

Mississippi Mills
Issued for Permit

2023-10-02

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.

Owner/Applicant
DCR/PHOENIX HOMES

Telephone # 723-9227
Plan # 27M- 47

Project name: WHITE TAIL RIDGE
Civic Address: 172 FRANK FISHER CRESCENT
House model: NEWINGTON R

Bldg. Ht. 8.61 m
Lot coverage 10.4 %
Scale 1:250
Sod Area 2457 m²
Asphalt Area 128 m²

CHECKED/APPROVED BY: T.L.MAK ENG.
REV. JUN.19/2023 - CB
REV. JUL.20/2023 - CB



LOT 117

SITE/GRADING PLAN
WHITE TAIL RIDGE PH.II

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.

CERTIFIED PERMIT DOCUMENT

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

2023-10-02

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.

EXPPOSED 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 3/4") 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 1/8") 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 7/8")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 7/8") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.(1)>
GUARDS -OBC. 9.8.8.3-
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 1/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/8") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 7/8")
11.

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

-R12 (3/4") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3/4" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.
OR
-APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)

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

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

14.

BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. 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/CSGB-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. 120x250x12.5 (4-1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
- 15C.

STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3-1/2") DIA.x4.70mm(-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.
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.

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

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

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 5/8") THICK TO A MAX. DEPTH OF 350mm (13 3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)

38.

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

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

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

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

41.

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

EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. QR 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 AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

- 1

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- 2

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8") SPR.#2
B1	3/38 x 184 (3/2" x 8") SPR.#2
B2	4/38 x 184 (4/2" x 8") SPR.#2
L3	2/38 x 235 (2/2" x 10") SPR.#2
B3	3/38 x 235 (3/2" x 10") SPR.#2
B4	4/38 x 235 (4/2" x 10") SPR.#2
L5	2/38 x 286 (2/2" x 12") SPR.#2
B5	3/38 x 286 (3/2" x 12") SPR.#2
B6	4/38 x 286 (4/2" x 12") SPR.#2

LOOSE STEEL LINTELS

L7	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
L12	150 x 100 x 10.0L (6"x 4" x 3/8"L)

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

TP	= (1) 3" DIA. ADJ. ST. POST
2TP	= (2) 3" DIA. ADJ. ST. POSTS
HSS	= 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

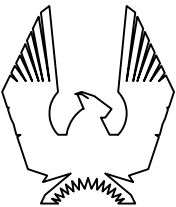
LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4	2-1 3/4"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)

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

LEGEND

	M.C.	MEDICINE CABINET
	XXXXXX	DOUBLE VOLUME WALL SEE NOTE 39.
	⊖	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
	DJ	DOUBLE JOIST
	LVL	LAMINATED VENEER LUMBER
	⊕	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
	⊗	SMOKE ALARM (AUDIBLE/VISUAL)-OBC 9.10.19. PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. -9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT
	⊗	CARBON MONOXIDE ALARM (OBC 9.3.3.4) 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.		



PHOENIX HOMES

NEWINGTON R

SITE: WHITE TAIL RIDGE PH4

LOT NUMBER:

117

CIVIC ADDRESS:
172 FRANK FISHER CRESCENT

10 ISSUED FOR ENGINEERING

09/08/23

CB

9 ISSUED FOR LAYOUTS

19/07/23

CB

8 CHANGED TO R ELEVATION

20/06/23

CB

CERTIFIED PERMIT DOCUMENT

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

2023-10-02

footprint: 518

drawn by: SP

date: JUN 12/16

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

D.C.L. - A5

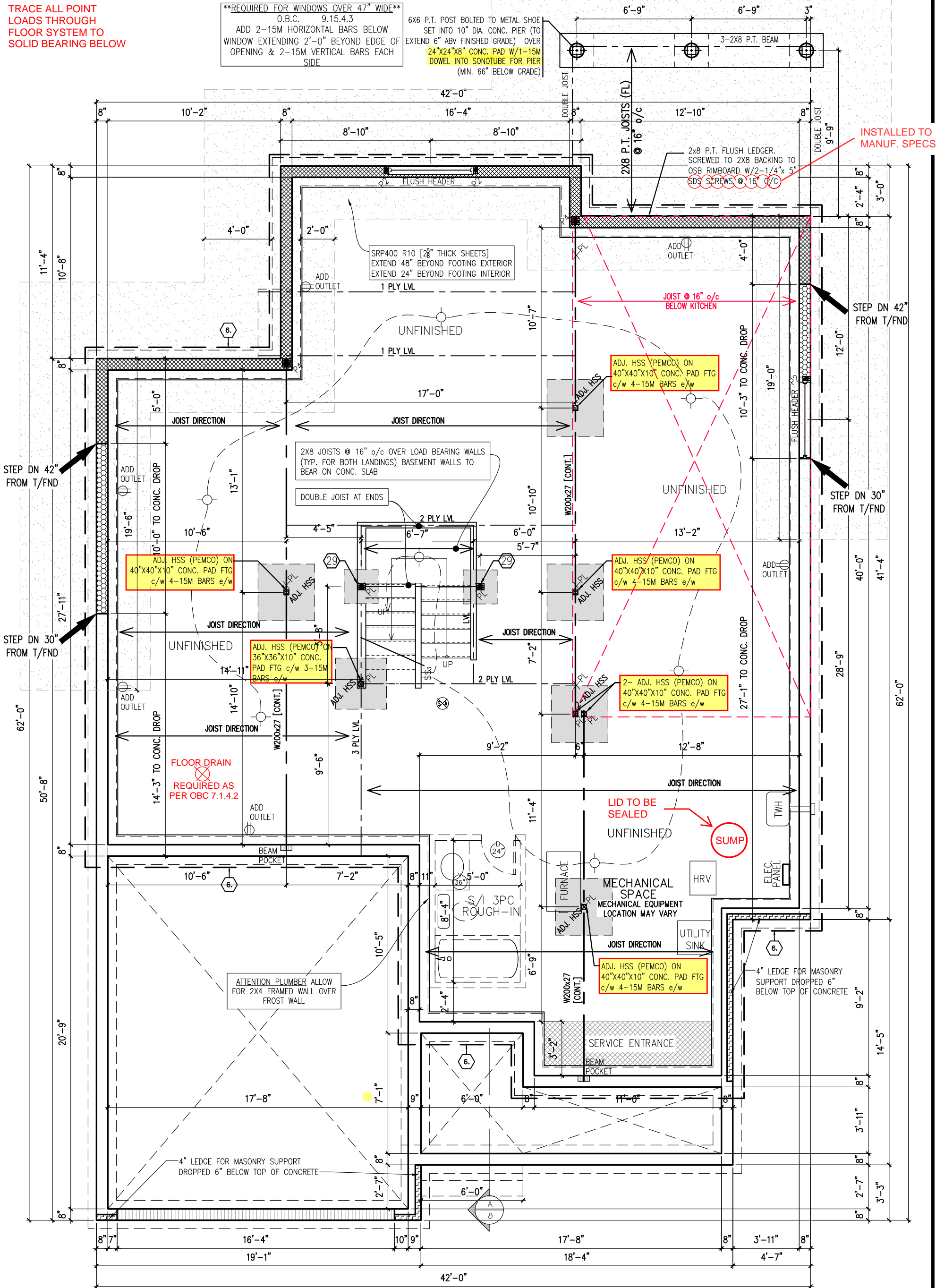
sheet no:

1R of 8

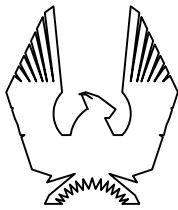
TRACE ALL POINT
LOADS THROUGH
FLOOR SYSTEM TO
SOLID BEARING BELOW

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

6X6 P.T. POST BOLTED TO METAL SHOE
SET INTO 10" DIA. CONC. PIER (TO
EXTEND 6" ABV FINISHED GRADE) OVER
24"X24"X8" CONC. PAD W/1-15M
DOWEL INTO SONOTUBE FOR PIER
(MIN. 66" BELOW GRADE)



FOUNDATION PLAN (ELEVATION R)



PHOENIX HOMES

NEWINGTON R

SITE: WHITE TAIL RIDGE PH4

LOT NUMBER: 117

CIVIC ADDRESS: 172 FRANK FISHER CRESCENT

10	ISSUED FOR ENGINEERING	09/08/23	CB
9	ISSUED FOR LAYOUTS	19/07/23	CB
8	CHANGED TO R ELEVATION	20/06/23	CB

CERTIFIED PERMIT DOCUMENT

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2023-10-02

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drawn by: SP

date: JUN 12/16

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

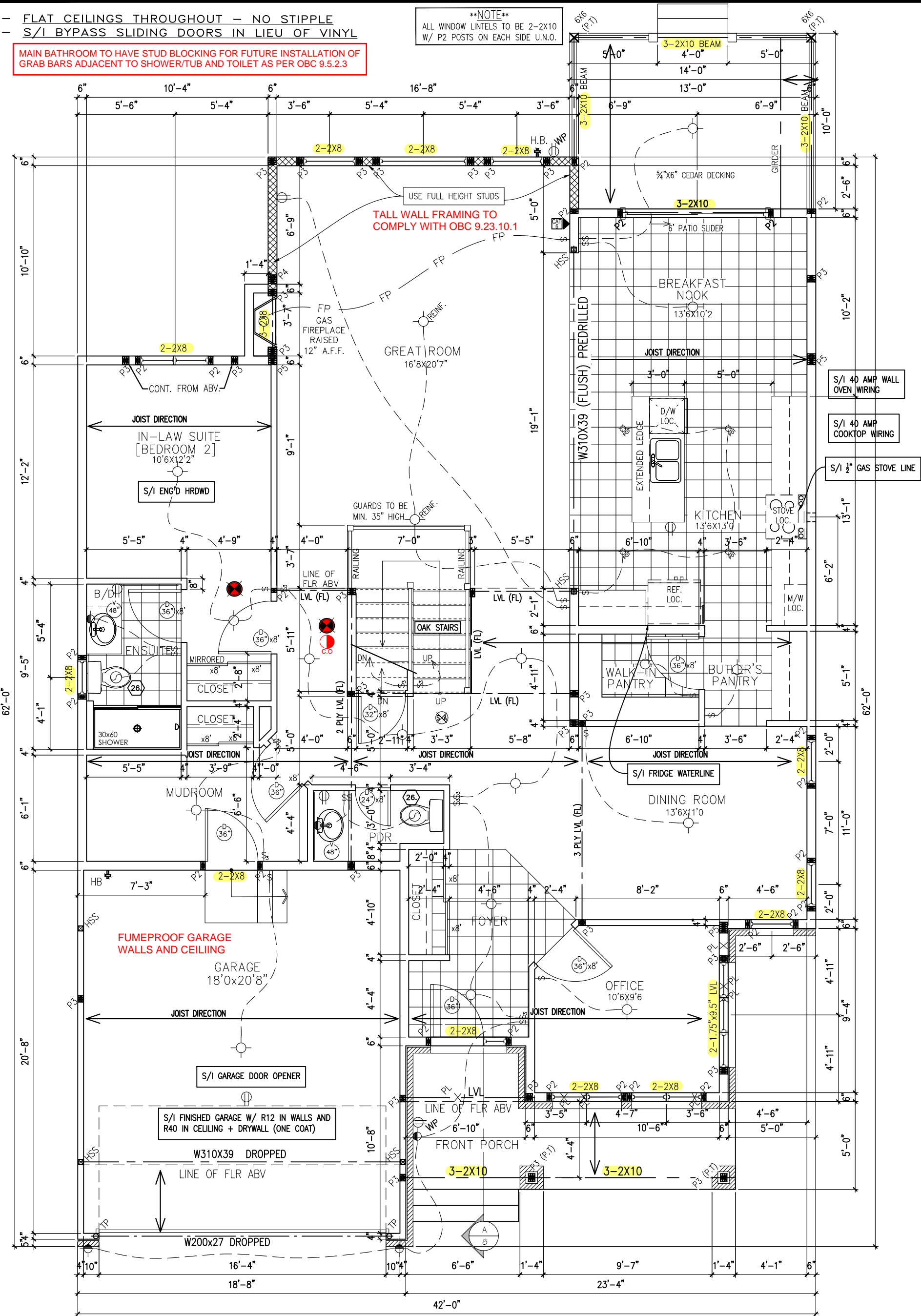
D.C.L. - A5

sheet no: 2R of 8

- FLAT CEILINGS THROUGHOUT - NO STIPPLE
- S/I BYPASS SLIDING DOORS IN LIEU OF VINYL

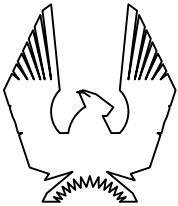
MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET AS PER OBC 9.5.2.3

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



GROUND FLOOR PLAN (R ELEVATION)

1782 SQ. FT.



PHOENIX HOMES

NEWINGTON R

SITE: WHITE TAIL RIDGE PH4

LOT NUMBER:

117

CIVIC ADDRESS:
172 FRANK FISHER CRESCENT

- | | | | |
|----|------------------------|----------|----|
| 10 | ISSUED FOR ENGINEERING | 09/08/23 | CB |
| 9 | ISSUED FOR LAYOUTS | 19/07/23 | CB |
| 8 | CHANGED TO R ELEVATION | 20/06/23 | CB |

CERTIFIED PERMIT DOCUMENT

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2023-10-02

footprint: 518

drawn by: SP

date: JUN 12/16

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

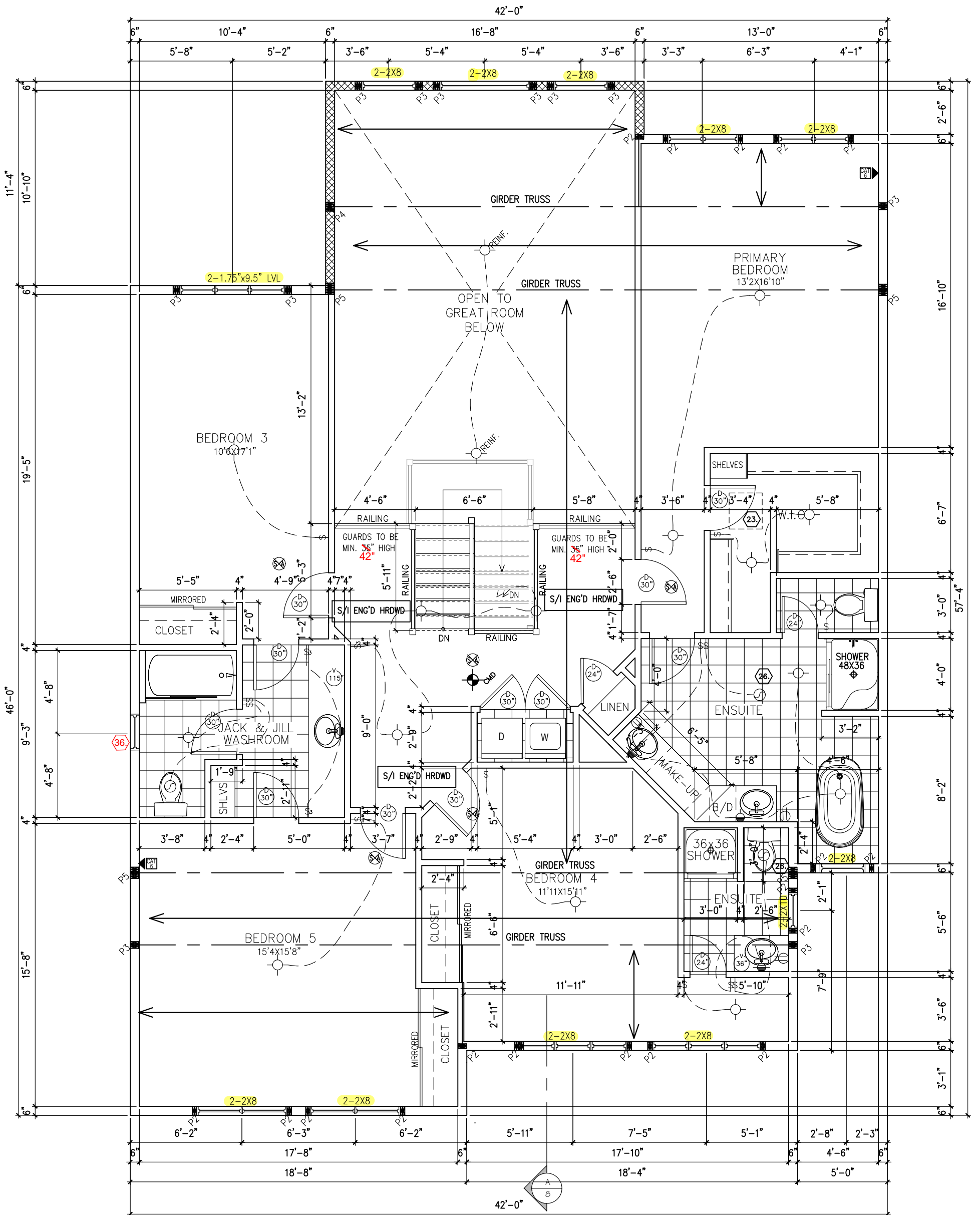
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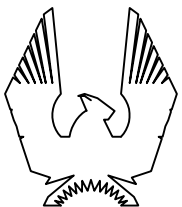
3R of
8

- FLAT CEILINGS THROUGHOUT - NO STIPPLE
- S/I BYPASS SLIDING DOORS IN LIEU OF VINYL

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



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



PHOENIX HOMES

NEWINGTON R

SITE: WHITE TAIL RIDGE PH4

LOT NUMBER:

117

CIVIC ADDRESS:
172 FRANK FISHER CRESCENT

10 ISSUED FOR ENGINEERING

09/08/23

CB

9 ISSUED FOR LAYOUTS

19/07/23

CB

8 CHANGED TO R ELEVATION

20/06/23

CB

CERTIFIED PERMIT DOCUMENT

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shall be kept & maintained on site and made
available to an inspector upon request.

2023-10-02

footprint: 518

drawn by: SP

date: JUN 12/16

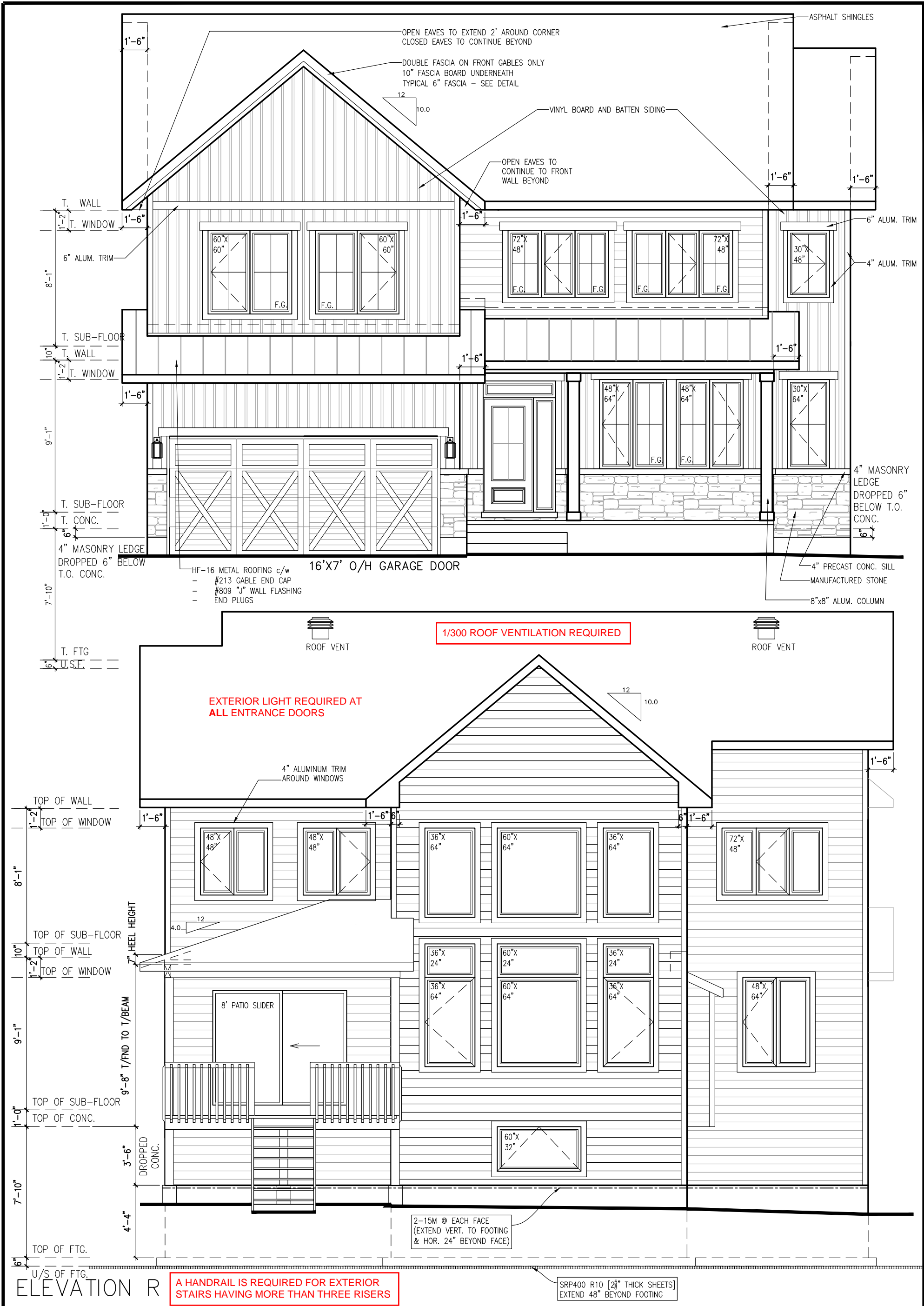
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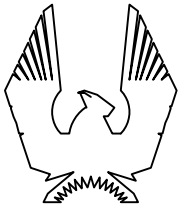
D.C.L. - A5

sheet no:

4R of

8





PHOENIX HOMES

NEWINGTON R

SITE: WHITE TAIL RIDGE PH4

LOT NUMBER: 117

CIVIC ADDRESS: 172 FRANK FISHER CRESCENT

10	ISSUED FOR ENGINEERING	09/08/23	CB
9	ISSUED FOR LAYOUTS	19/07/23	CB
8	CHANGED TO R ELEVATION	20/06/23	CB

CERTIFIED PERMIT DOCUMENT

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2023-10-02

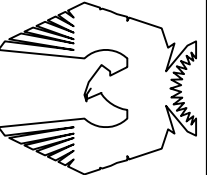
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date:	JUN 12/16
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D.C.L. - A5	5R of 8
sheet no:	



RIGHT SIDE ELEVATION R

CERTIFIED PERMIT DOCUMENT
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2023-10-02

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

**PHOENIX HOMES**

SITE: WHITE TAIL RIDGE PH4

LOT NUMBER: 117

CIVIC ADDRESS: 172 FRANK FISHER CRESCENT

NEWINGTON R

10	ISSUED FOR ENGINEERING	09/08/23	CB
9	ISSUED FOR LAYOUTS	19/07/23	CB
8	CHANGED TO R ELEVATION	20/06/23	CB
7	BEP BLACKLINES	13/06/23	SP
6	B1 BLACKLINE REVIEW	12/04/23	SP
5	KITCHEN LIGHT UPDATE	20/10/22	SP
REVISIONS		No.	Description
		ad/mm/yy	By

footprint: 518

drawn by: SP

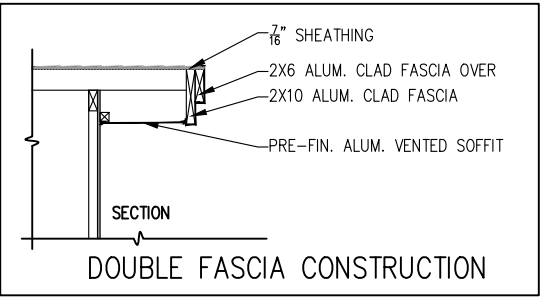
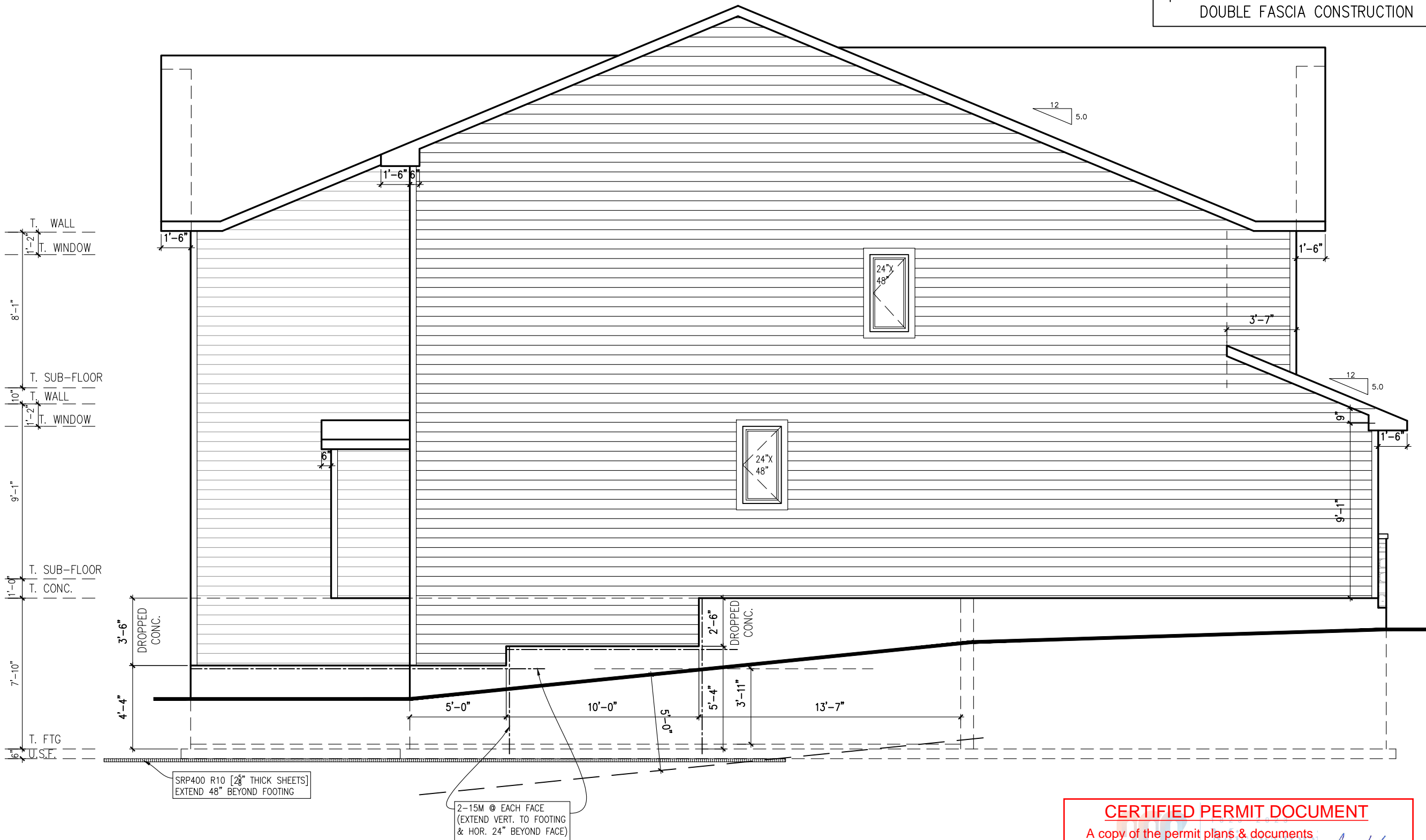
date: JUN 12/16

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

D.C.L. - A5

sheet no:

6R of 8



LEFT SIDE ELEVATION R

WALL AREA 724 SQ. FT.

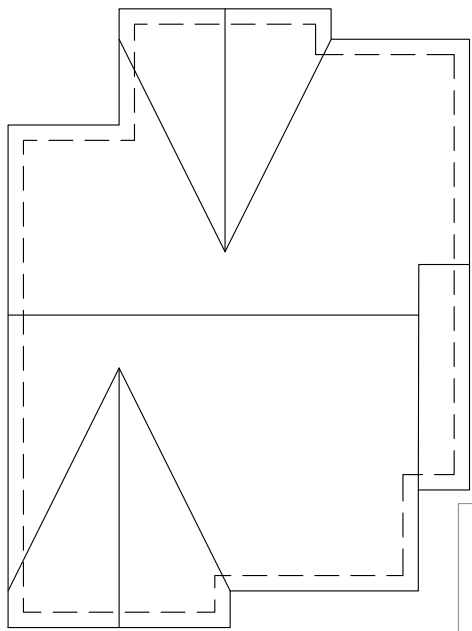
CERTIFIED PERMIT DOCUMENT
A copy of the permit plans & documents shall be kept & maintained on site and made available to an inspector upon request.
2023-10-02

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date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A5	
sheet no:	7R of 8

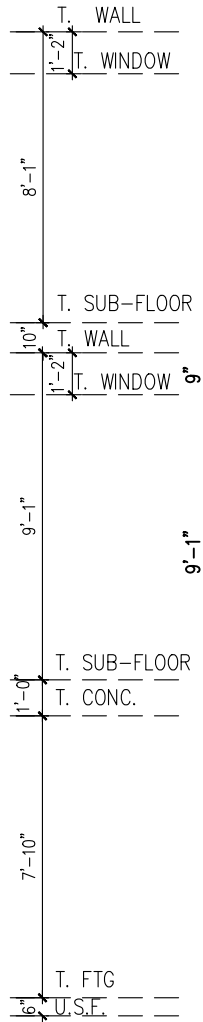
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9	ISSUED FOR LAYOUTS	19/07/23	CB
8	CHANGED TO R ELEVATION	20/06/23	CB
7	BEP BLACKLINES	13/06/23	SP
6	B1 BLACKLINE REVIEW	12/04/23	SP
5	KITCHEN LIGHT UPDATE	20/10/22	SP
No.	Description	ad/mm/yy	By
REVISIONS			

NEWINGTON R
SITE: WHITE TAIL RIDGE PH4
LOT NUMBER: 117
CIVIC ADDRESS: 172 FRANK FISHER CRESCENT

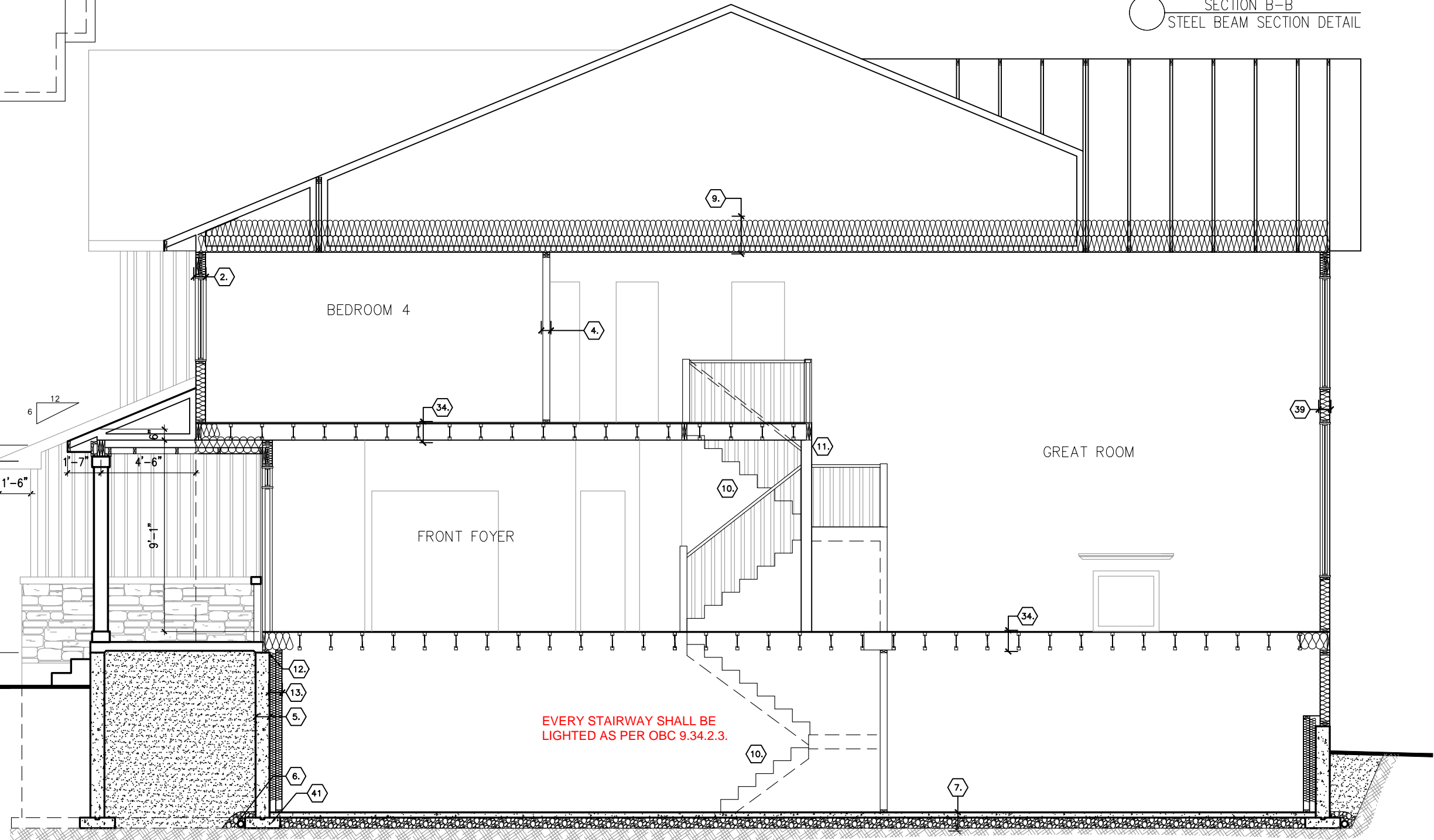
PHOENIX HOMES



ROOF PLAN

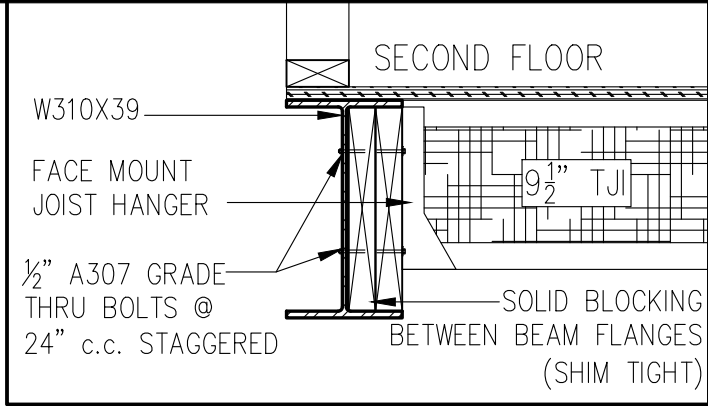


SECTIONS ELEVATION R



SECTION A-A

CERTIFIED PERMIT DOCUMENT
A copy of the permit plans & documents shall be kept & maintained on site and made available to an inspector upon request.
2023-10-02



SECTION B-B
STEEL BEAM SECTION DETAIL

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A5	
sheet no:	8R of 8

10	ISSUED FOR ENGINEERING	09/08/23	CB
9	ISSUED FOR LAYOUTS	19/07/23	CB
8	CHANGED TO R ELEVATION	20/06/23	CB
7	BEP BLACKLINES	13/06/23	SP
6	B1 BLACKLINE REVIEW	12/04/23	SP
5	KITCHEN LIGHT UPDATE	20/10/22	SP
No.	Description	ad/mm/yy	By
REVISIONS			

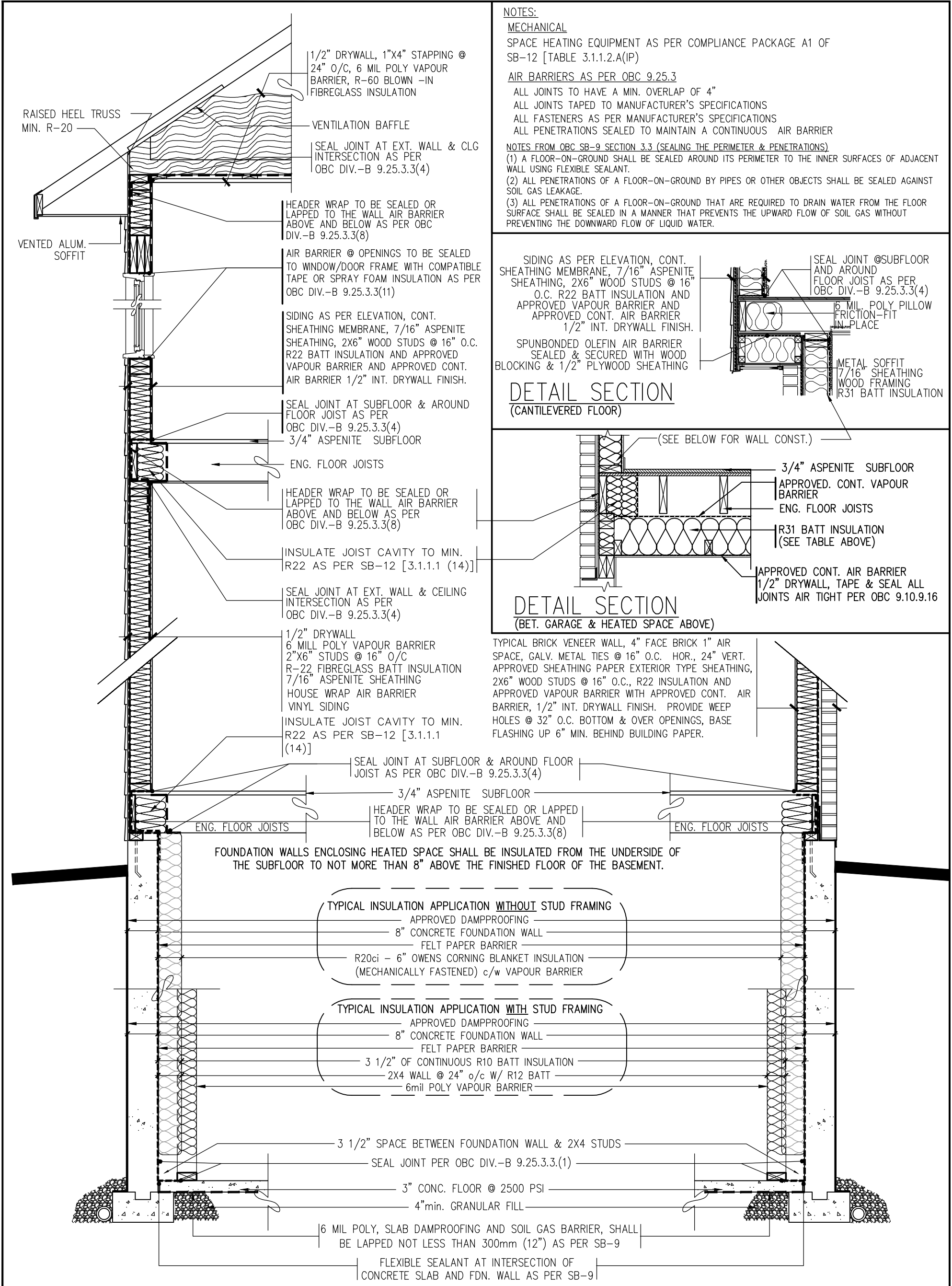
NEWINGTON R

SITE: WHITE TAIL RIDGE PH4

LOT NUMBER: 117

CIVIC ADDRESS: 172 FRANK FISHER CRESCENT

PHOENIX HOMES



NOTES:

MECHANICAL

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

AIR BARRIERS AS PER OBC 9.25.3

- ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"
- ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS
- ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS
- ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER

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

- (1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.
- (2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.
- (3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.

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

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

DETAIL SECTION
(CANTILEVERED FLOOR)

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

(SEE BELOW FOR WALL CONST.)
3/4" ASPENITE SUBFLOOR
APPROVED. CONT. VAPOUR
BARRIER
ENG. FLOOR JOISTS
R31 BATT INSULATION
(SEE TABLE ABOVE)
APPROVED CONT. AIR BARRIER
1/2" DRYWALL, TAPE & SEAL ALL
JOINTS AIR TIGHT PER OBC 9.10.9.16

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.

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF
THE SUBFLOOR TO NOT MORE THAN 8" ABOVE THE FINISHED FLOOR OF THE BASEMENT.

TYPICAL INSULATION APPLICATION WITHOUT STUD FRAMING

APPROVED DAMPPROOFING
8" CONCRETE FOUNDATION WALL
FELT PAPER BARRIER
R20ci - 6" OWENS CORNING BLANKET INSULATION
(MECHANICALLY FASTENED) c/w VAPOUR BARRIER

TYPICAL INSULATION APPLICATION WITH STUD FRAMING

APPROVED DAMPPROOFING
8" CONCRETE FOUNDATION WALL
FELT PAPER BARRIER
3 1/2" OF CONTINUOUS R10 BATT INSULATION
2X4 WALL @ 24" o/c w/ R12 BATT
6mil POLY VAPOUR BARRIER

3 1/2" SPACE BETWEEN FOUNDATION WALL & 2X4 STUDS

SEAL JOINT PER OBC DIV.-B 9.25.3.3.(1)

3" CONC. FLOOR @ 2500 PSI

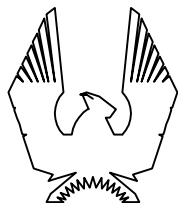
4"min. GRANULAR FILL

6 MIL POLY, SLAB DAMPROOFING AND SOIL GAS BARRIER, SHALL
BE LAPPED NOT LESS THAN 300mm (12") AS PER SB-9

FLEXIBLE SEALANT AT INTERSECTION OF
CONCRETE SLAB AND FDN. WALL AS PER SB-9

TYP. DETAIL SECTION (PARTIAL)
FOR SIDING APPLICATION

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION



PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

CERTIFIED PERMIT DOCUMENT

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

2023-10-02

No.	Description	Date	By
4	SB-12 - 2022 UPDATE	JAN - 2022	SP
3	SB-12 - 2017 UPDATE	JAN - 2017	SP
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
REVISIONS			

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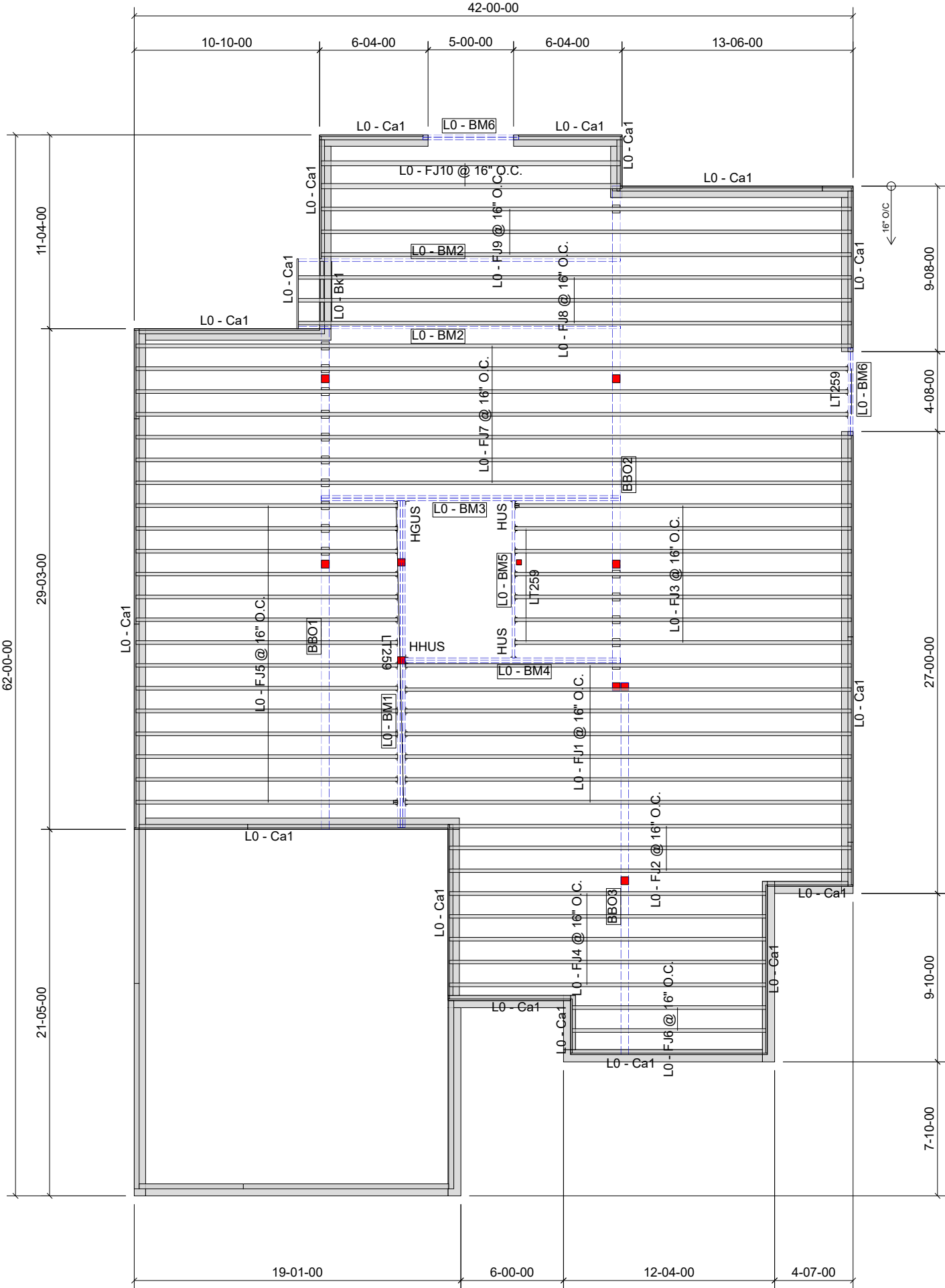
drawn by: SP

date:

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sheet no:

SB-12
DETAILS



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

GLUED AND NAILED	
LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	8/8/2023
File Name:	WTR4-117 Newington R.mmdl
Level Name:	1st Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC1
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
L0 - FJ1 @ 16" O.C.	28-00-00	9 1/2" NI-20	1	7	MFD
L0 - FJ2 @ 16" O.C.	24-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ3 @ 16" O.C.	20-00-00	9 1/2" NI-20	1	7	MFD
L0 - FJ4 @ 16" O.C.	19-00-00	9 1/2" NI-20	1	5	MFD
L0 - FJ5 @ 16" O.C.	16-00-00	9 1/2" NI-20	1	14	MFD
L0 - FJ6 @ 16" O.C.	12-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ7 @ 16" O.C.	42-00-00	9 1/2" NI-40x	1	7	MFD
L0 - FJ8 @ 16" O.C.	34-00-00	9 1/2" NI-40x	1	3	MFD
L0 - FJ9 @ 16" O.C.	32-00-00	9 1/2" NI-40x	1	3	MFD
L0 - FJ10 @ 16" O.C.	18-00-00	9 1/2" NI-80	1	2	MFD
L0 - BM1	20-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L0 - BM2	19-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM3	18-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM5	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM6	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	16	FF
L0 - Bk1	4-00-00	9 1/2" NI-20	1	1	FF

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

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
31	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

CERTIFIED PERMIT DOCUMENT

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2023-10-02

THIS DESIGN COMPLIES WITH:

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

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

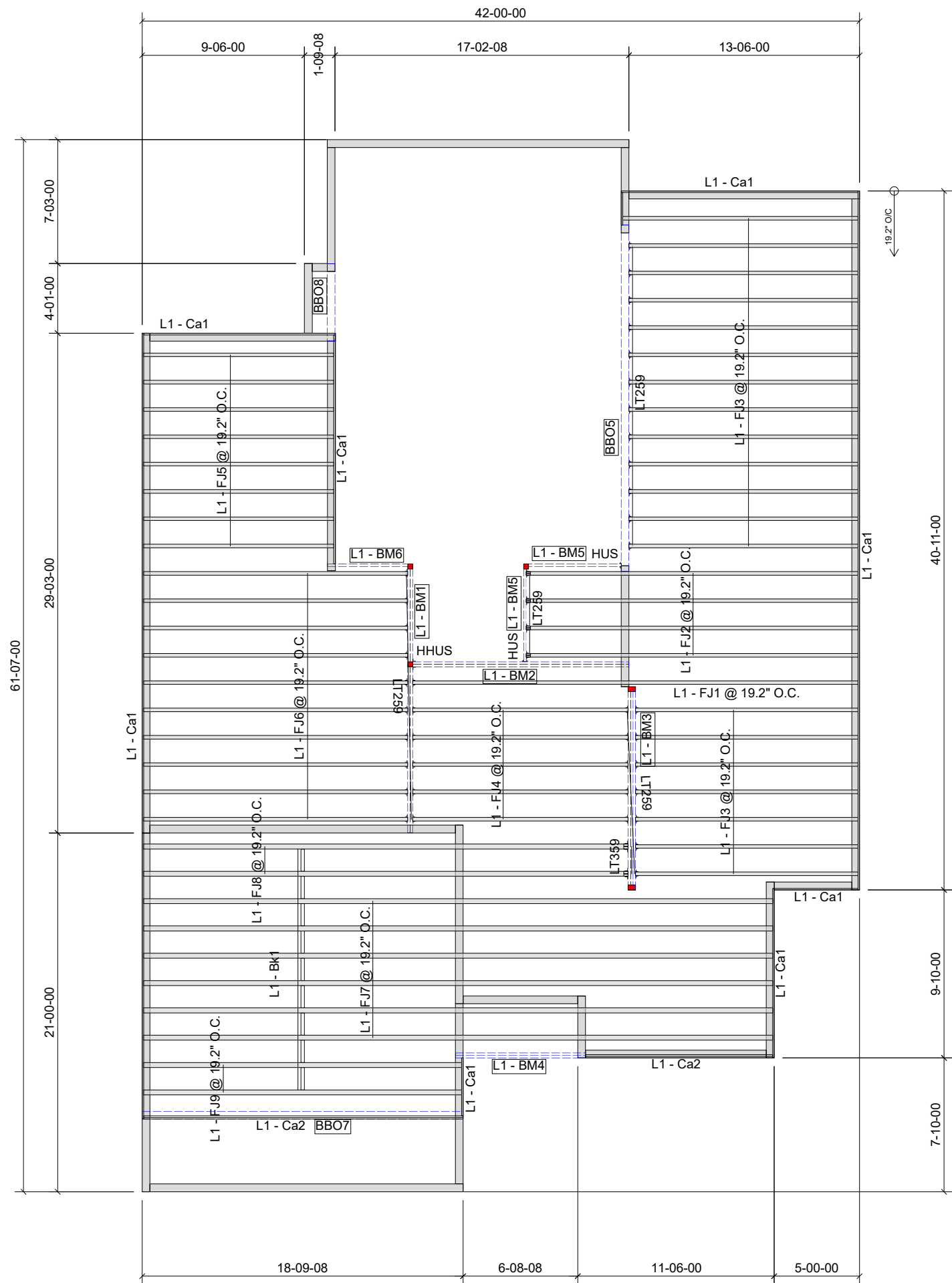
FLOOR NOTES:

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



JOB: PHOENIX HOMES
WHITETAIL RIDGE
WTR4-117
NEWINGTON R
1ST FLOOR 1 OF 2

DATE: 8/8/2023



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

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	8/8/2023
File Name:	WTR4-117 Newington R.mmdl
Level Name:	2nd Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC2
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
L1 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	1	MFD
L1 - FJ2 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	4	MFD
L1 - FJ3 @ 19.2" O.C.	14-00-00	9 1/2" NI-20	1	20	MFD
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	5	MFD
L1 - FJ5 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	8	MFD
L1 - FJ6 @ 19.2" O.C.	16-00-00	9 1/2" NI-40x	1	10	MFD
L1 - FJ7 @ 19.2" O.C.	38-00-00	9 1/2" NI-80	1	6	MFD
L1 - FJ8 @ 19.2" O.C.	30-00-00	9 1/2" NI-80	1	2	MFD
L1 - FJ9 @ 19.2" O.C.	19-00-00	9 1/2" NI-80	1	2	MFD
L1 - BM1	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM2	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - BM4	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	11	MFD
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	2	FF
L1 - Ca2	12-00-00	1 1/8" x 9 1/2" APA Rim Board	2	6	MFD
L1 - Bk1	12-00-00	9 1/2" NI-20	1	1	MFD

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

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

CERTIFIED PERMIT DOCUMENT

A copy of the permit plans & documents shall be kept & maintained on site and made available to an inspector upon request.
2023-10-02

THIS DESIGN COMPLIES WITH:

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

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

FLOOR NOTES:

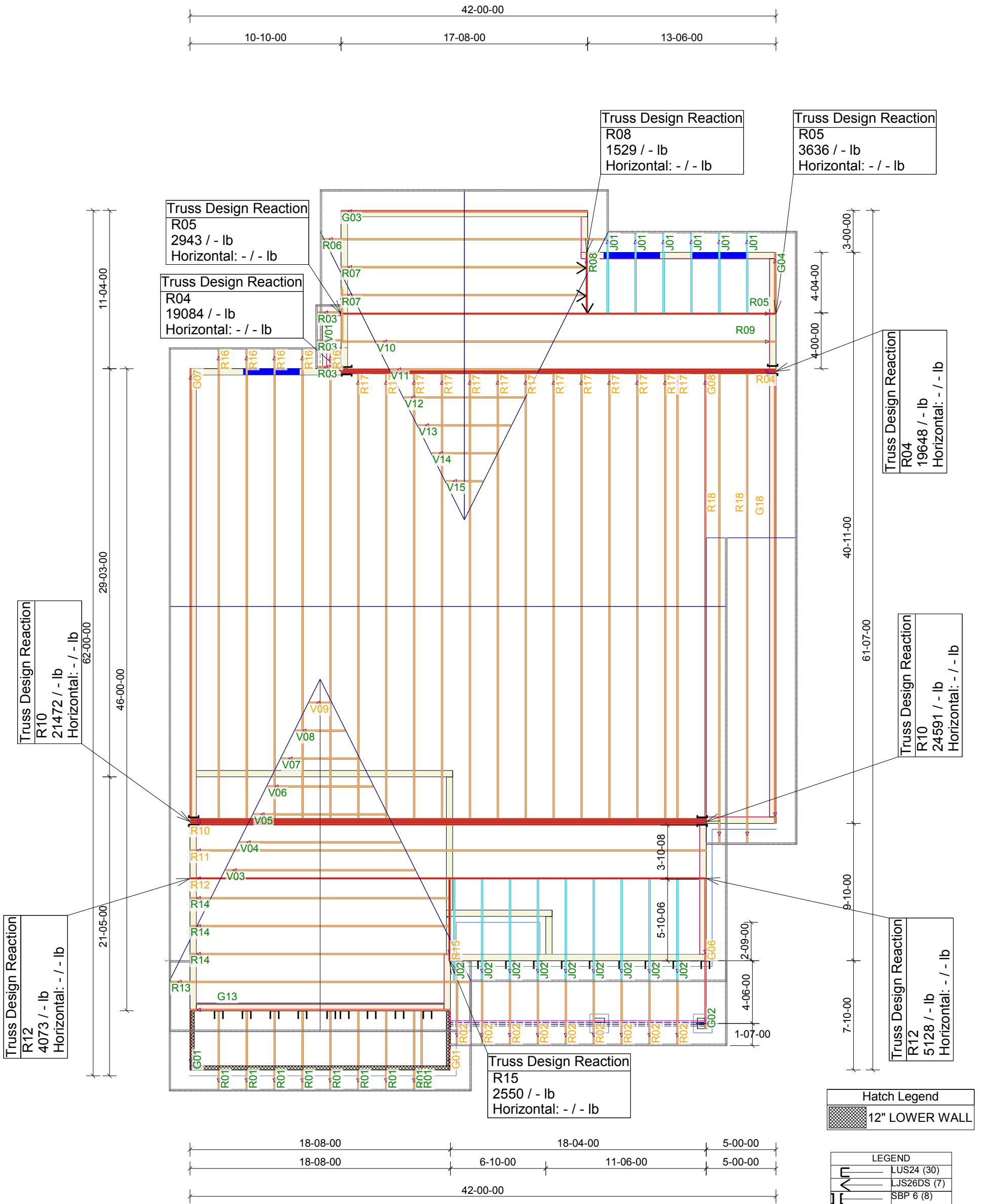
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.



JOB:
PHOENIX HOMES
WHITETAIL RIDGE
WTR4-117
NEWINGTON R
2ND FLOOR 2 OF 2

DATE: 8/8/2023

PROVIDE A COMPLETE PACKAGE OF SEALED TRUSS AND FLOOR PLANS PRIOR TO THE FRAMING INSPECTION.



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2023-10-02

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.

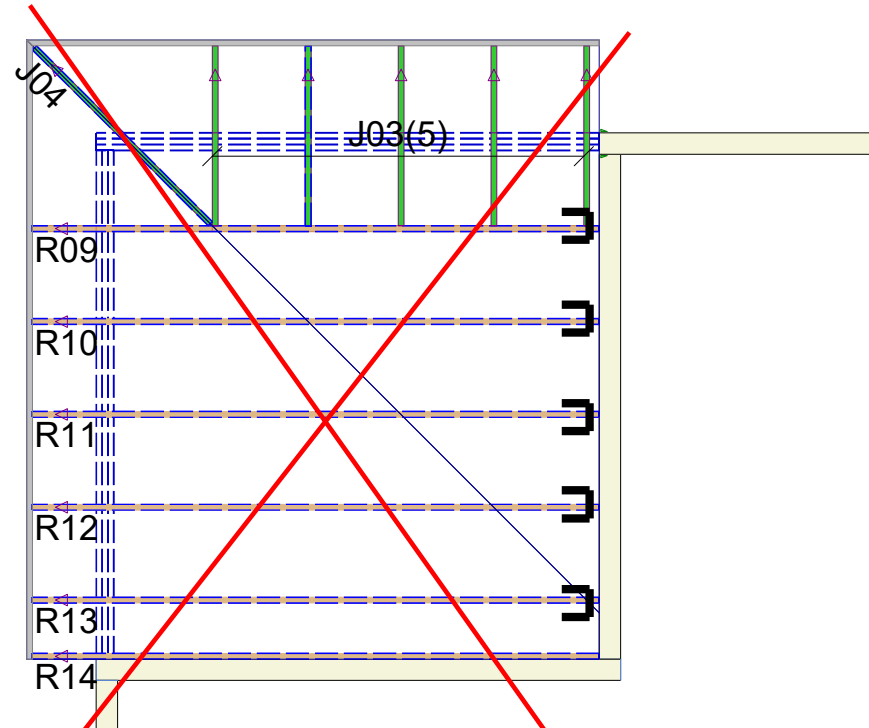


GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
NEWINGTON 'R'
PNEWR

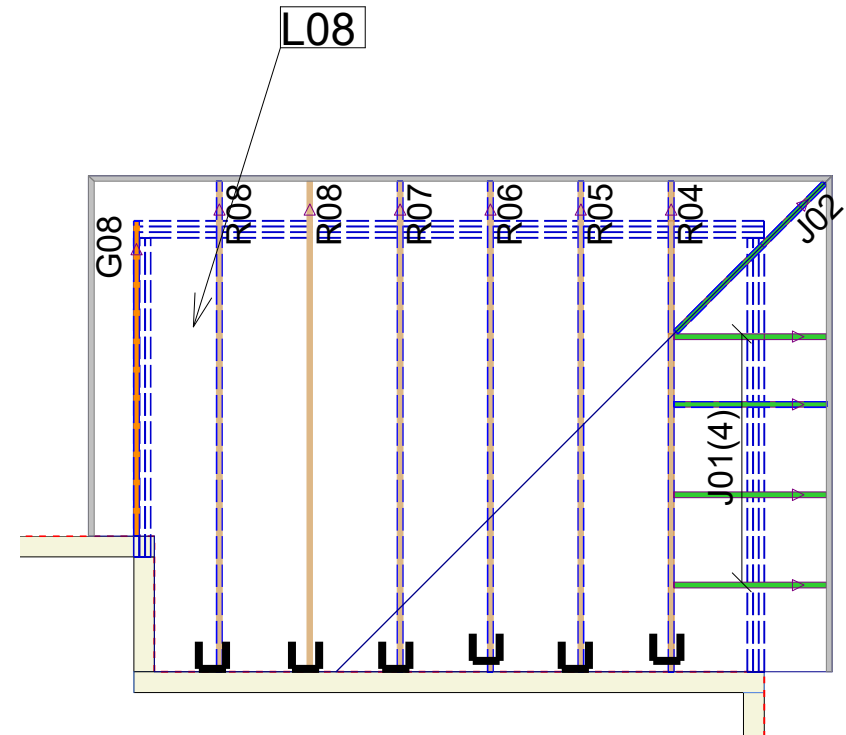
DATE: 21/07/2021

PROVIDE A COMPLETE PACKAGE OF
SEALED TRUSS AND FLOOR PLANS
PRIOR TO THE FRAMING INSPECTION.



OPT. COVERED DECK -B

(F = 6")
1 Ladders 3'-6"



OPT. COVERED DECK -A

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2023-10-02

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
(2019 Amendment)
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L,
13270-L
- TPIC 2014
(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 2014. THE TRANSFER OF
THESE LOADS TO THE ENTIRE
STRUCTURE BELOW HAS NOT
BEEN ANALYZED.



GRANDOR LUMBER INC
ALPHA LUMBER GROUP

JOB:

PHOENIX HOMES
NEWINGTON

OPT. COVERED DECKS

DATE:

8/8/2023



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

August 10, 2023

Kollaard File # 230020 – LOT117

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

Attn: Sandy Pollock
Tel: 613-723-9227 x 165
Email: spollock@phoenixhomes.ca

CERTIFIED PERMIT DOCUMENT

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2023-10-02

**Re: Proposed Single Family Dwelling, 172 Frank Fisher Crescent, Lot # 117 White Tail Ridge, Arnprior,
Kollaard Associates File # 230020**

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

- Phoenix Homes, Lot # 117, White Tail Ridge, Pages # 1R to 8R, Dated 09/08/2023
- Grandor, Roof Truss Layout, Newington 'R', Dated 21/07/2021
- Grandor, Roof Truss Layout, Newington, Opt. Covered Deck, Dated 08/08/2023
- Grandor, 2nd Floor Joist Layout, WTR4-117, Newington R, Dated 08/08/2023
- Grandor, 1st Floor Joist Layout, WTR4-117, Newington R, Dated 08/08/2023

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 # 1 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 steel beam detailed on Phoenix Homes Sheet # 8R 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 Sheet # 2R are adequate.
11. It is the opinion of Kollaard Associates that the proposed deck beams, posts, joists, sonotubes and ledger connection shown on Phoenix Homes Sheet # 2R and are adequate.
12. The front porch slab reinforcement described on Phoenix Homes Sheet # 1R is adequate.
13. As noted on Phoenix Homes Sheet # 2R, 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 # 2R and noted on Phoenix Homes Sheet # 1 are adequate.
17. 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 Sheet # 2R are adequate.

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

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2023-10-02

26. Unless otherwise noted, LVL to be 1.8E 3000Fb LVL (Canadian Limit States bending strength of at least 39.5 MPa) with 1 $\frac{3}{4}$ " 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.

CERTIFIED PERMIT DOCUMENT

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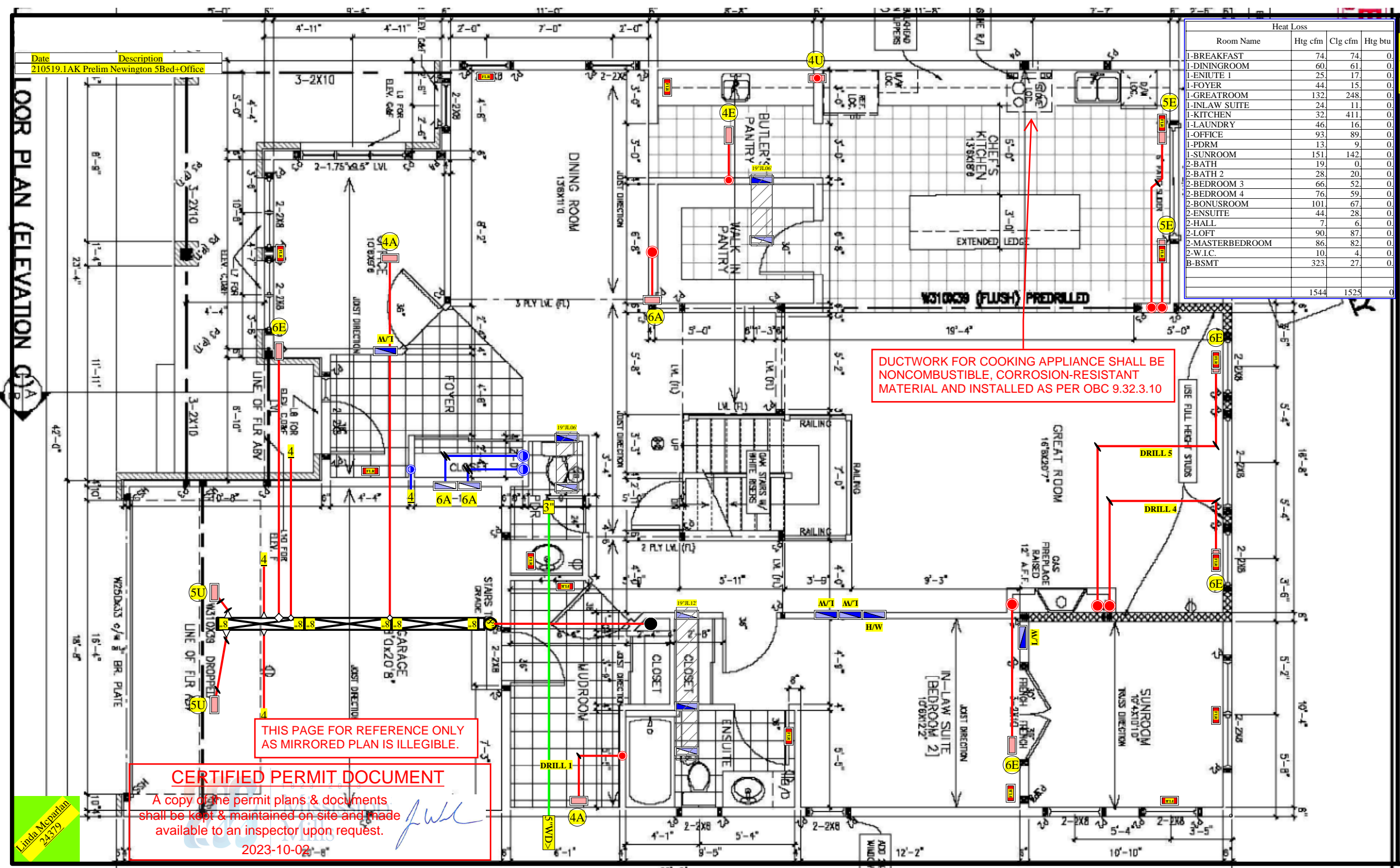
2023-10-02



2023-10-02

Date	Description
210519.1AK	Prelim Newington 5Bed+Office

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



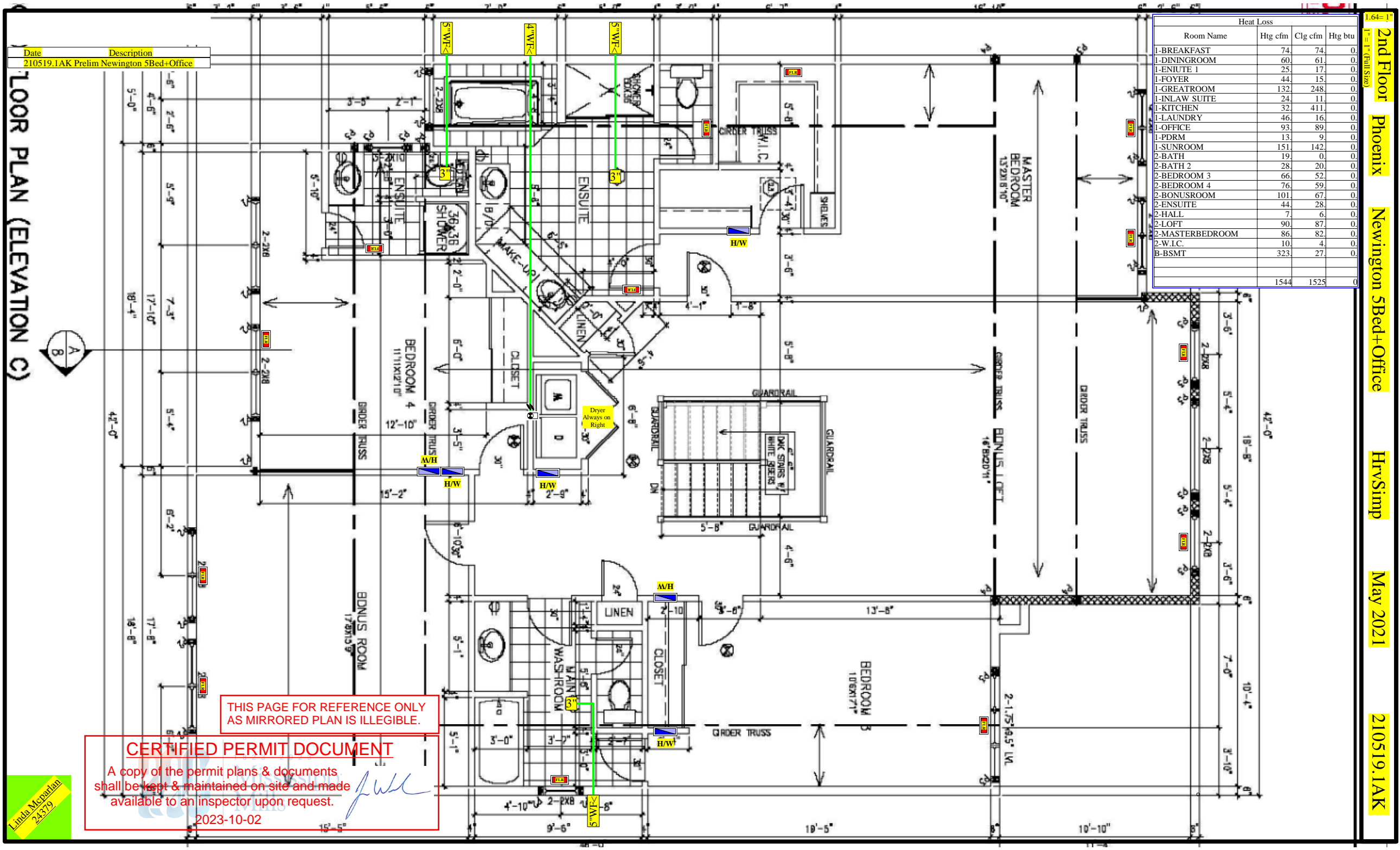
THIS PAGE FOR REFERENCE ONLY
AS MIRRORED PLAN IS ILLEGIBLE.

CERTIFIED PERMIT DOCUMENT

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2023-10-02

Linda Mcpartlan
24379



Date	Description
210519.1AK	Prelim Newington 5Bed+Office

2ND FLOOR PLAN (ELEVATION C)

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

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2023-10-02

Linda Mcpartlan
24379

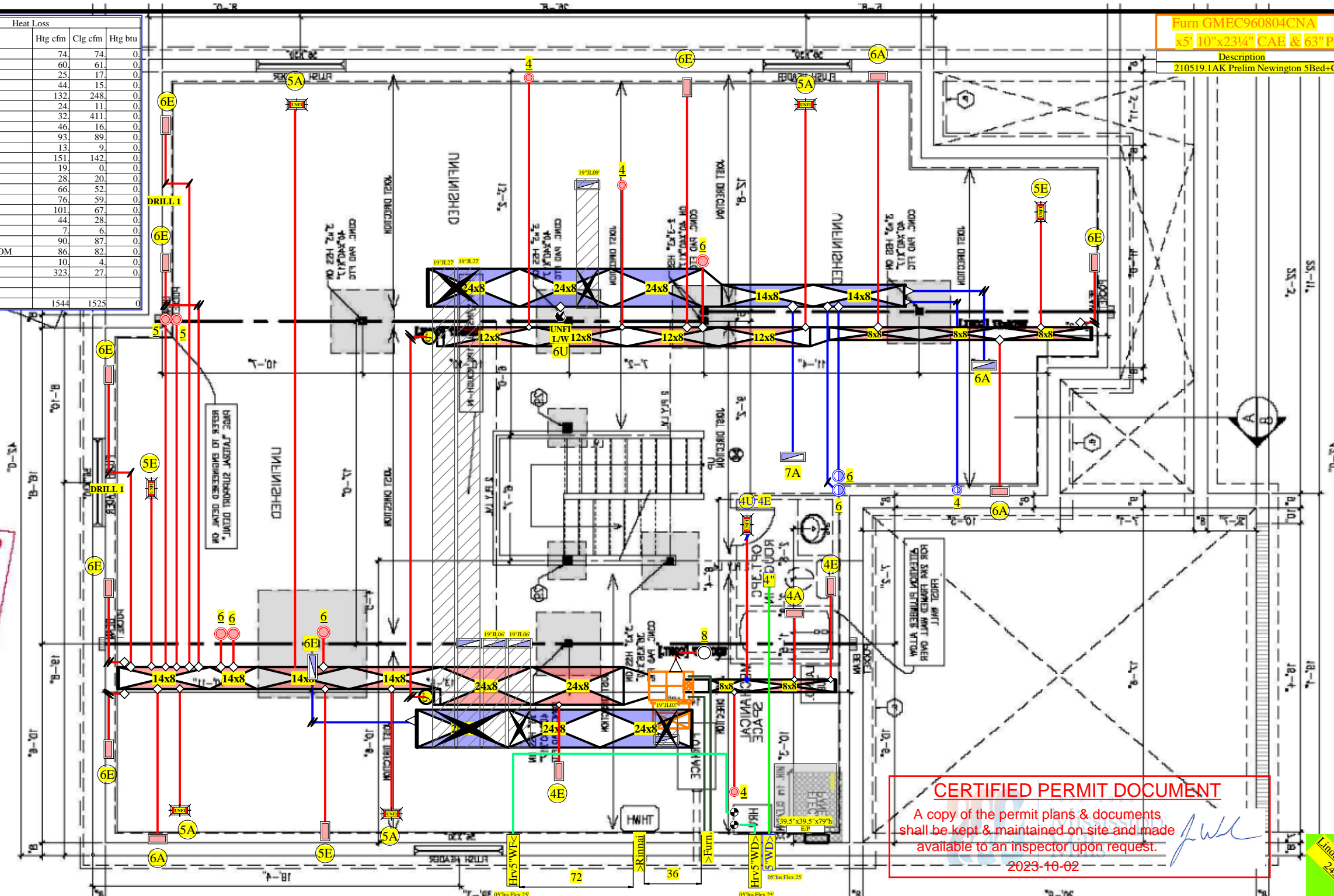
210519.1AK May 2021 HrvSimp Newington 5Bed+Office Phoenix Basement

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

Furn GMEC960804CNA
x5 10"x23 1/4" CAB & 63" Plenum
Description Date
210519.1AK Prelim Newington 5Bed+Office

PLAN (ELEVATION C)

3. FOUNDATION POUR

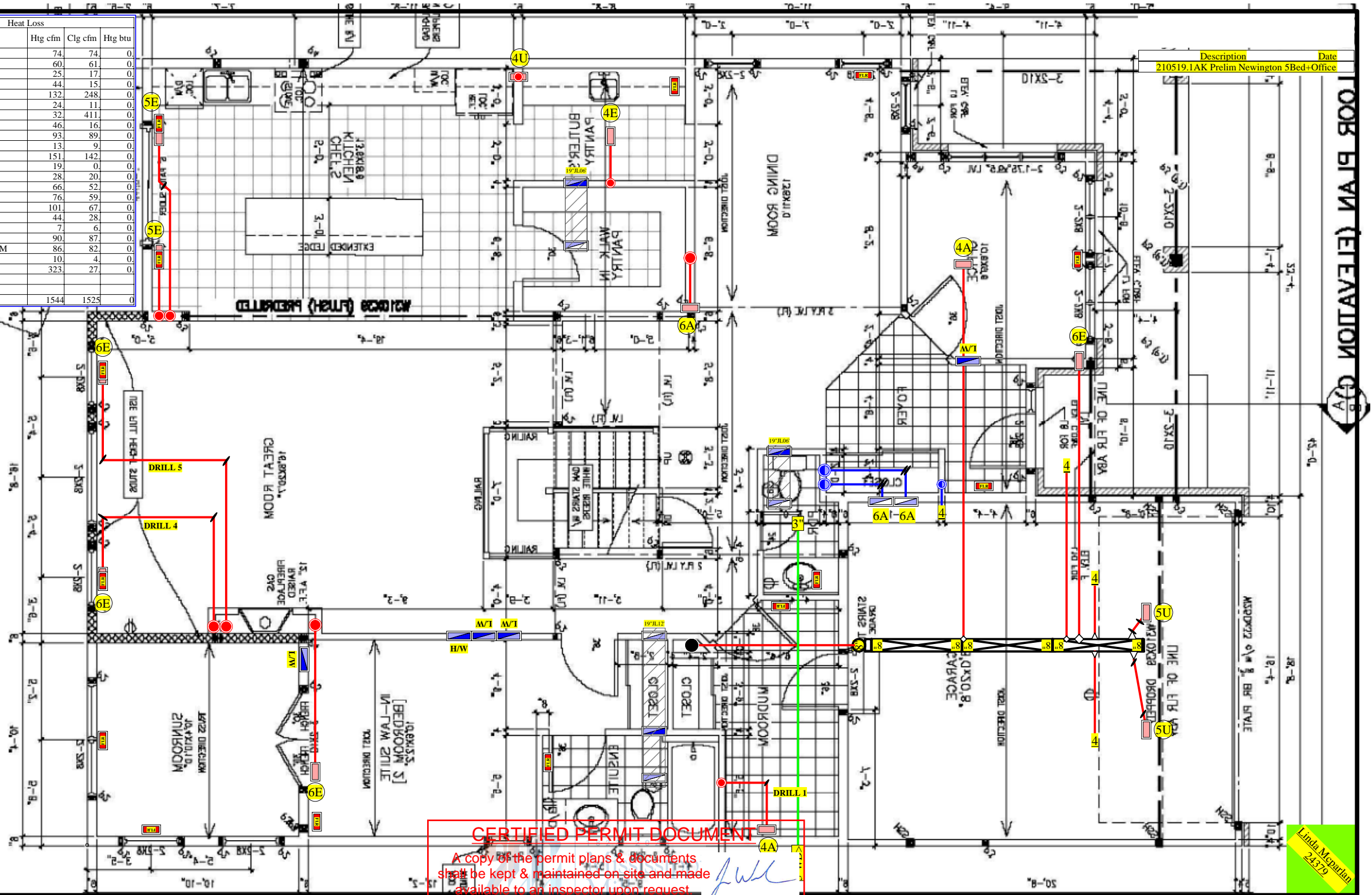


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2023-10-02

Linda Mcpartlan
210519

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

Description	Date
210519.1AK Prelim Newington 5Bed+Office	



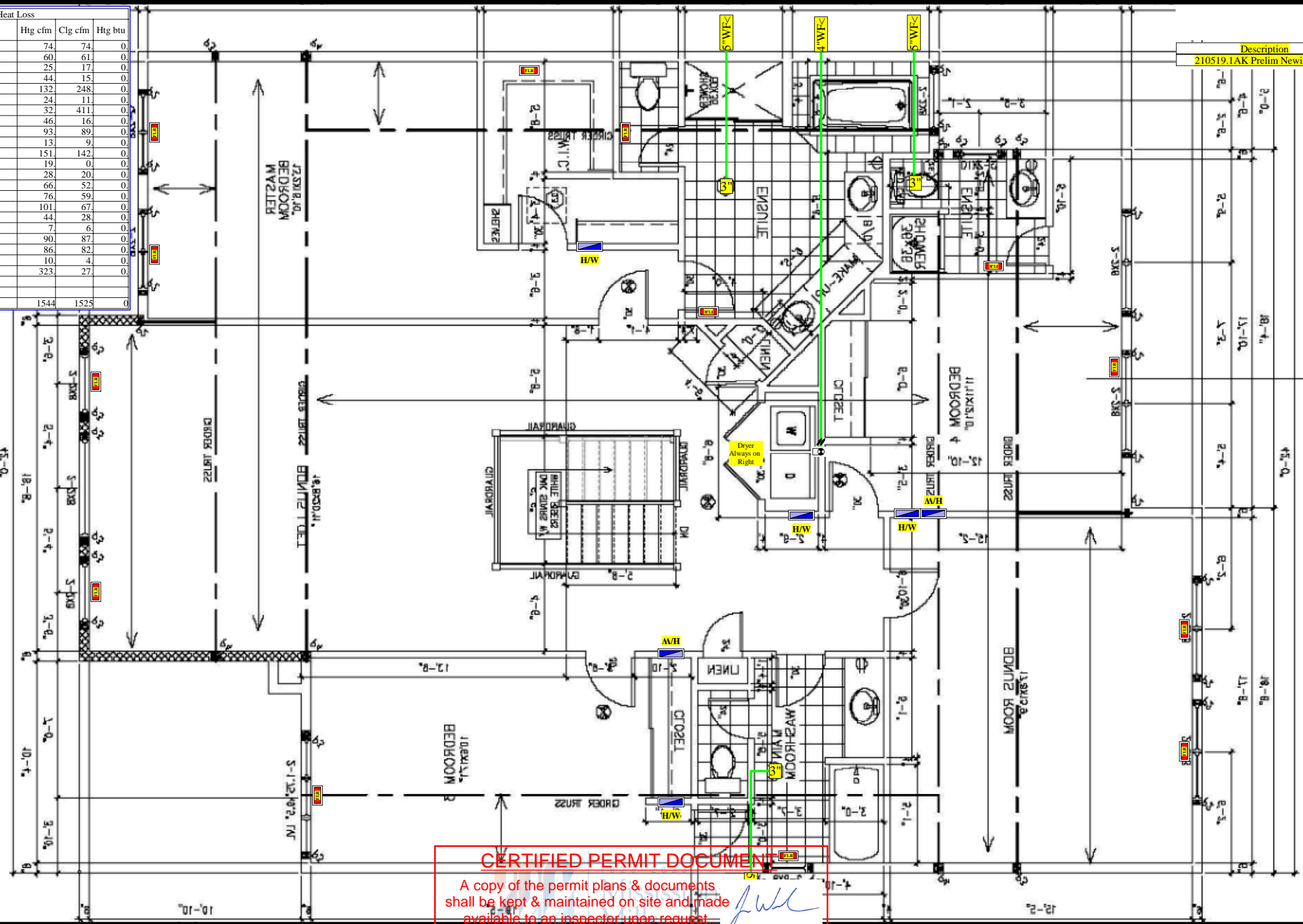
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2023-10-02

Linda Mcparlan
24379

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



Description	Date
210519.1AK Prelim Newington 5Bed+Office	

FLOOR PLAN (ELEVATION C)

CERTIFIED PERMIT DOCUMENT

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2023-10-02

Linda Mcpartlan
24579