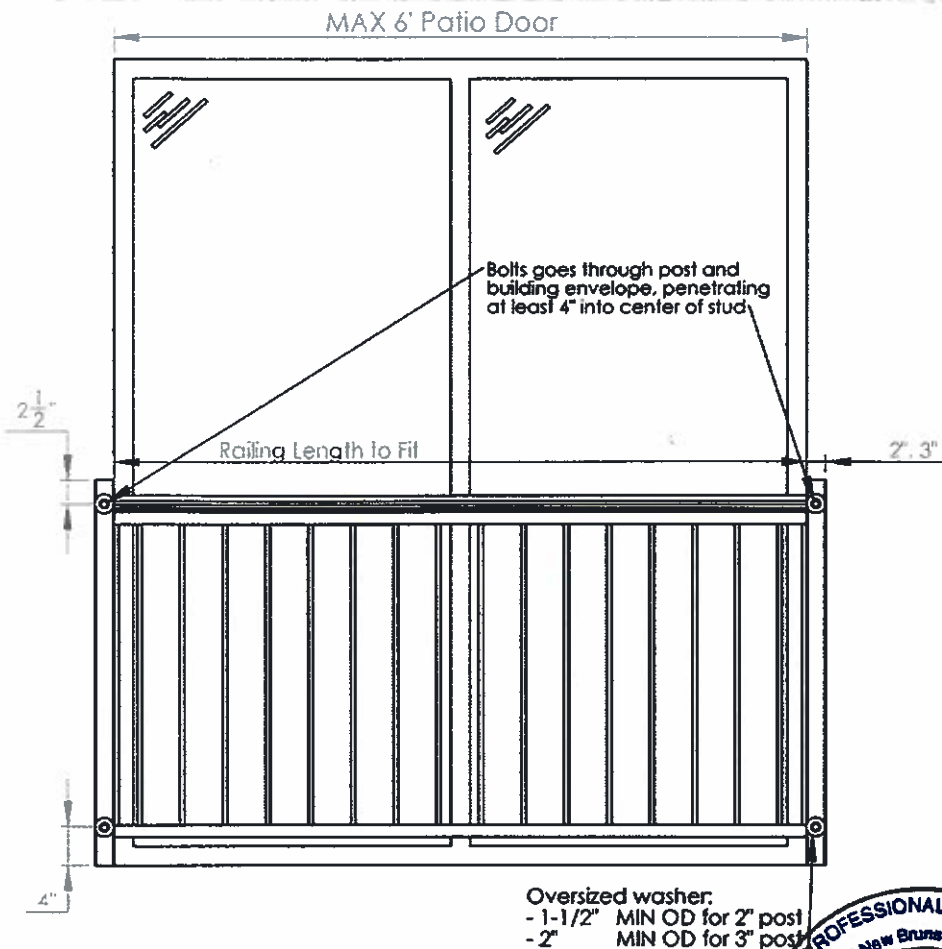
W.I.C. require supply air vent on exterior wall per 6.2.4.4.

Linda Mcquaid  
24379

SECOND FLOOR PLAN ELEV. C 1628 SF

KINGSWOOD-2022

file number: 50-22-4C  
drawn by: S.P.  
date: FEB. 2022  
scale: 3/16"=1'



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

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)

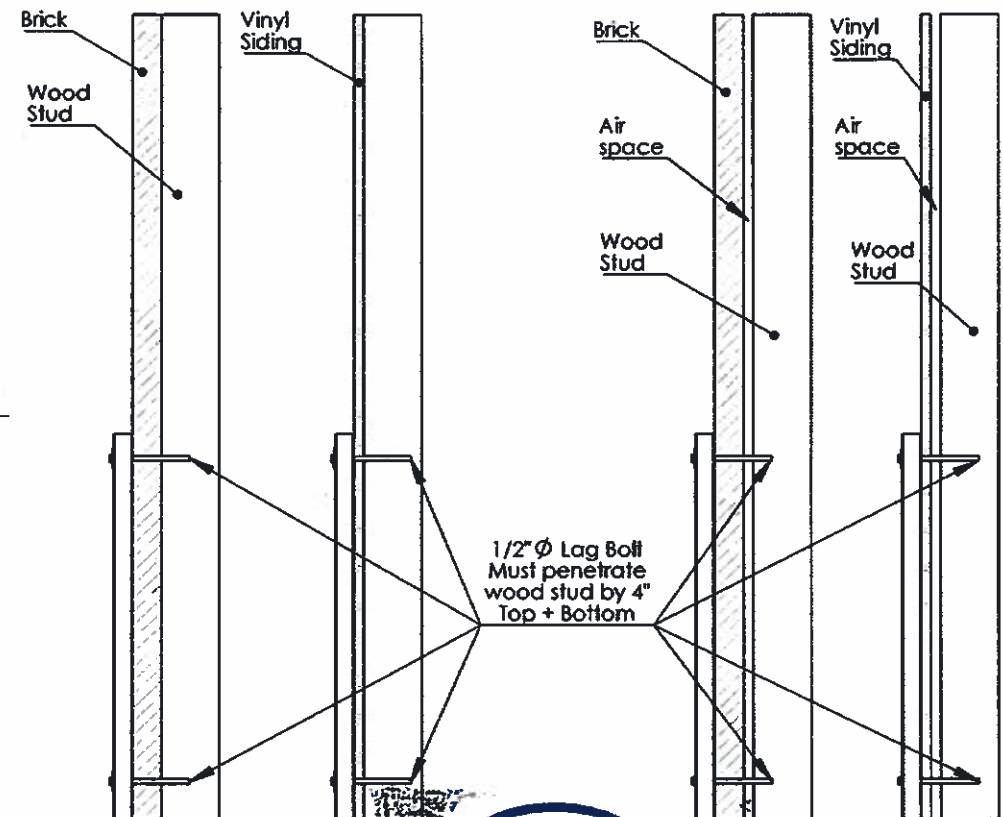
### CERTIFIED PERMIT DOCUMENT

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Notes: 2023-11-11

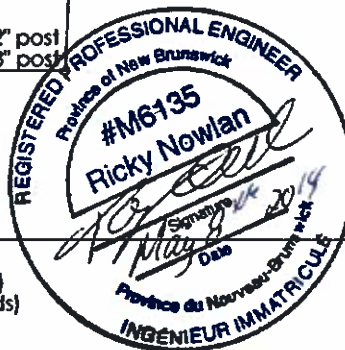
Install anchors as per bolt manufacturer specifications

Main structure load capacity responsibility of others



Without Air space

With Air space



Imperial Manufacturing Group

40 Industrial Park St  
Richibucto, NB  
E4W 4A4  
Tel: 506-523-9117 Fax: 506-523-9024

PROPRIETARY AND CONFIDENTIAL

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Meets NRC ENRC NBCC 2010, OBC 2012

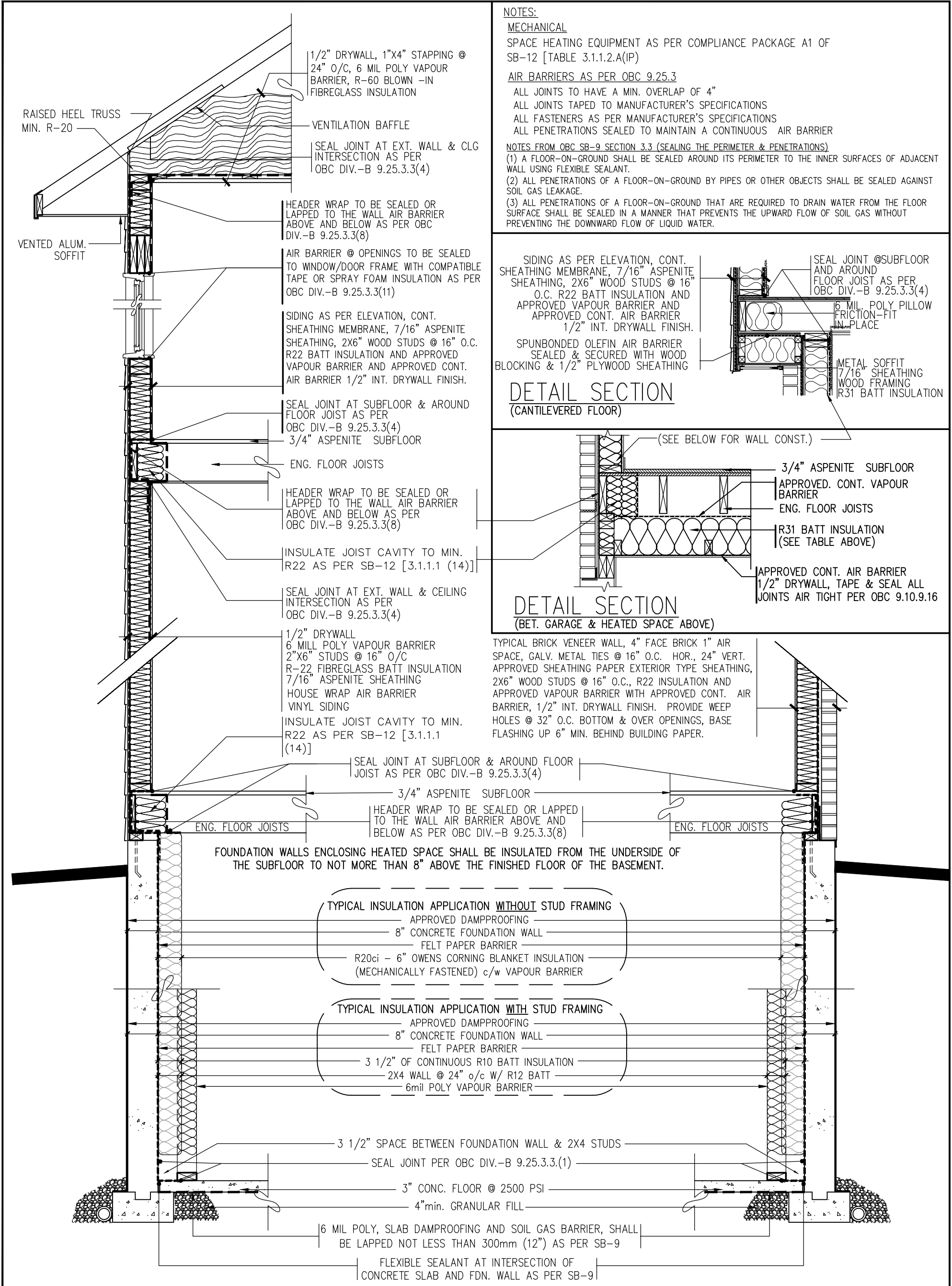
TITLE:

Construction Drawing  
Kool Ray Pre-Assembled  
Juliette Railing for 6'(MAX) Patio Doors

SIZE DWG. NO.  
**A** Z-KRES-004

REV

SCALE: NTS Mar 14 SHEET 1 OF 1



TYP. DETAIL SECTION (PARTIAL)  
FOR SIDING APPLICATION

TYP. DETAIL SECTION (PARTIAL)  
FOR BRICK VENEER APPLICATION



**SB-12 COMPLIANCE PACKAGE  
DETAILS (ALL MODELS)**

**CERTIFIED PERMIT DOCUMENT**

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2023-11-11

No.	Description	Revisions	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

footprint:

drawn by: SP

date:

scale: N/A

sheet no:

**SB-12  
DETAILS**



August 29, 2023

Kollaard File # 230020 – LOT147

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

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

**CERTIFIED PERMIT DOCUMENT**

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2023-11-11

**Re: Proposed Single Family Dwelling, 173 Frank Fisher Crescent, Lot # 147 White Tail Ridge, Arnprior,  
Kollaard Associates File # 230020**

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

- Phoenix Homes, Lot # 147, White Tail Ridge, Pages # 1M to 9M, Dated August 28, 2023
- Grandor, High Roof Truss Layout, Kingswood Elevation 'M', WTR4-147, Dated 08/24/2023
- Grandor, 2<sup>nd</sup> Floor Joist Layout, WTR4-147, Kingswood M, Dated 2023/08/24
- Grandor, 1<sup>st</sup> Floor Joist Layout, WTR4-147, Kingswood M, Dated 2023/08/24

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4M:

1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Pages # 4M are adequate.
2. The proposed tall wall noted on Phoenix Homes Pages # 1 is adequate.
3. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 4M 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 # 3M:

5. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Pages # 3M 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 single angle connection of two steel beams noted on Phoenix Homes Sheet # 8M is adequate.
8. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 3M and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).
9. Truss design is by others.
10. Floor joist design and flush LVL beams within the floor structure are by the manufacturer.

Basement Plan – Pages # 2M:

11. It is the opinion of Kollaard Associates that the proposed steel beams and posts shown on Phoenix Homes Sheet # 2M are adequate.
12. The front porch slab reinforcement described on Phoenix Homes Sheet # 1M is adequate.
13. As noted on Phoenix Homes Sheet # 2M, the framed walls supporting the intermediate landing may be supported by the basement slab.
14. The proposed 7'-10" 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".
15. The proposed stepped down foundation walls (ie. framed knee wall above) 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 3'-11".
16. The proposed strip footings, interior pad footings and exterior pad footings shown on Phoenix Homes Page # 2M and noted on Phoenix Homes Sheet # 1M are adequate.
17. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. All posts supporting flush LVL lintels are to be P2 posts unless otherwise noted.

General Notes:

18. All gravity loads to be carried to foundation through solid blocking.
19. Truss design is by others.
20. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.
21. The self supporting stairs are to be designed by the stair manufacturer.
22. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.
23. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.
24. All guards to be as per OBC SB-7, unless otherwise mentioned and designed by others.

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2023-11-11

Structural • Environmental • Hydrogeology

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25. All brick lintels to be as per OBC Table 9.20.5.2.B.
26. 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.
27. 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".
28. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.
29. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.
30. 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.
31. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
32. 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.

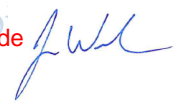


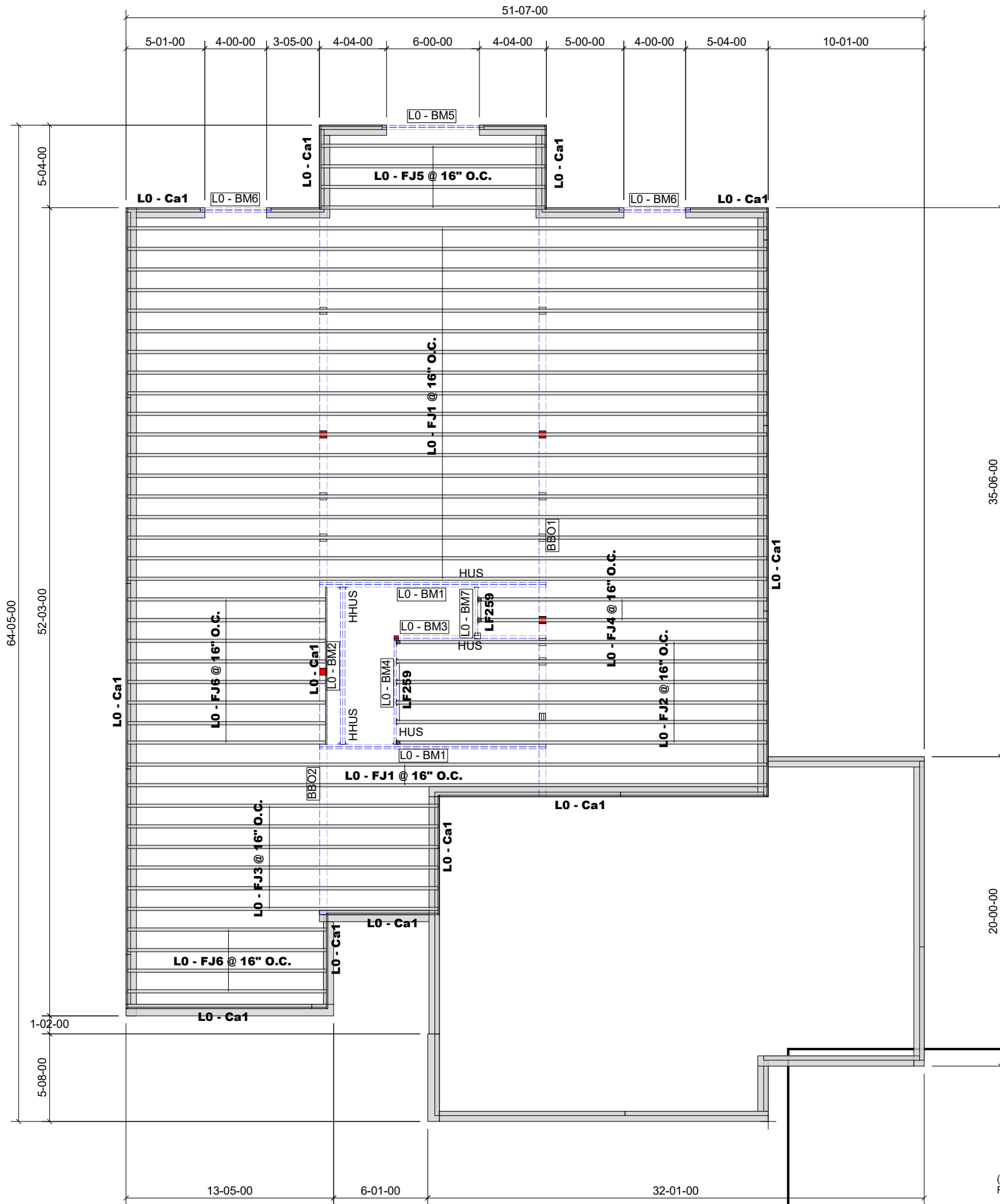
Christopher Cogliati, P.Eng.

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2023-11-11





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

GLUED AND NAILED	
LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	8/24/2023
File Name:	WTR4-147 Kingswood 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 @ 16" O.C.	42-00-00	9 1/2" NI-20	1	20
L0 - FJ2 @ 16" O.C.	24-00-00	9 1/2" NI-20	1	6
L0 - FJ3 @ 16" O.C.	22-00-00	9 1/2" NI-20	1	6
L0 - FJ4 @ 16" O.C.	19-00-00	9 1/2" NI-20	1	2
L0 - FJ5 @ 16" O.C.	15-00-00	9 1/2" NI-20	1	4
L0 - FJ6 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	12
L0 - BM1	15-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4
L0 - BM2	11-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM3	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L0 - BM4	7-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L0 - BM5	7-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4
L0 - BM7	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	16

Accessories				
PlotID	Length	Product	Plies	Net Qty
3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)			1	60

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
2	Simpson	HHUS410	-	2- 1 3/4" x 9 1/2" WF LVL
3	Simpson	HUS18110	-	1 3/4" x 9 1/2" WF LVL
8	Simpson	LF259	-	9 1/2" NI-20

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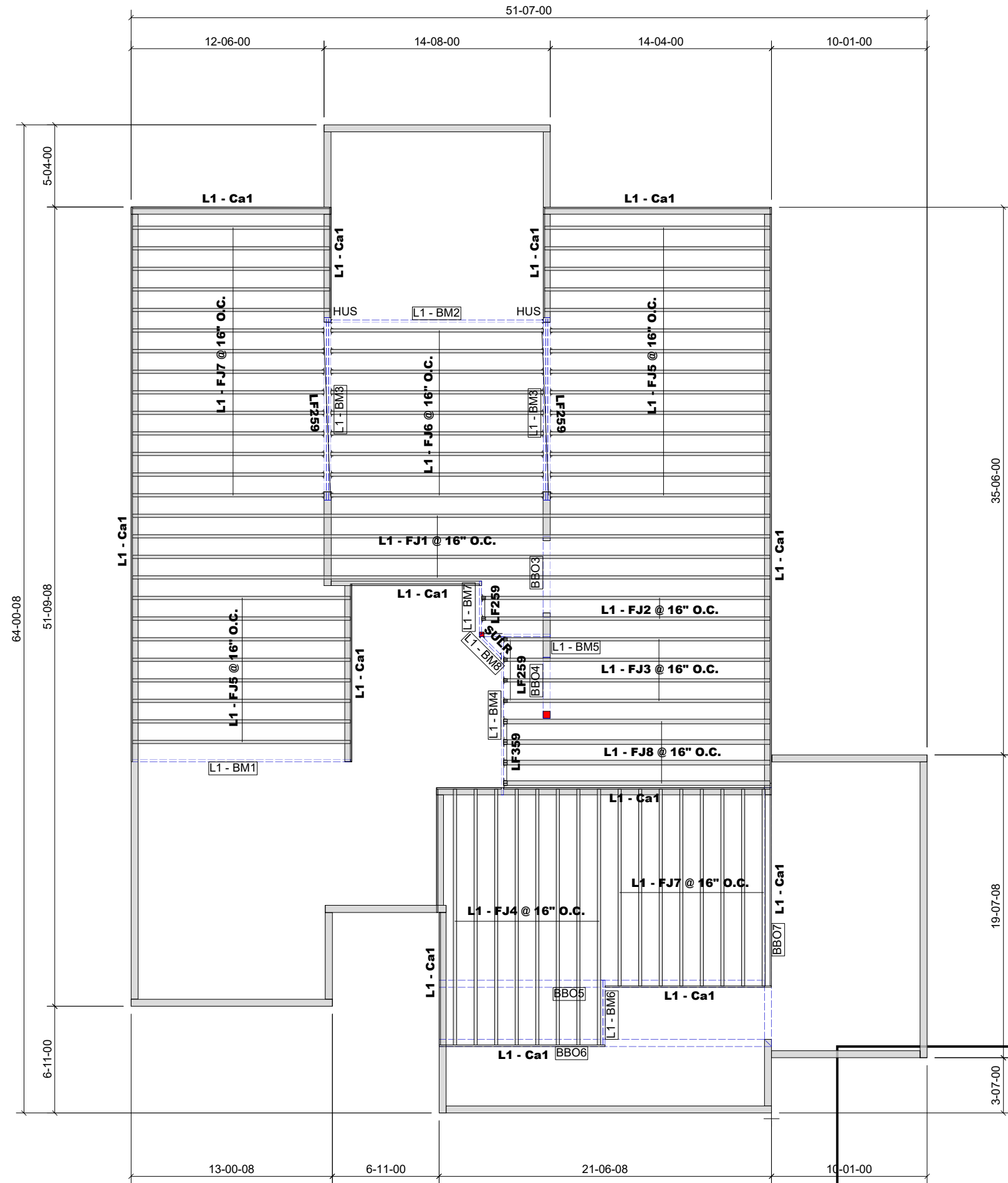
THIS DESIGN COMPLIES WITH:  
- PART 4 OR 9 OF OBC 2012 Reg. 332/12  
(Jan 2020 Amendment)  
- NORDIC LAM CCMC: 13216-R  
- NORDIC JOISTS CCMC: 13032-R  
- WEST FRASER CCMC: 12904  
(REFER TO INDIVIDUAL FLOOR DRAWINGS  
FOR SPECIFIC LOADS & SPACING)

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.  
ALPA LUMBER GROUP

JOB:  
PHOENIX HOMES  
WHITETAIL RIDGE  
WTR4-147  
KINGSWOOD M  
1ST FLOOR 1 OF 2



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

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	8/24/2023
File Name:	WTR4-147 Kingswood 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 @ 16" O.C.	42-00-00	9 1/2" NI-20	1	4
L1 - FJ2 @ 16" O.C.	19-00-00	9 1/2" NI-20	1	2
L1 - FJ3 @ 16" O.C.	18-00-00	9 1/2" NI-20	1	4
L1 - FJ4 @ 16" O.C.	17-00-00	9 1/2" NI-20	1	8
L1 - FJ5 @ 16" O.C.	15-00-00	9 1/2" NI-20	1	22
L1 - FJ6 @ 16" O.C.	14-00-00	9 1/2" NI-20	1	9
L1 - FJ7 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	22
L1 - FJ8 @ 16" O.C.	18-00-00	9 1/2" NI-80	1	4
L1 - BM1	15-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - BM2	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	6
L1 - BM4	11-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - BM5	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM7	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - BM8	3-00-00	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	18

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
3	Simpson	HUS18110	-	1 3/4" x 9 1/2" WF LVL
1	Simpson	SUL1819	45° (L)	1 3/4" x 9 1/2" WF LVL
1	Simpson	SUR1819	45° (R)	1 3/4" x 9 1/2" WF LVL
42	Simpson	LF259	-	9 1/2" NI-20
4	Simpson	LF359	-	9 1/2" NI-80

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2023-11-11

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- 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.

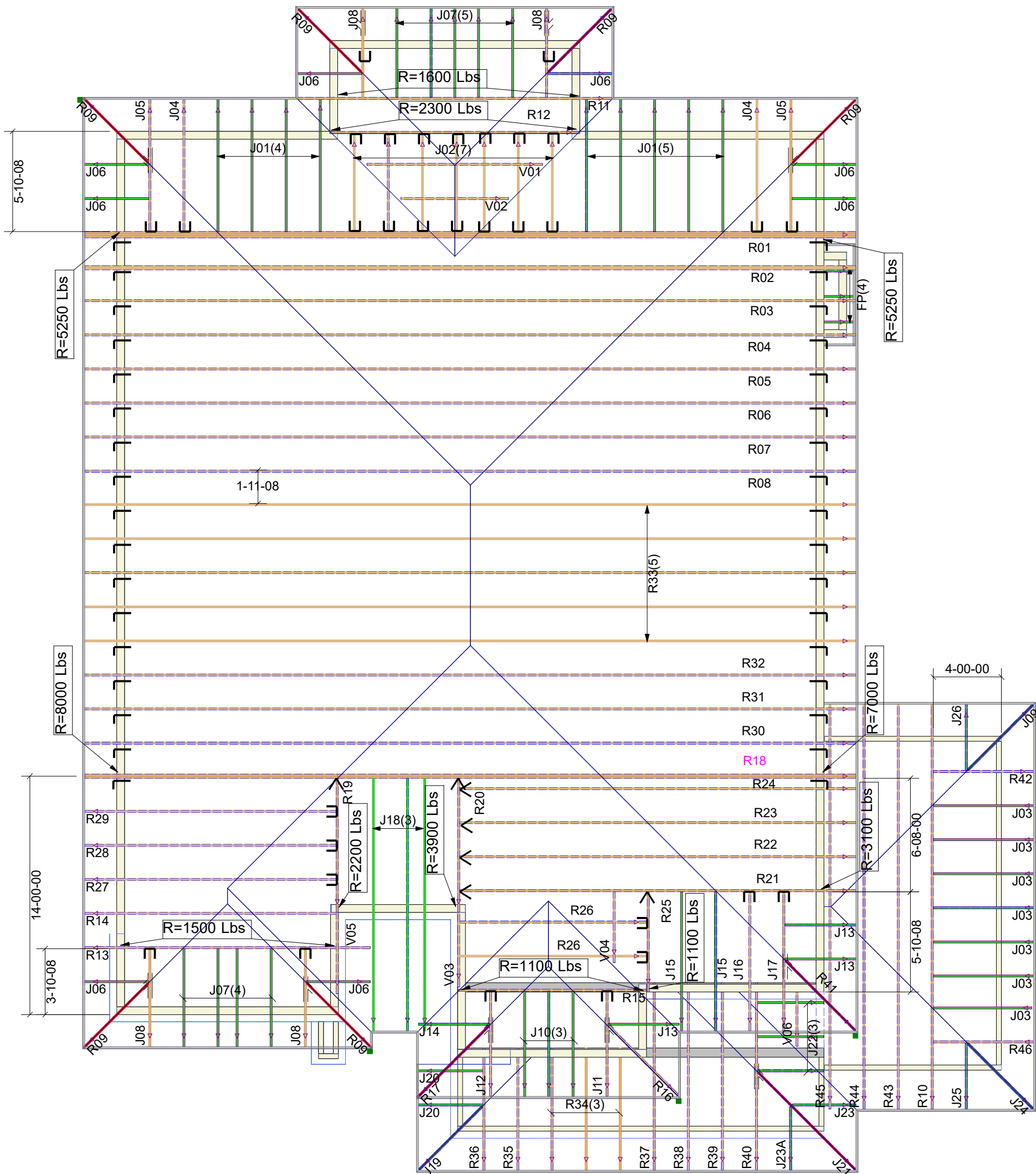


GRANDOR LUMBER INC.  
ALPA LUMBER GROUP

JOB:  
PHOENIX HOMES  
WHITETAIL RIDGE  
WTR4-147  
KINGSWOOD M  
2ND FLOOR 2 OF 2

MM Page 20 of 21  
2023-08-24

PROVIDE P.ENG APPROVED TRUSS  
PACKAGE WITH SPECIFICATIONS  
TO BUILDING INSPECTOR AT  
FRAMING INSPECTION



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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.  
ALPA LUMBER GROUP

JOB:  
PHOENIX HOMES  
KINGSWOOD  
Elevation 'M'  
WTR4-147  
PMINM-1

MM: Page 21 of 31  
8/24/2023