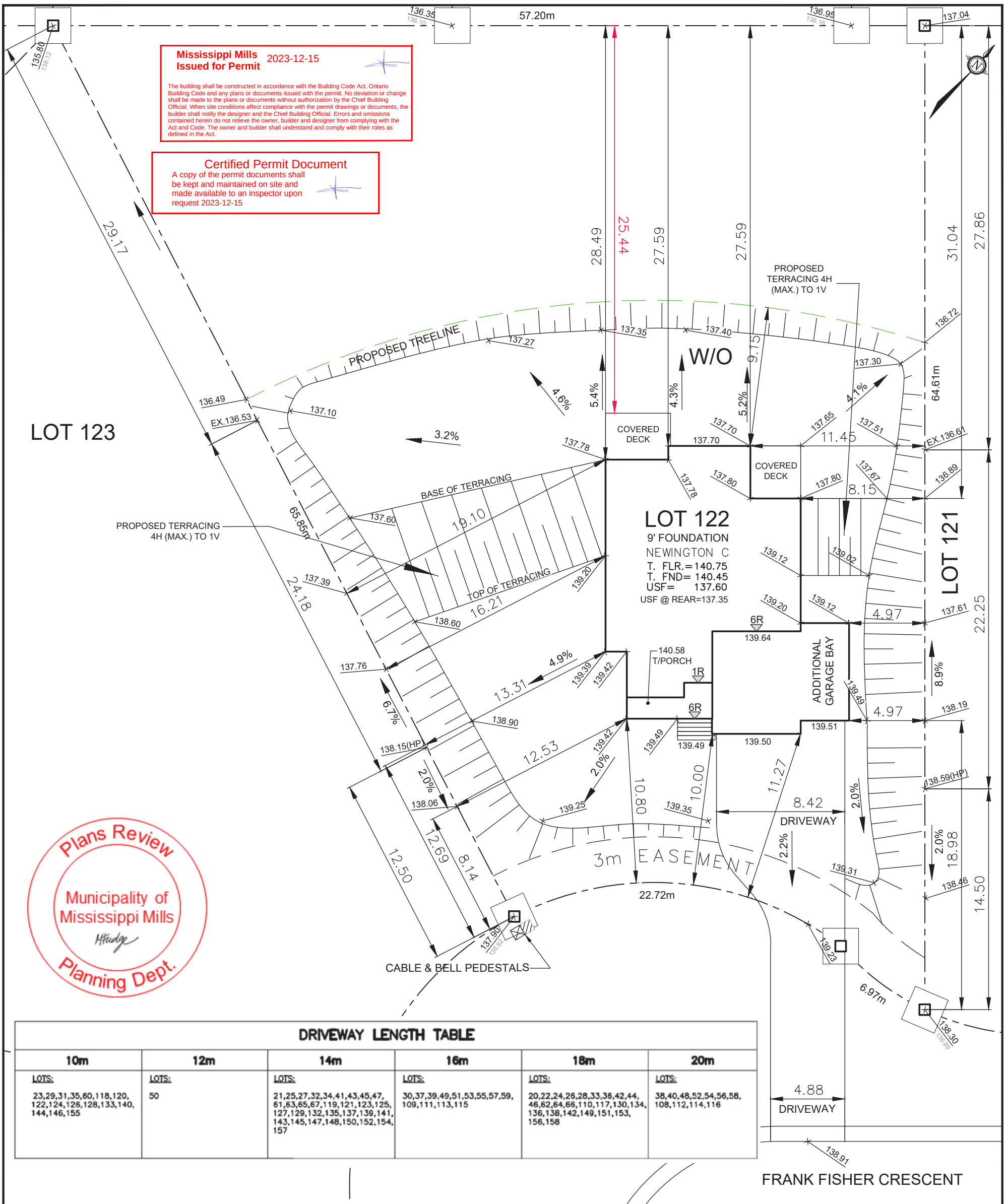
Mississippi Mills Issued for Permit 2023-12-15

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 omissions 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 documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15



Plans Review
Municipality of Mississippi Mills
Planning Dept.

DRIVEWAY LENGTH TABLE

10m	12m	14m	16m	18m	20m
LOTS: 23,29,31,35,60,118,120, 122,124,126,128,133,140, 144,146,155	LOTS: 50	LOTS: 21,25,27,32,34,41,43,45,47, 61,63,65,67,119,121,123,125, 127,129,132,135,137,139,141, 143,145,147,148,150,152,154, 157	LOTS: 30,37,39,49,51,53,55,57,59, 109,111,113,115	LOTS: 20,22,24,26,28,33,36,42,44, 46,62,64,66,110,117,130,134, 136,138,142,149,151,153, 156,158	LOTS: 38,40,48,52,54,56,58, 108,112,114,116

Owner/Applicant
DCR/PHOENIX HOMES

Telephone # 723-9227
Plan # 27M-47
Project name WHITE TAIL RIDGE
Civic Address: 152 FRANK FISHER CRESCENT
House model: NEWINGTON C

Bldg. Ht. m
Lot coverage %
Scale 1:250
Sod Area 2466 m^2
Asphalt Area 168 m^2

CHECKED/APPROVED BY: T.L.MAK ENG.
AUGUST 16/23
AUGUST 17/23
SEPT 26/23

PHOENIX HOMES

LOT 122 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 7/8") FOR REQUIRED EXIT STAIRS SERVING A HOUSE OR DWELLING UNIT.
–9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
–9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 15/16")	200mm (7 7/8")
RUN	255mm (10 1/16")	355mm (14")

–9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
–BETWEEN ADJACENT TREADS & LANDINGS = 5mm
–BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
–9.8.4.6(1)(b) MAX. NOSING 25mm (1")
–9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 15/16")
–9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 15/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

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

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

SILL PLATE TO BE PRESSURE TREATED OR 6 MIL POLY BELOW

13. –R12 (3 1/2") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3 1/2" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.
OR
–APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)

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

(SEE DETAIL ON "SB–12 DETAILS" PAGE)

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

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

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

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

15C. ~~STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3–1/2") DIA.X4.78mm(.188) NON–ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2–12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2–1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.~~

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3–1/2")

17. 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB: 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5–8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB–BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.

19. 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER. TAPE AND SEAL ALL JOINTS AIR TIGHT.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15

21. WOOD STEP, C/W HANDRAIL & LANDING IF MORE THAN 3 RISERS, MAX.RISE 200mm (7–7/8") MIN.TREAD 255mm (10–1/16") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10

22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)

23. ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2

24. FIREPLACE CHIMNEYS –OBC. 9.21.– TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'–0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'–0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'–0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2–19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON–SHRINK GROUT.

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT–UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC. 9.17.4.2 (2).

28. U.L.C. RATED CLASS "B" VENT 610mm (2'–0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. 3–2"x6" BUILT–UP–POST ON 24"x24"x10" CONCRETE FOOTING. (SEPARATE WOOD FROM CONCRETE W/ 6mil POLY AS PER OBC 9.17.4)

30. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23–5/8"). MAX. VERT. STEP = 600mm (23–5/8") FOR FIRM SOILS.

31. PORCH SLAB/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS @400 (16") O.C. 2–15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)

32. DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'–0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR
–19mm (3/4") T & G SUBFLOOR GLUED AND SCREWED TO ENGINEERED FLOOR JOIST SYSTEM. SUPPLY AND INSTALL BLOCKING AND/OR BRIDGING IF INDICATED BY FLOOR JOIST DESIGNER (REFER TO MANUFACTURER'S LAYOUTS AND INSTALLATION INSTRUCTIONS)

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

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

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 9/16") THICK TO A MAX. DEPTH OF 350mm (13 3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)

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

39. TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'=0": CONSTRUCTION: 2"X6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'–6" O/C ± SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS

STUD SPACING WITH VARIOUS FINISHES:
1. SIDING–METAL OR VINYL– 2"X6" @12" O/C
2. STUCCO –2"X6" @16" O/C
3. BRICK TO 4'–0" –2"X6" @16" O/C
4. BRICK FULL HEIGHT –2–2"X6" @12" O/C

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

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

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

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

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

WINDOWS:

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

GENERAL

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

LUMBER:

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

STEEL:

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

WOOD LINTELS AND BUILT–UP WOOD BEAMS

L1 2/38 x 184 (2/2" x 8") SPR.#2
B1 3/38 x 184 (3/2" x 8") SPR.#2
B2 4/38 x 184 (4/2" x 8") SPR.#2

L3 2/38 x 235 (2/2" x 10") SPR.#2
B3 3/38 x 235 (3/2" x 10") SPR.#2
B4 4/38 x 235 (4/2" x 10") SPR.#2

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

LAMINATED VENEER LUMBER (LVL) BEAMS

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

LOOSE STEEL LINTELS

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

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

TP = (1) 3" DIA. ADJ. ST. POST
2TP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"X3.5" HOLLOW STRUCTURAL SECTION STEEL POST

MASONRY VENEER LINTEL SCHEDULE [OBC2012]
PROVIDE 6"MINIMUM BEARING EACH END 9.20.5.2B

OPENINGS	LINTEL SIZE
UP TO 8'–0"	3 1\2" x 3 1\2" x 1/4"
8'–0" TO 8'–8"	4" x 3 1\2" x 1/4"
8'–8" TO 10'–10"	5" x 3 1\2" x 5/16"
10'–10" TO 11'–5"	5" x 3 1\2" x 7/16"
11'–5" TO 11'–9"	5" x 3 1\2" x 1/2"
11'–9" TO 12'–6"	6" x 3 1/2" x 7/16"
12'–6" TO 13'–4"	6" x 3 1/2" x 1/2"

LEGEND

EXHAUST VENT
DUPLEX OUTLET (12" HIGH)
WP WEATHERPROOF DUPLEX OUTLET
HEAVY DUTY OUTLET
POT POT LIGHT
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
S SWITCH
S3 SWITCH (3–WAY)
FD FLOOR DRAIN
HB HOSE BIB
DJ DOUBLE JOIST
LVL LAMINATED VENEER LUMBER
PL POINT LOAD FROM ABOVE
P.T. PRESSURE TREATED LUMBER
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
F.A. FLAT ARCH
C.A. CURVED ARCH
M.C. MEDICINE CABINET
DOUBLE VOLUME WALL SEE NOTE 39.
P2 P3 P4 P5 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.)

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

CMA CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL–BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA–6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4. & SB9) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1)

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

PHOENIX HOMES

NEWINGTON C – 2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

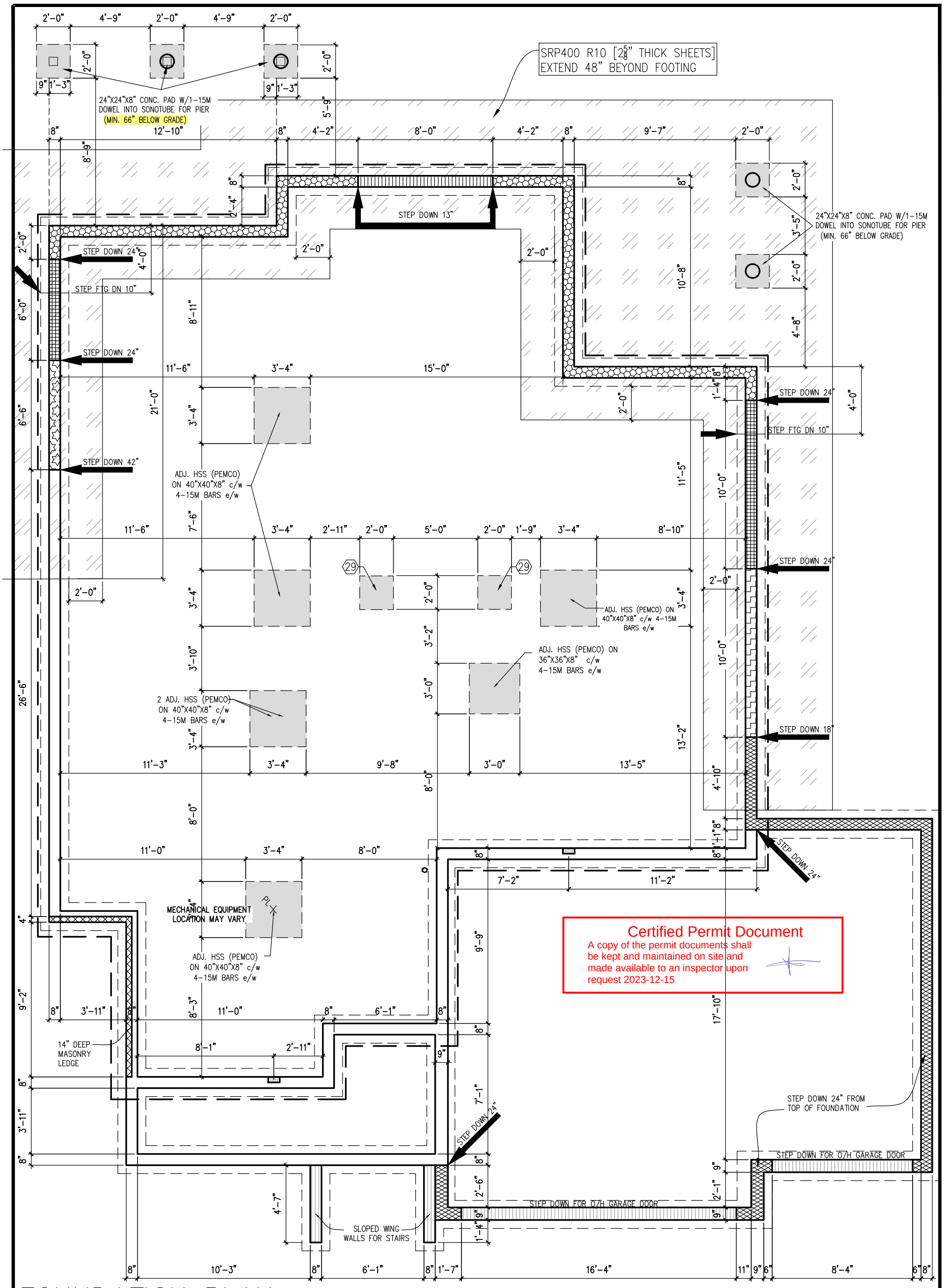
CIVIC ADDRESS:
154 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
10	ISSUED FOR PERMIT	08/08/23	SP
9	ISSUED FOR STRUCTURAL REVIEW	26/06/23	SP
8	BEP FOR SITE	01/06/23	SP
7	BEP BLACKLINES	18/05/23	CB
6	PRELIM BLACKLINES	29/03/23	CB
5	KITCHEN LIGHT UPDATE	20/10/22	SP

REVISIONS

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'–0"
D.C.L. – A5	
sheet no:	1 of 10

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15



Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

FOUNDATION PLAN

PHOENIX HOMES

NEWINGTON C – 2022

SITE: WHITE TAIL RIDGE PH.4

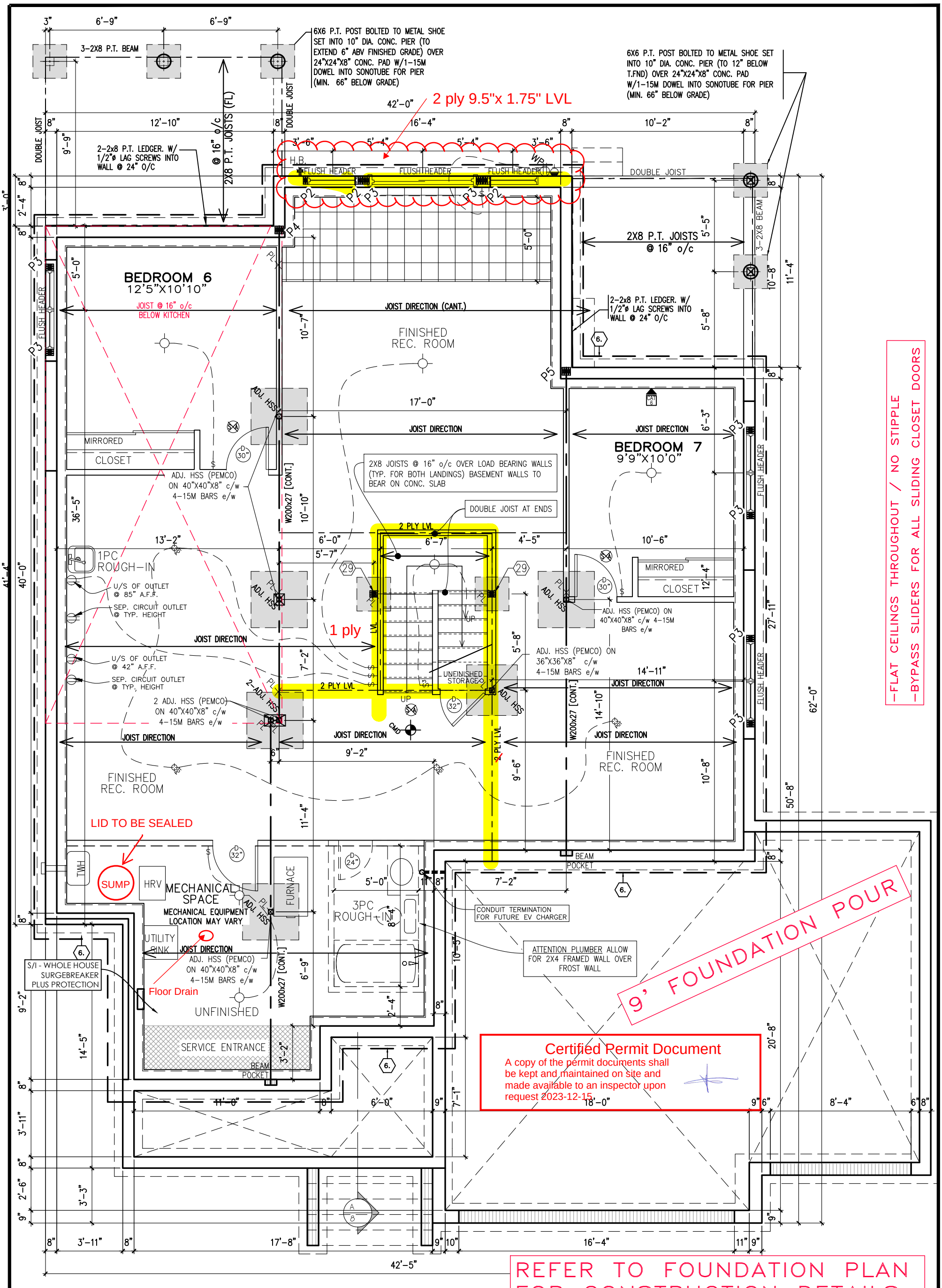
LOT NUMBER: 122

CIVIC ADDRESS:
152 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
10	ISSUED FOR PERMIT	08/08/23	SP
9	ISSUED FOR STRUCTURAL REVIEW	26/06/23	SP
8	BEP FOR SITE	01/06/23	SP
7	BEP BLACKLINES	18/05/23	CB
6	PRELIM BLACKLINES	29/03/23	CB
5	KITCHEN LIGHT UPDATE	20/10/22	SP

REVISIONS

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – A5	
sheet no:	2 of 10



BASEMENT PLAN

PHOENIX HOMES

NEWINGTON C – 2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

CIVIC ADDRESS: 154 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
10	ISSUED FOR PERMIT	08/08/23	SP
9	ISSUED FOR STRUCTURAL REVIEW	26/06/23	SP
8	BEP FOR SITE	01/06/23	SP
7	BEP BLACKLINES	18/05/23	CB
6	PRELIM BLACKLINES	29/03/23	CB
5	KITCHEN LIGHT UPDATE	20/10/22	SP

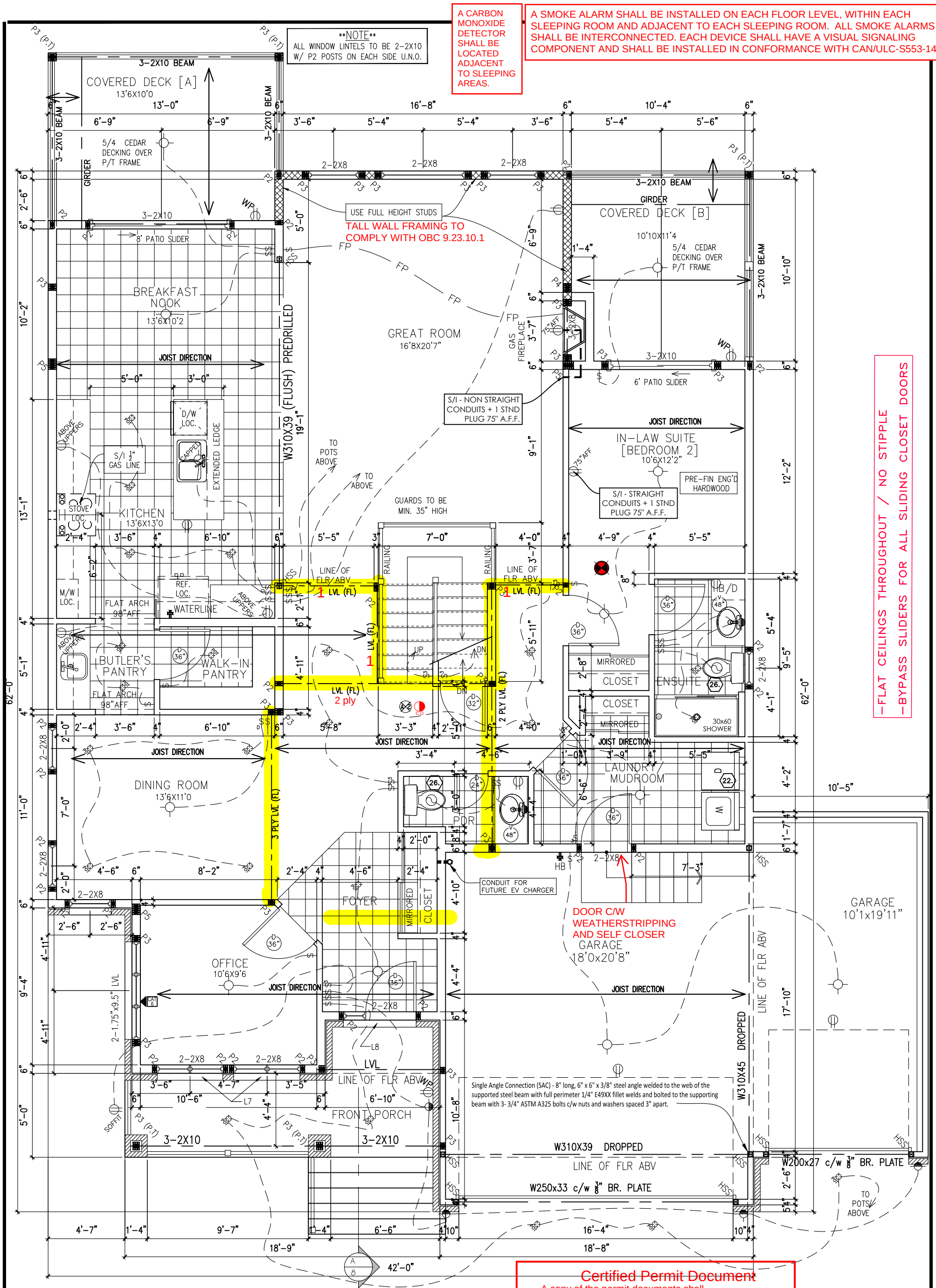
REVISIONS

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – A5	
sheet no:	3 of 10

A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS.

A SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR LEVEL, WITHIN EACH SLEEPING ROOM AND ADJACENT TO EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT AND SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553-14

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



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

GROUND FLOOR PLAN
1782 SQ. FT.

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

PHOENIX HOMES

NEWINGTON C – 2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

CIVIC ADDRESS: 154 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
10	ISSUED FOR PERMIT	08/08/23	SP
9	ISSUED FOR STRUCTURAL REVIEW	26/06/23	SP
8	BEP FOR SITE	01/06/23	SP
7	BEP BLACKLINES	18/05/23	CB
6	PRELIM BLACKLINES	29/03/23	CB
5	KITCHEN LIGHT UPDATE	20/10/22	SP

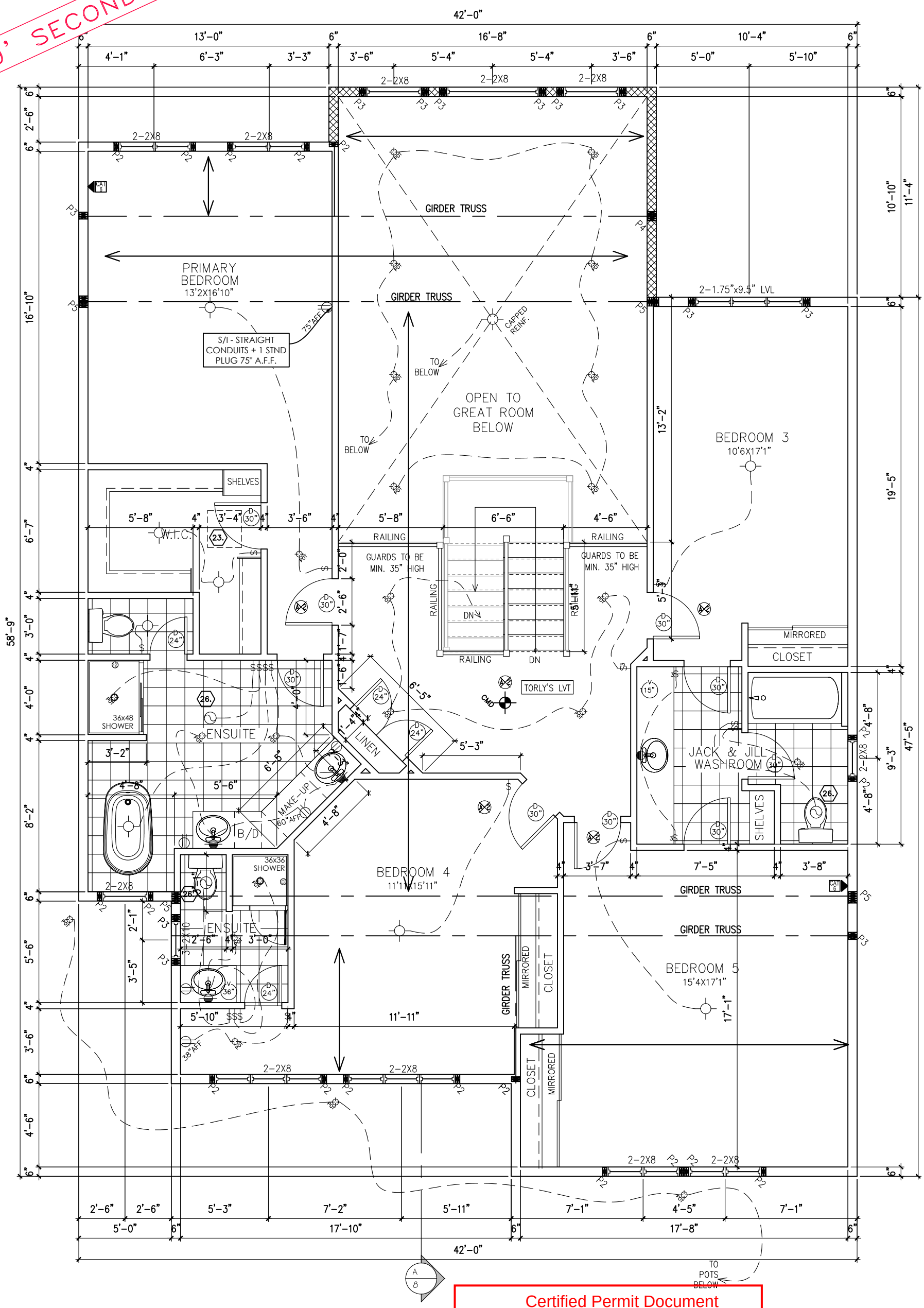
REVISIONS

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – A5	
sheet no:	4 of 10

9' SECOND FLOOR

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

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



SECOND FLOOR PLAN
1698 SQ. FT.

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

PHOENIX HOMES

NEWINGTON C – 2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

CIVIC ADDRESS:
154 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
10	ISSUED FOR PERMIT	08/08/23	SP
9	ISSUED FOR STRUCTURAL REVIEW	26/06/23	SP
8	BEP FOR SITE	01/06/23	SP
7	BEP BLACKLINES	18/05/23	CB
6	PRELIM BLACKLINES	29/03/23	CB
5	KITCHEN LIGHT UPDATE	20/10/22	SP

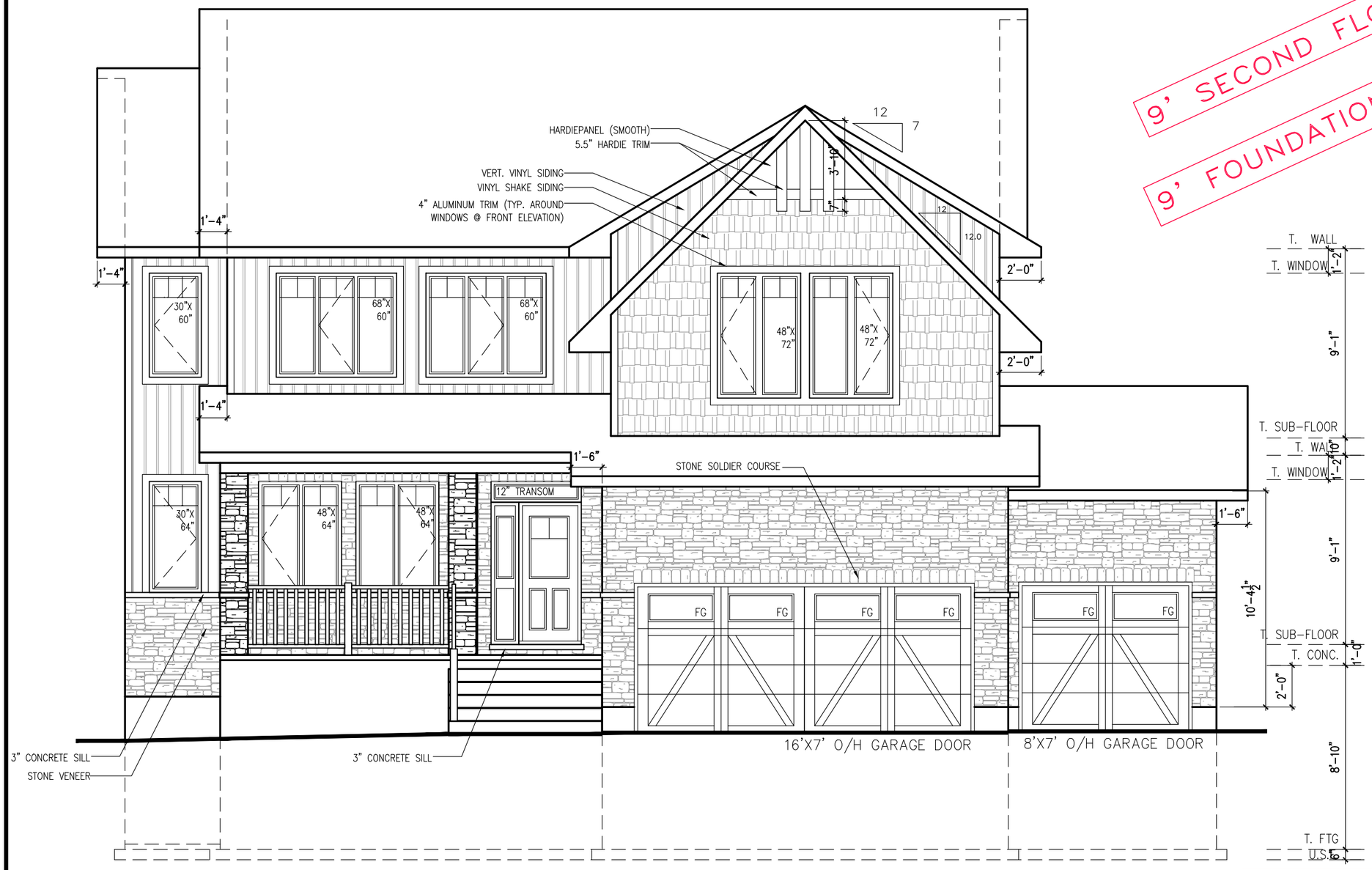
REVISIONS

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – A5	
sheet no:	5 of 10

S/I EXTERIOR LIGHTING AS PER PLAN

9' SECOND FLOOR

9' FOUNDATION POUR



FRONT ELEVATION C

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. – A5	
sheet no:	6 of 10

No.	Description	By
10	ISSUED FOR PERMIT	SP
9	ISSUED FOR STRUCTURAL REVIEW	SP
8	BEP FOR SITE	SP
7	BEP BLACKLINES	CB
6	PRELIM BLACKLINES	CB
5	KITCHEN LIGHT UPDATE	SP
	dd/mm/yy	

REVISIONS

NEWINGTON C – 2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

CIVIC ADDRESS: 154 FRANK FISHER CRESCENT

PHOENIX HOMES

REAR ELEVATION C

PROVIDE EXTERIOR LIGHTING AT ENTRANCES

9' SECOND FLOOR

9' FOUNDATION POUR

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN. GUARDS

No.	Description	dd/mm/yy	By
10	ISSUED FOR PERMIT	08/08/23	SP
9	ISSUED FOR STRUCTURAL REVIEW	26/06/23	SP
8	BEP FOR SITE	01/06/23	SP
7	BEP BLACKLINES	18/05/23	CB
6	PRELIM BLACKLINES	29/03/23	CB
5	KITCHEN LIGHT UPDATE	20/10/22	SP

REVISIONS

footprint: 518
drawn by: SP
date: JUN 12/16
scale: 3/16"=1'-0"
D.C.L. - A5
sheet no: 7 of 10

NEWINGTON C - 2022

SITE: WHITE TAIL RIDGE PH.4

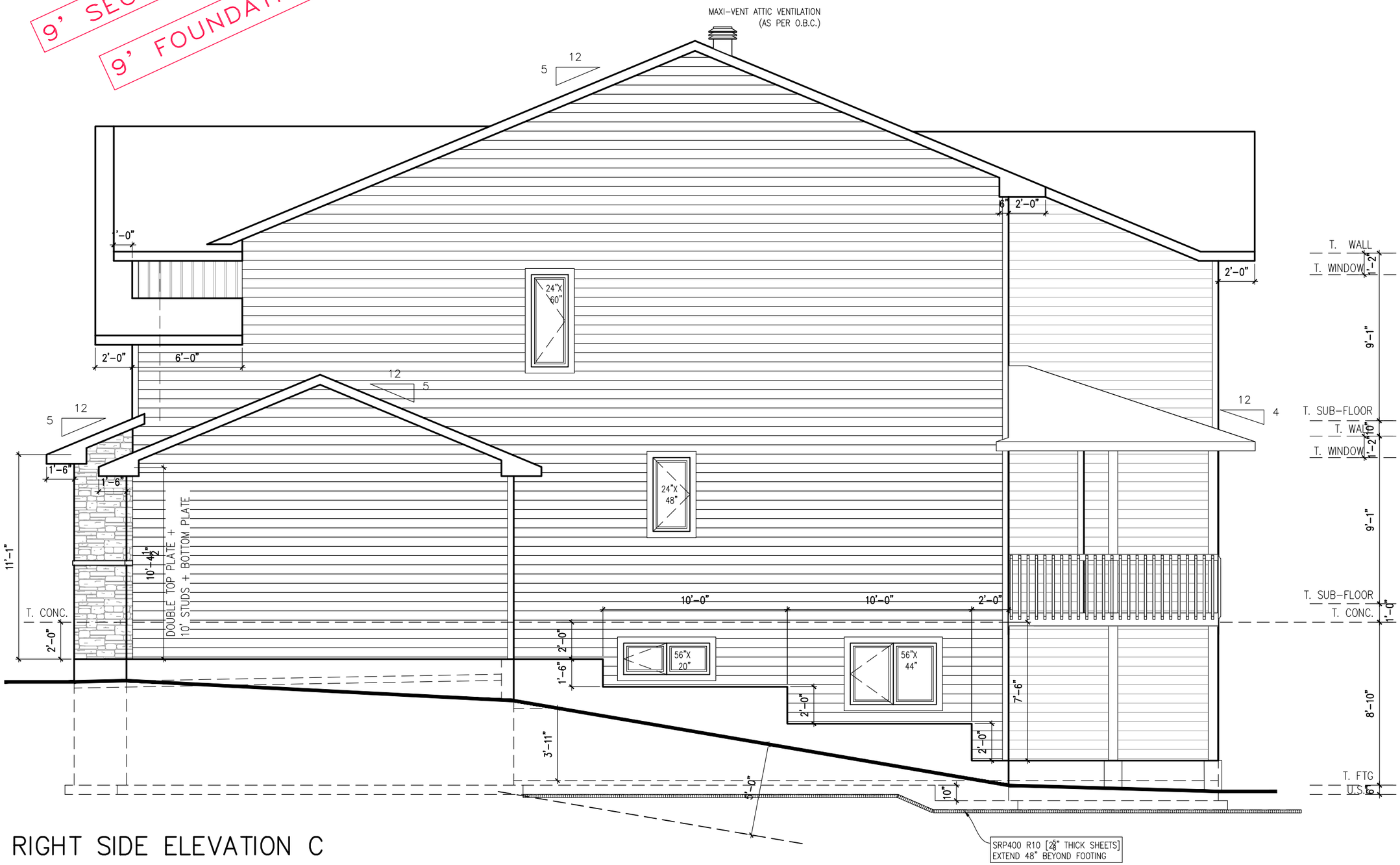
LOT NUMBER: 122

CIVIC ADDRESS: 154 FRANK FISHER CRESCENT

PHOENIX HOMES

9' SECOND FLOOR
9' FOUNDATION POUR

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15



RIGHT SIDE ELEVATION C

footprint:	518	
drawn by:	SP	
date:	JUN 12/16	
scale:	3/16"=1'-0"	
D.C.L. – A5		8 of 10
sheet no:		

No.	Description	dd/mm/yy	By
10	ISSUED FOR PERMIT	08/08/23	SP
9	ISSUED FOR STRUCTURAL REVIEW	26/06/23	SP
8	BEP FOR SITE	01/06/23	SP
7	BEP BLACKLINES	18/05/23	CB
6	PRELIM BLACKLINES	29/03/23	CB
5	KITCHEN LIGHT UPDATE	20/10/22	SP

REVISIONS

NEWINGTON C – 2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

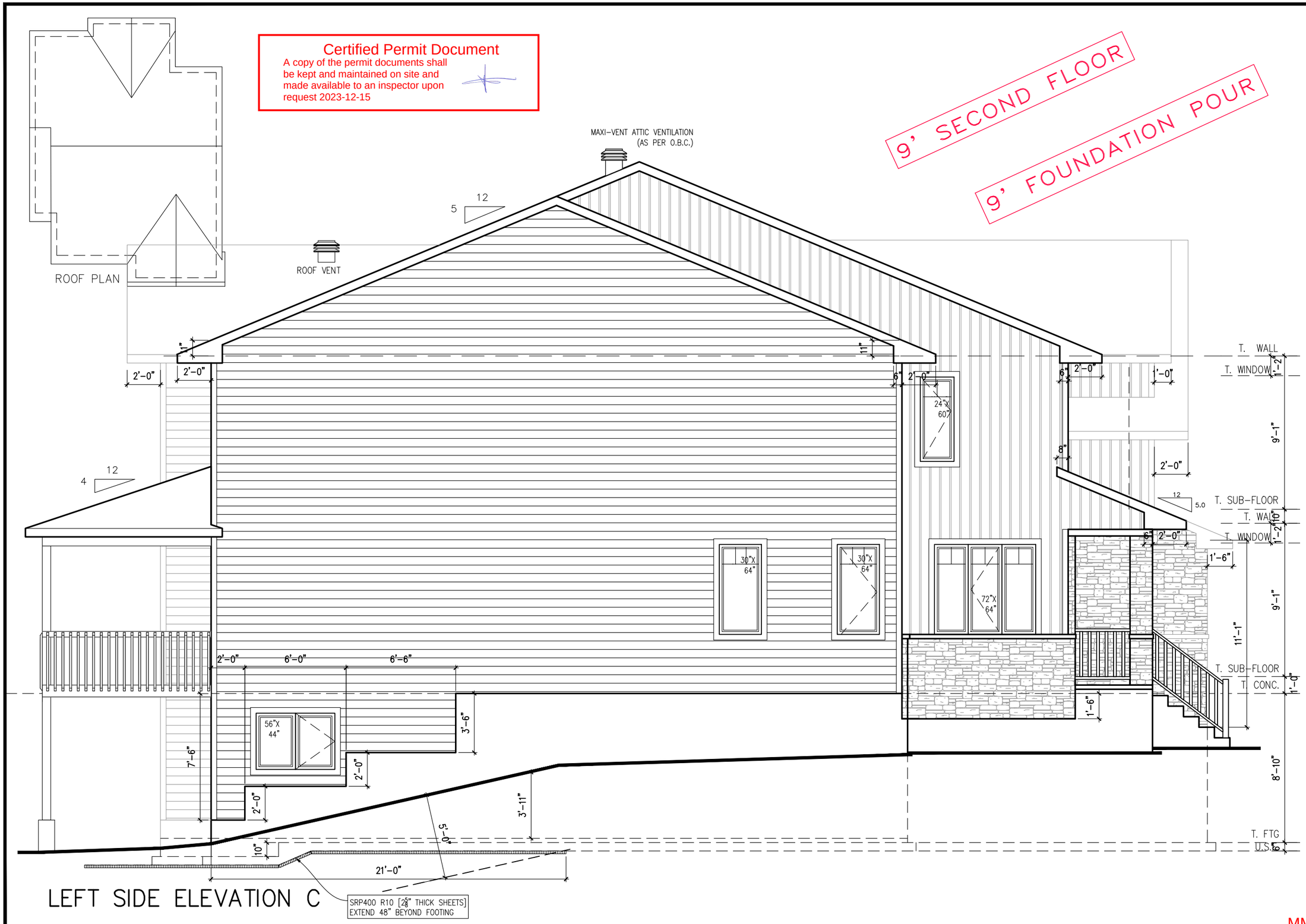
CIVIC ADDRESS:
154 FRANK FISHER CRESCENT

PHOENIX HOMES

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

9' SECOND FLOOR

9' FOUNDATION POUR



LEFT SIDE ELEVATION C

SRP400 R10 [2⅝" THICK SHEETS] EXTEND 48" BEYOND FOOTING

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A5	
sheet no:	9 of 10

No.	Description	By	dd/mm/yy
10	ISSUED FOR PERMIT	SP	08/08/23
9	ISSUED FOR STRUCTURAL REVIEW	SP	26/06/23
8	BEP FOR SITE	SP	01/06/23
7	BEP BLACKLINES	CB	18/05/23
6	PRELIM BLACKLINES	CB	29/03/23
5	KITCHEN LIGHT UPDATE	SP	20/10/22

REVISIONS

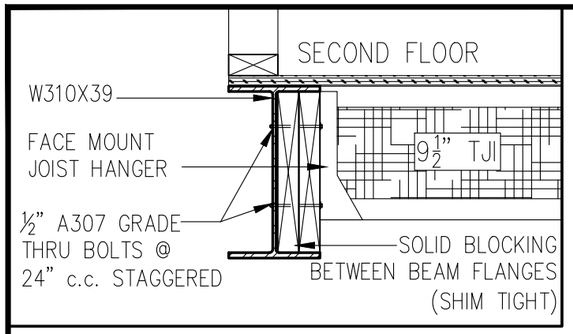
NEWINGTON C - 2022

SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

CIVIC ADDRESS: 154 FRANK FISHER CRESCENT

PHOENIX HOMES



SECTION B–B
STEEL BEAM SECTION DETAIL

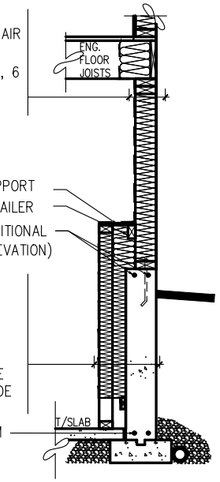
9' SECOND FLOOR

9' FOUNDATION POUR

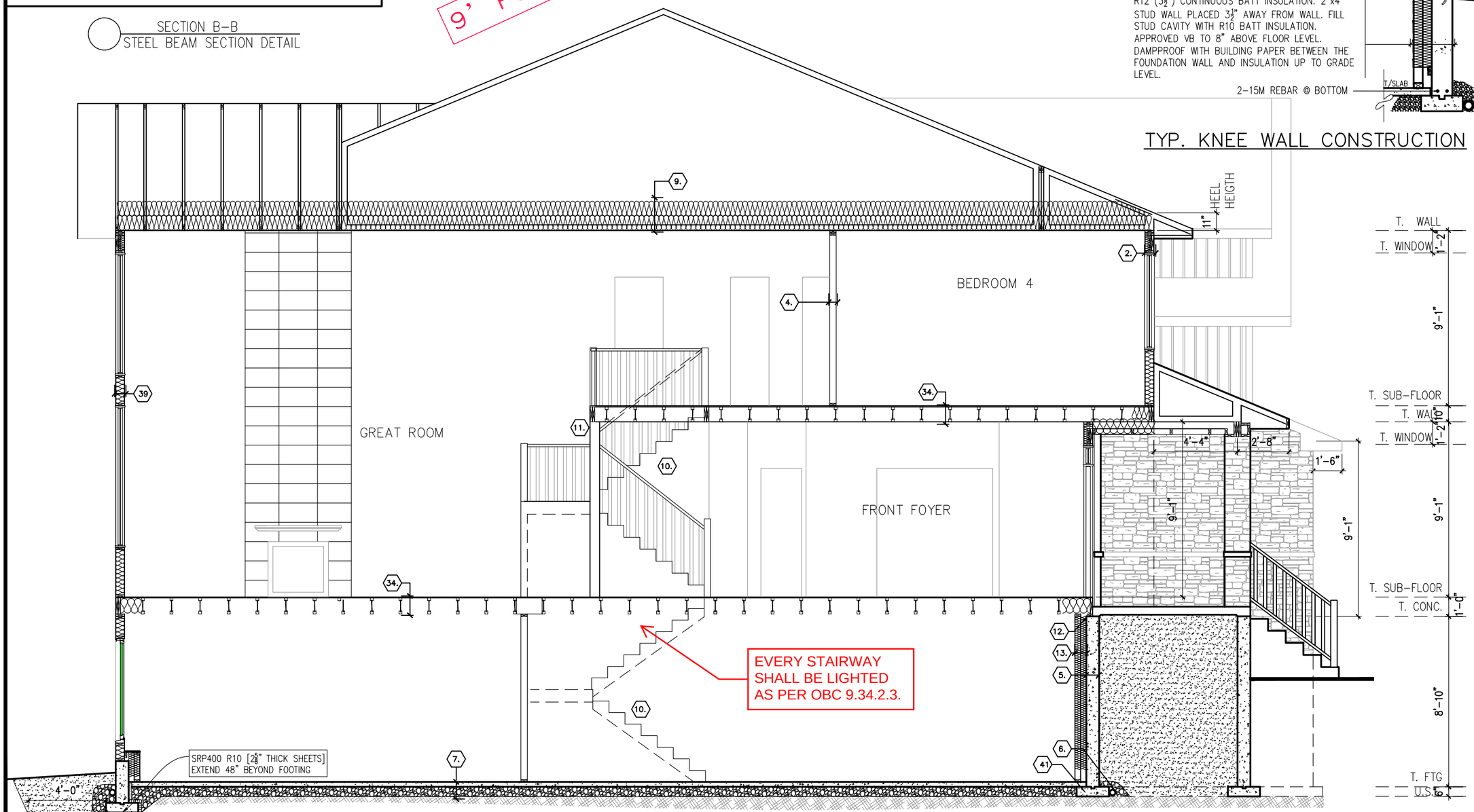
Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

KNEE WALL ABOVE GRADE
APPROVED SIDING (SEE ELEVATION), APPROVED AIR BARRIER, 7/16" O.S.B. SHEATHING, 2X6" WOOD STUDS KNEE WALL @ 16" o/c., R22 INSULATION, 6 MIL. POLY VAPOUR BARRIER.

FOUNDATION WALLS BELOW GRADE
R12 (3½") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3½" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.



TYP. KNEE WALL CONSTRUCTION



SECTIONS ELEVATION C

SECTION A–A

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

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'–0"
D.C.L. – A5	
sheet no:	10 of 10

No.	Description	By	dd/mm/yy
10	ISSUED FOR PERMIT	SP	08/08/23
9	ISSUED FOR STRUCTURAL REVIEW	SP	26/06/23
8	BEP FOR SITE	SP	01/06/23
7	BEP BLACKLINES	CB	18/05/23
6	PRELIM BLACKLINES	CB	29/03/23
5	KITCHEN LIGHT UPDATE	SP	20/10/22

REVISIONS

NEWINGTON C – 2022

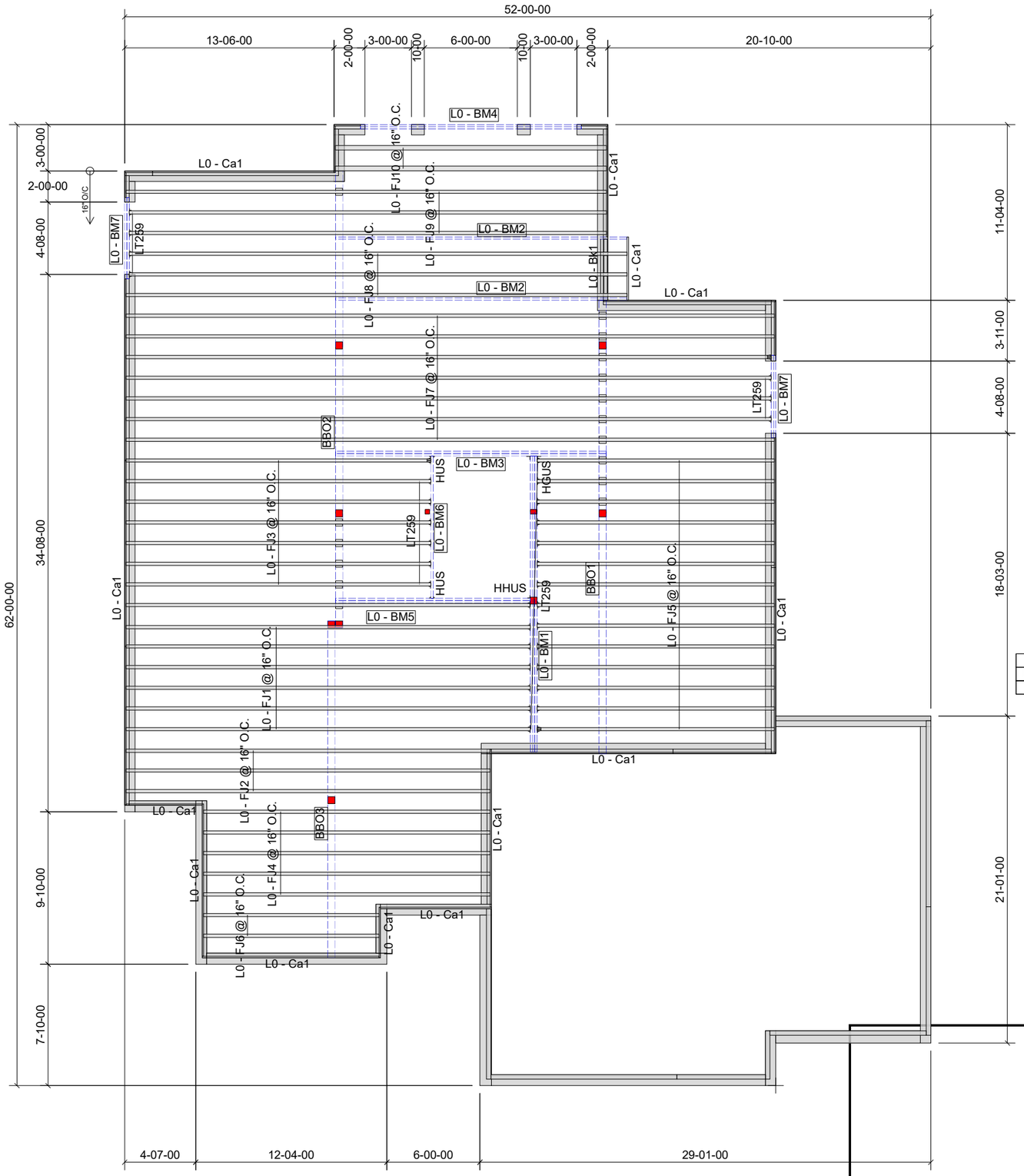
SITE: WHITE TAIL RIDGE PH.4

LOT NUMBER: 122

CIVIC ADDRESS: 154 FRANK FISHER CRESCENT

PHOENIX HOMES

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



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/23/2023
File Name:	WTR4-122 Newington C.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	15-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM5	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM6	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM7	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	14	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
36	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

A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

THIS DESIGN COMPLIES WITH:

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

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

FLOOR NOTES:

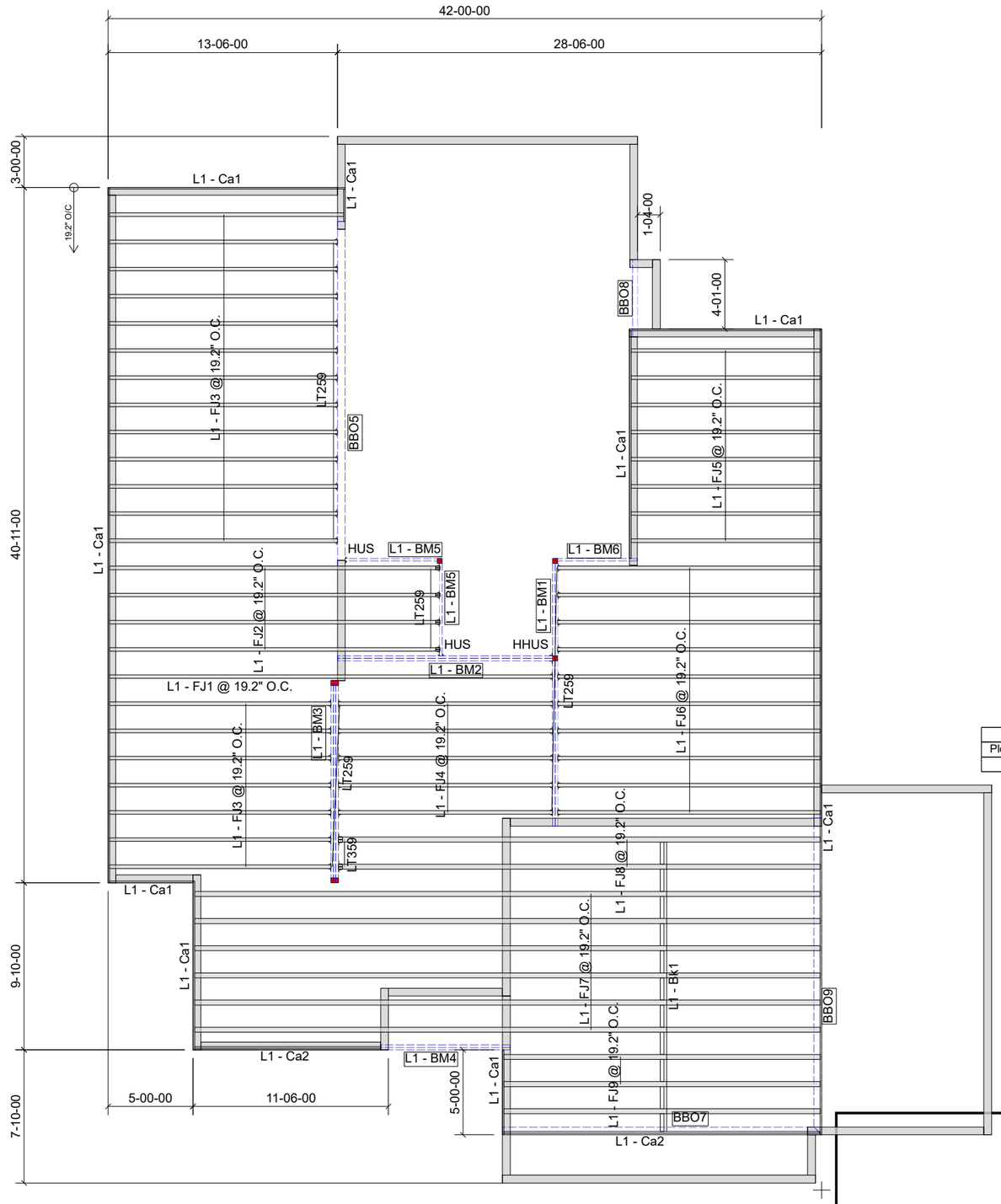
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING", NO LONGER ONLY 12' LENGTHS.

GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
WHITETAIL RIDGE
WTR4-122
NEWINGTON C
1ST FLOOR 1 OF 2

DATE: 6/26/2023

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



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/23/2023
File Name:	WTR4-122 Newington C.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	3	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	13	MFD
L1 - Ca2	12-00-00	1 1/8" x 9 1/2" APA Rim Board	2	6	MFD
L1 - Bk1	15-00-00	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	53	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 documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

THIS DESIGN COMPLIES WITH:

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

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

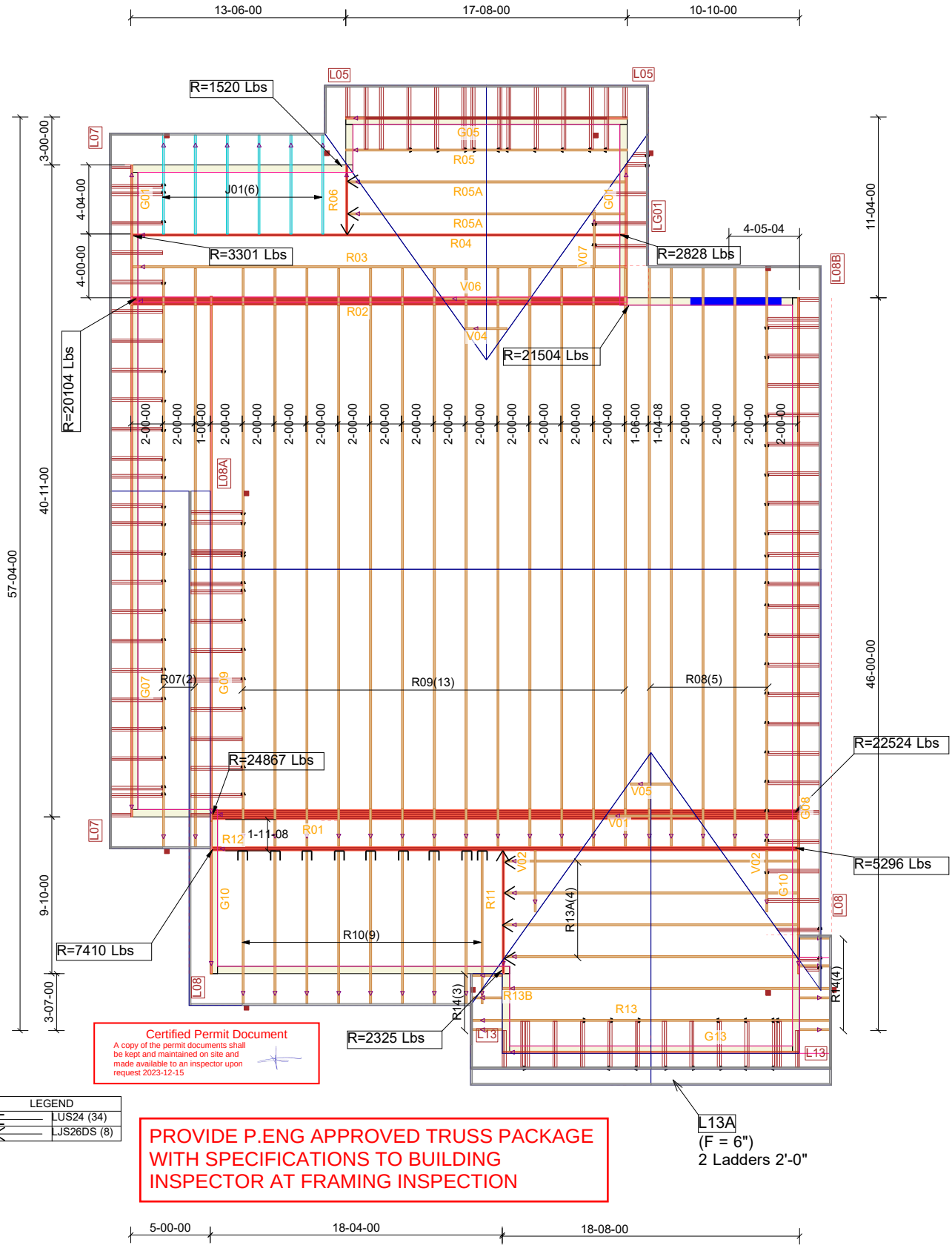
FLOOR NOTES:

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

GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
WHITETAIL RIDGE
WTR4-122
NEWINGTON C
2ND FLOOR 2 OF 2

DATE: 6/26/2023



Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

LEGEND	
	LUS24 (34)
	LJS26DS (8)

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

TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4	
Top Chord	Snow	37.1	50	PSF
	Dead	3	5-10	
Bot Chord	Live	0	10	
	Dead	7	7	

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2011

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

HURRICANE AND SEISMIC TIES:

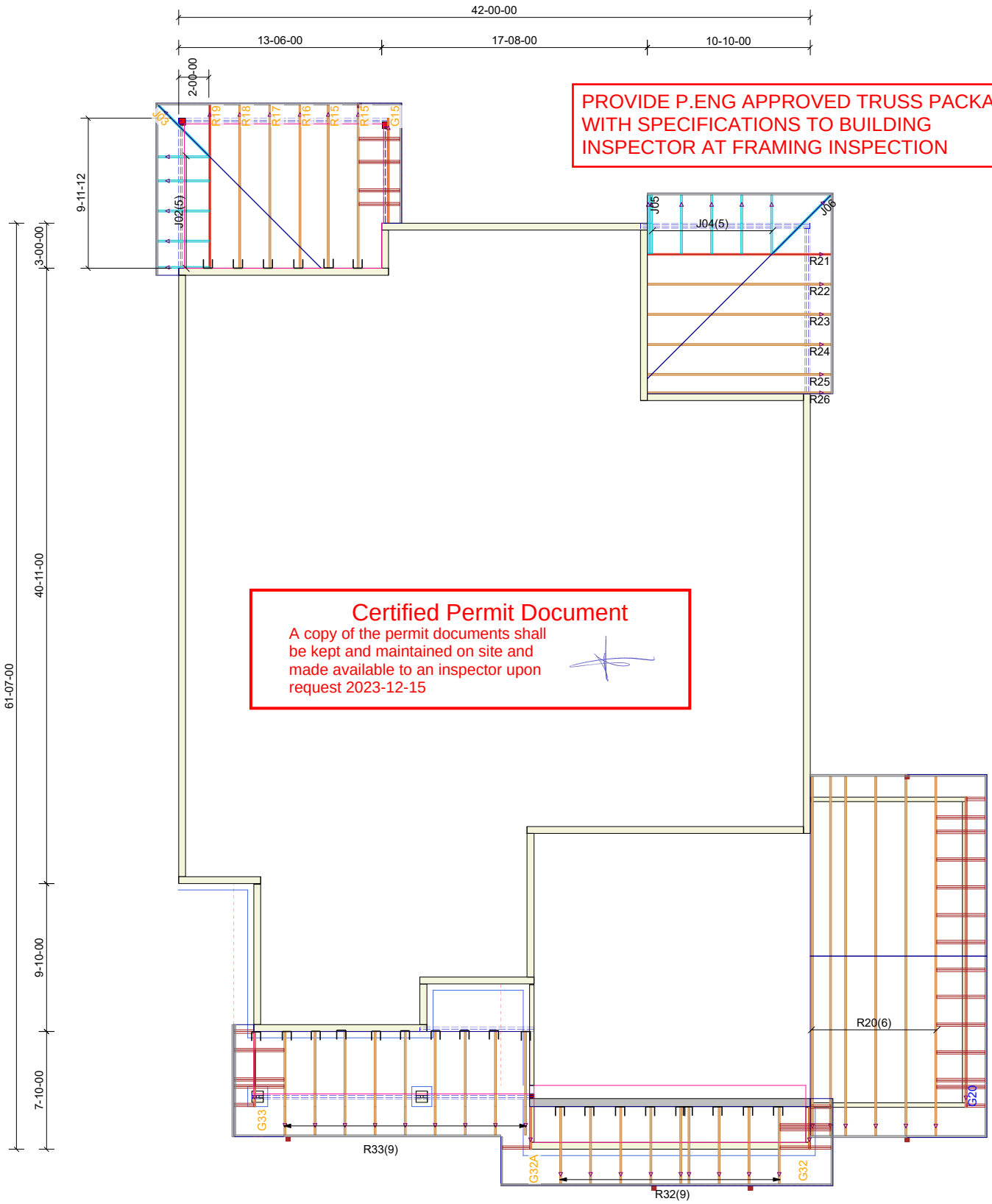
- ANY TIES SPECIFIED ON THIS LAYOUT FOR UPLIFT OR SEISMIC CONNECTIONS MUST BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER/ ENGINEER, AS STATED IN THE TPIC 2011. THE TRANSFER OF THESE LOADS TO THE ENTIRE STRUCTURE BELOW HAS NOT BEEN ANALYZED.

GRANDOR LUMBER INC.

JOB:

PNEWD-10
PHOENIX HOMES
NEWINGTON C-2022
WTR 4-122
2nd Floor Roof Framing

DATE: 6/21/2023



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

Certified Permit Document

A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4	
Top Chord	Snow	37.1	50	PSF
	Dead	3	5-10	
Bot Chord	Live	0	10	
	Dead	7	7	

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2011

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

HURRICANE AND SEISMIC TIES:

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

GRANDOR LUMBER INC.

JOB:

PNEWD-10
PHOENIX HOMES
NEWINGTON C-2022
WTR 4-122
1st Floor Roof Framing

DATE: 6/21/2023

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 17, 2023 (Revised)

Kollaard File # 230020 – LOT122

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

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

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

Re: Proposed Single Family Dwelling, 152 Frank Fisher Crescent, Lot # 122 White Tail Ridge, Arnprior, Kollaard Associates File # 230020

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

- Phoenix Homes, Lot # 122, White Tail Ridge, Pages # 1 to 10, Dated 08/08/2023
- Grandor, High Roof Truss Layout, Newington C-2022', WTR-4-122, Dated 06/21/2023
- Grandor, Low Roof Truss Layout, Newington C-2022', WTR-4-122, Dated 06/21/2023
- Grandor, 2nd Floor Joist Layout, WTR4-122, Newington C, Dated 06/26/2023
- Grandor, 1st Floor Joist Layout, WTR4-122, Newington C, Dated 06/26/2023

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 5:

1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Pages # 5 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 # 5 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 # 4:

5. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Pages # 4 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 # 10 is adequate.

8. The proposed single angle connection of two steel beams noted on Phoenix Homes Sheet # 4 is adequate.

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 # 2 & 3:

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

12. It is the opinion of Kollaard Associates that the proposed deck beams, posts, joists, sonotubes and ledger connection shown on Phoenix Homes Sheet # 3 and are adequate.

13. The front porch slab reinforcement described on Phoenix Homes Sheet # 1 is adequate.

14. As noted on Phoenix Homes Sheet # 3, the framed walls supporting the intermediate landing may be supported by the basement slab.

15. The proposed 8'-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".

16. 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".

17. The proposed strip footings, interior pad footings and exterior pad footings shown on Phoenix Homes Page # 2, 3 and noted on Phoenix Homes Sheet # 1 are adequate.

18. 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 # 2 are adequate.

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

General Notes:

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

20. Truss design is by others.

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

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

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

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

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

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

27. 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.

28. 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".

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

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

31. 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.

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

33. 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.

LICENSED PROFESSIONAL ENGINEER
2023/08/17
C. A. COGLIATI
100179650
PROVINCE OF ONTARIO

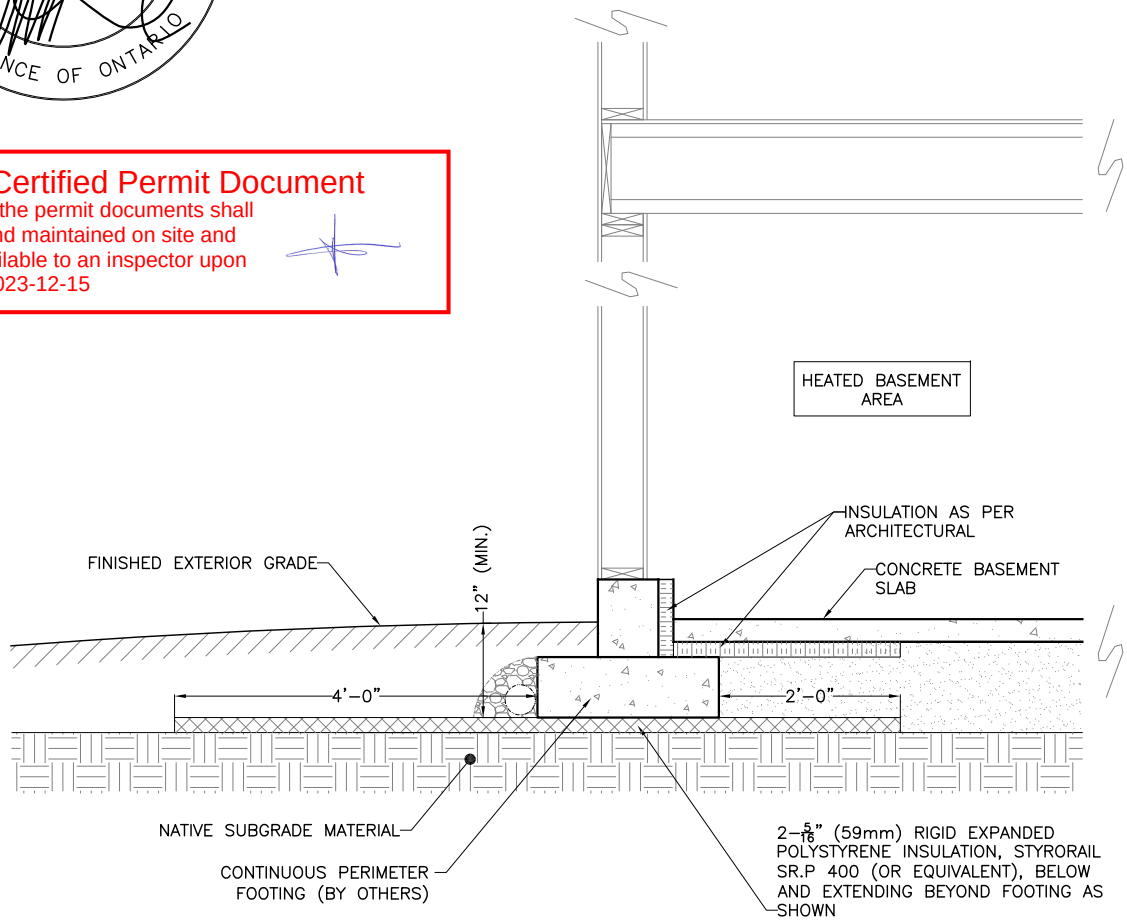
Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

Christopher Cogliati, P.Eng.

LICENSED PROFESSIONAL ENGINEER
2021/01/18
W. KOLLAARD
PROVINCE OF ONTARIO

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

THE ASSUMPTIONS MADE REGARDING THE SOIL CONDITIONS AT THE SITE, WHICH HAVE BEEN INCORPORATED INTO THE DESIGN OF THIS DETAIL, MUST BE VERIFIED BY KOLLAARD ASSOCIATES AT THE TIME OF CONSTRUCTION



SHALLOW FOUNDATION FOOTING INSULATION DETAIL ~ TYP. SECTION
(NOT TO SCALE)

DRAWING: 210068-A1

NOTES:

1. All dimensions are in imperial unless otherwise noted.
2. Insulation joints to be glued or lapped.
3. This detail is only permitted to be used by Phoenix Homes for developments located within the White Tail Ridge Residential Subdivision. Do not use this drawing for any other purpose.
4. The frost protection insulation specified on this drawing assumes that the footings are designed for a soil bearing capacity of 100 kPa. At the time of construction, the assumed soil bearing capacity is to be verified by a geotechnical engineer. If the footings are to be redesigned for a higher bearing capacity, please contact Kollaard Associates Inc.
5. Kollaard Associates Inc. is to perform all footing subgrade inspections prior to footing placement.
6. Any changes to this drawing are to be verified and approved by Kollaard Associates Inc.

REV.	NAME	DATE	DESCRIPTION

Kollaard Associates
Engineers
PO. BOX 189, 210 PRESCOTT ST
KEMPTVILLE ONTARIO
K0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca
(613) 860-0923
info@kollaard.ca

CLIENT: PHOENIX HOMES

DRAWING: SHALLOW FOUNDATION FOOTING INSULATION DETAIL

LOCATION: WHITE TAIL RIDGE SUBDIVISION, MISSISSIPPI MILLS, ONTARIO

DESIGNED BY:	DATE:
SK	JAN. 18, 2021
DRAWN BY: SK	SCALE: NTS

KOLLAARD FILE NUMBER: 210068

© COPYRIGHT 2021
KOLLAARD ASSOCIATES INCORPORATED

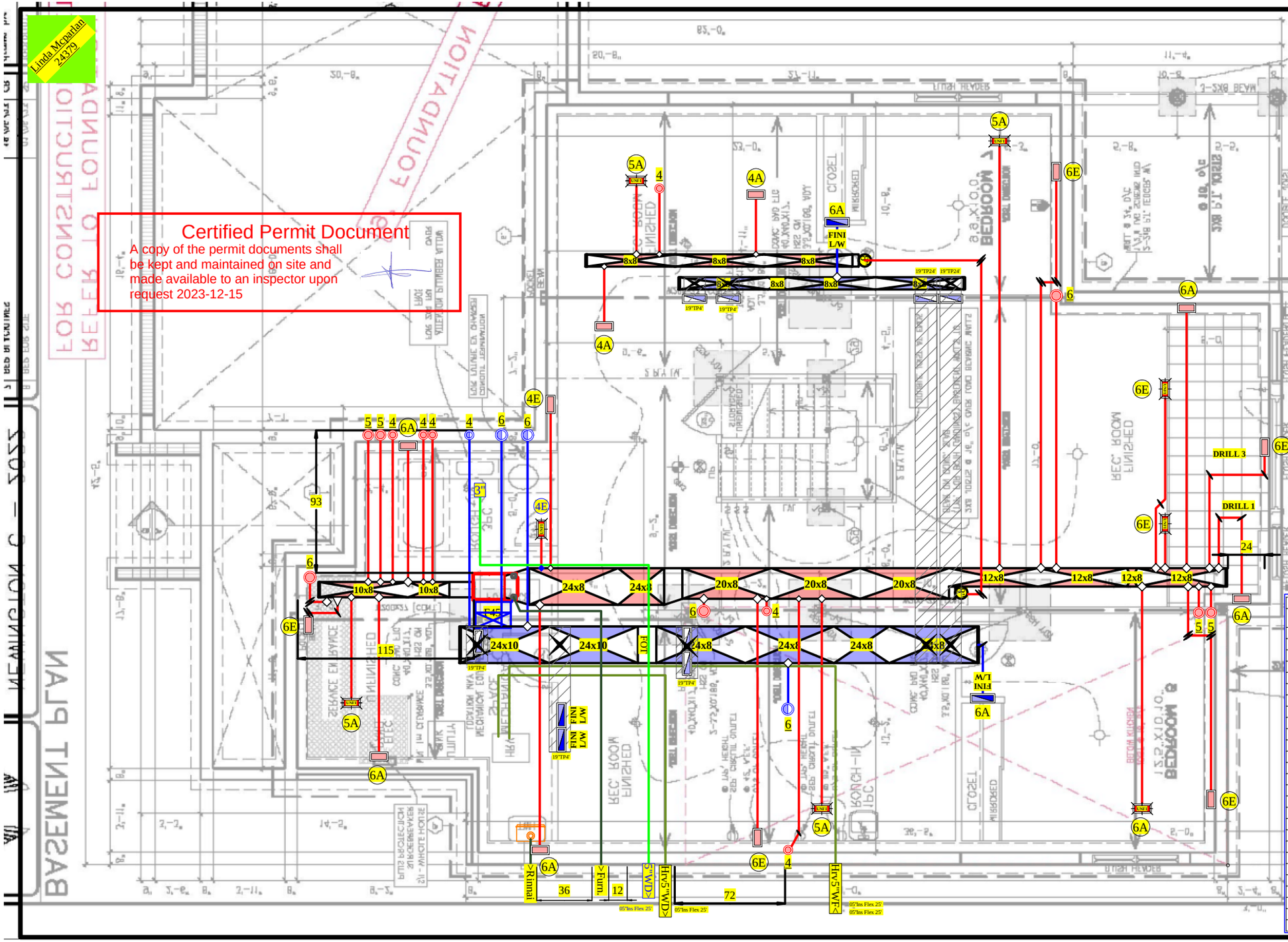
Linda Mcparlan
24379

Furn GMEC960804CNA
Plenum 63" & CAE 10"x23¼" x5'

Date	Description
230710.2AK	Newington 4Bed+inlaw Suite +Fb

1.53= 1"
1" = 1" (Full Size)

Basement | Phoenix | Newington 4Bed+inlaw Suite +Fb | July 2023 | 230710.2AK

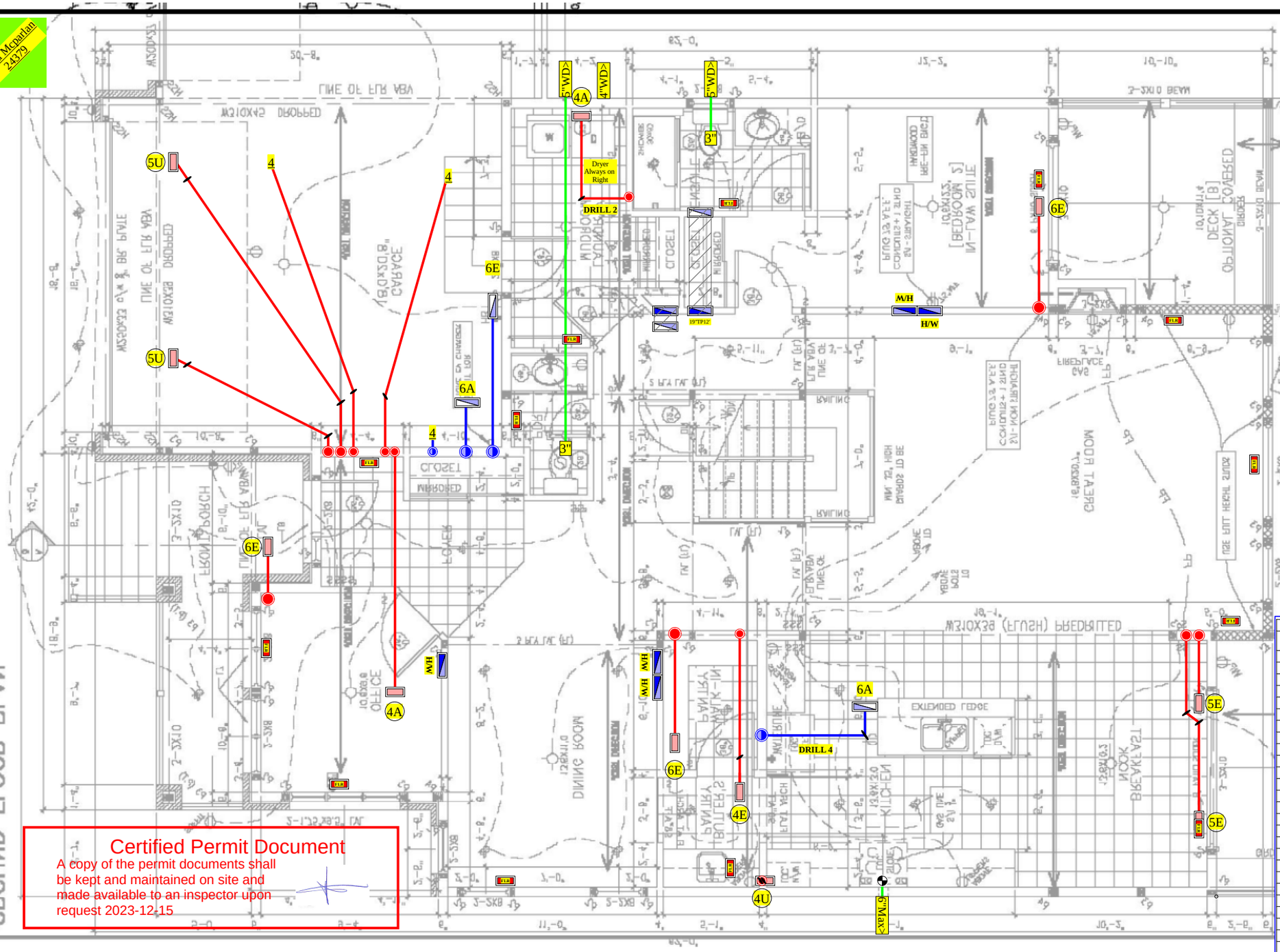


Heat Loss

Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
	11-DININGROOM	48.	51.	2315.
	11-ENIUTE 1	19.	14.	938.
	11-FOYER	34.	12.	1652.
	11-GREATROOM	305.	365.	14823.
	11-INLAW SUITE	58.	60.	2826.
	11-KITCHEN	77.	373.	3748.
	11-LAUNDRY	36.	13.	1735.
	11-OFFICE	73.	74.	3543.
	11-PANTRY	10.	3.	507.
	11-PDRM	11.	7.	516.
	12-BATH	16.	16.	761.
	12-BATH 2	23.	17.	1112.
	12-BEDROOM 3	65.	46.	3154.
	12-BEDROOM 4	62.	48.	3017.
	12-BEDROOM 5	82.	55.	3985.
	12-ENSUITE	36.	23.	1747.
	12-HALL	20.	9.	969.
	12-MASTERBEDROOM	89.	72.	4344.
	12-W.I.C.	8.	4.	388.
	1B-BEDROOM 6	55.	24.	2648.
	1B-BEDROOM 7	48.	19.	2353.
	1B-MECHANICAL	61.	8.	2940.
	1B-RECROOM	70.	14.	3391.
	1B-W/O	100.	77.	4840.
Totals:		1404.	1024.	68252.

Linda Mcparlan
24379

Date	Description
230710.2AK	Newington 4Bed+inlaw Suite +Fb



1.53= 1"
1" = 1" (Full Size)

Heat Loss				
Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
	11-DININGROOM	48.	51.	2315.
	11-ENIUTE 1	19.	14.	938.
	11-FOYER	34.	12.	1652.
	11-GREATROOM	305.	365.	14823.
	11-INLAW SUITE	58.	60.	2826.
	11-KITCHEN	77.	373.	3748.
	11-LAUNDRY	36.	13.	1735.
	11-OFFICE	73.	74.	3543.
	11-PANTRY	10.	3.	507.
	11-PDRM	11.	7.	516.
	12-BATH	16.	16.	761.
	12-BATH 2	23.	17.	1112.
	12-BEDROOM 3	65.	46.	3154.
	12-BEDROOM 4	62.	48.	3017.
	12-BEDROOM 5	82.	55.	3985.
	12-ENSUITE	36.	23.	1747.
	12-HALL	20.	9.	969.
	12-MASTERBEDROOM	89.	72.	4344.
	12-W.I.C.	8.	4.	388.
	13-BEDROOM 6	55.	24.	2648.
	13-BEDROOM 7	48.	19.	2353.
	13-MECHANICAL	61.	8.	2940.
	13-RECROOM	70.	14.	3391.
	13-W/O	100.	77.	4840.
Totals:		1496	1484	68252

Certified Permit Document

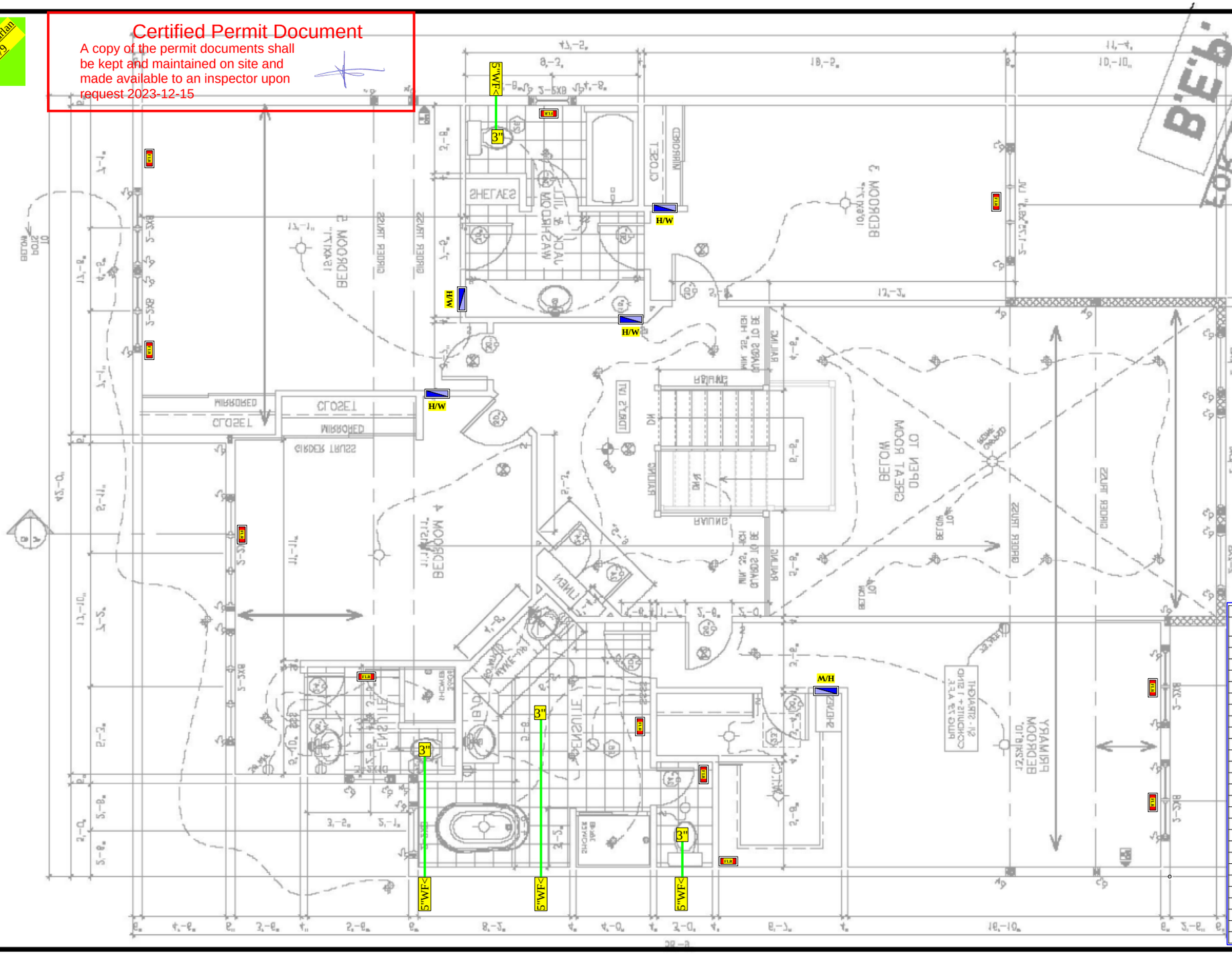
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

Linda Mcparlan
24379

Certified Permit Document

A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

Date	Description
230710.2AK	Newington 4Bed+inlaw Suite +Fb



Heat Loss				
Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
	11-DININGROOM	48.	51.	2315.
	11-ENIUTE 1	19.	14.	938.
	11-FOYER	34.	12.	1652.
	11-GREATROOM	305.	365.	14823.
	11-INLAW SUITE	58.	60.	2826.
	11-KITCHEN	77.	373.	3748.
	11-LAUNDRY	36.	13.	1735.
	11-OFFICE	73.	74.	3543.
	11-PANTRY	10.	3.	507.
	11-PDRM	11.	7.	516.
	12-BATH	16.	16.	761.
	12-BATH 2	23.	17.	1112.
	12-BEDROOM 3	65.	46.	3154.
	12-BEDROOM 4	62.	48.	3017.
	12-BEDROOM 5	82.	55.	3985.
	12-ENSUITE	36.	23.	1747.
	12-HALL	20.	9.	969.
	12-MASTERBEDROOM	89.	72.	4344.
	12-W.I.C.	8.	4.	388.
	13-BEDROOM 6	55.	24.	2648.
	13-BEDROOM 7	48.	19.	2353.
	13-MECHANICAL	61.	8.	2940.
	13-RECROOM	70.	14.	3391.
	13-W/O	100.	77.	4840.
Totals:		1496	1484	68252

1.53= 1"
1" = 1" (Full Size)

2nd Floor Phoenix Newington 4Bed+inlaw Suite +Fb July 2023 230710.2AK

1.53= 1"

Basement

1" = 1" (Full Size)

Phoenix

Newington 4Bed+inlaw Suite +Fb

July 2023

230710.2AK

Furn GMEC960804CNA

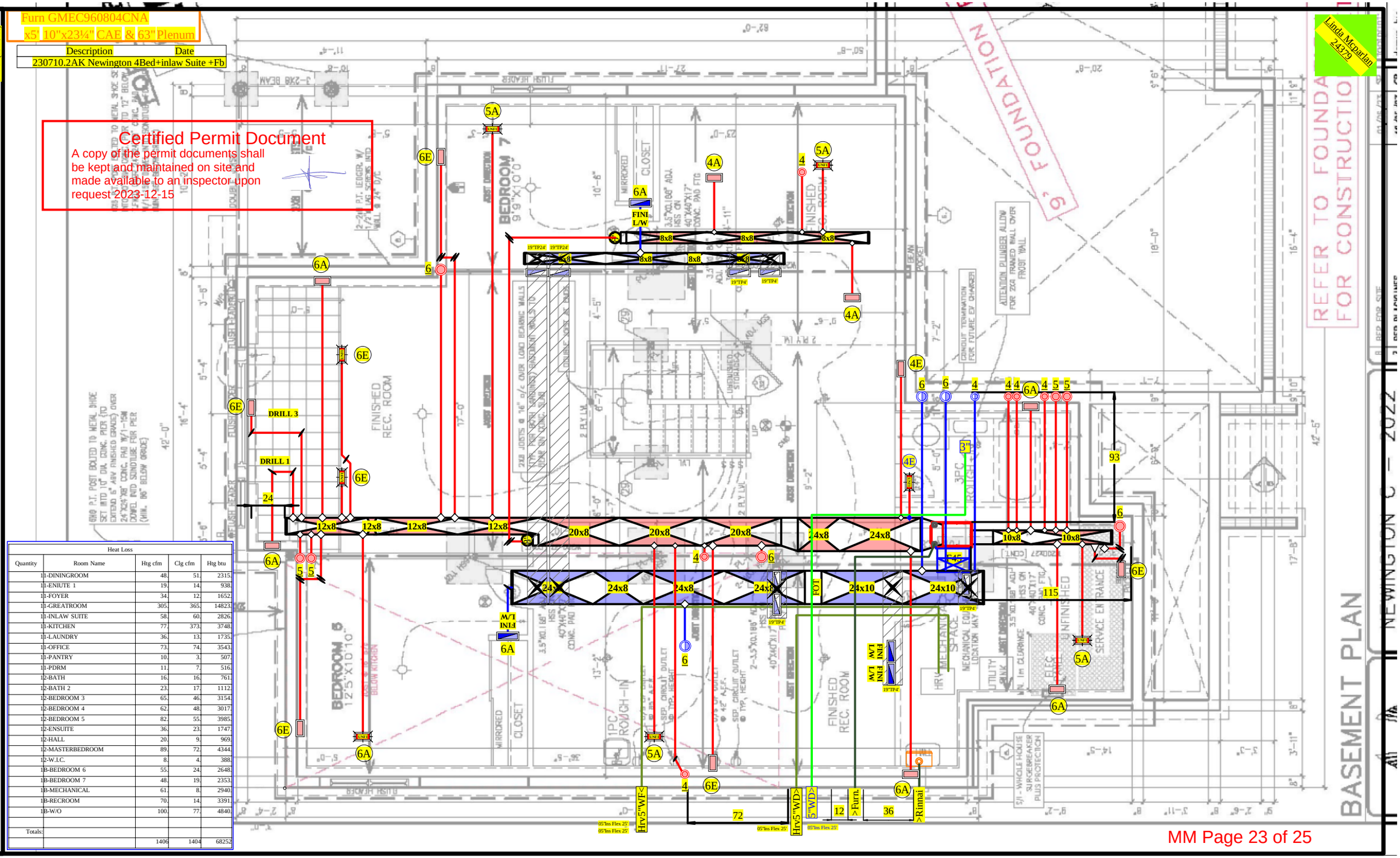
x5' 10"x23¼" CAE & 63" Plenum

Description	Date
230710.2AK Newington 4Bed+inlaw Suite +Fb	

Certified Permit Document

A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2023-12-15

Linda Mcfarlan 24379



Heat Loss				
Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
1	1-DININGROOM	48.	51.	2315.
1	1-ENIUTE 1	19.	14.	938.
1	1-FOYER	34.	12.	1652.
1	1-GREATROOM	305.	365.	14823.
1	1-INLAW SUITE	58.	60.	2826.
1	1-KITCHEN	77.	373.	3748.
1	1-LAUNDRY	36.	13.	1735.
1	1-OFFICE	73.	74.	3543.
1	1-PANTRY	10.	3.	507.
1	1-PDRM	11.	7.	516.
1	2-BATH	16.	16.	761.
1	2-BATH 2	23.	17.	1112.
1	2-BEDROOM 3	65.	46.	3154.
1	2-BEDROOM 4	62.	48.	3017.
1	2-BEDROOM 5	82.	55.	3985.
1	2-ENSUITE	36.	23.	1747.
1	2-HALL	20.	9.	969.
1	2-MASTERBEDROOM	89.	72.	4344.
1	2-W.I.C.	8.	4.	388.
1	3-BEDROOM 6	55.	24.	2648.
1	3-BEDROOM 7	48.	19.	2353.
1	3-MECHANICAL	61.	8.	2940.
1	3-RECROOM	70.	14.	3391.
1	3-W/O	100.	77.	4840.
Totals:		1406	1404	68252

1.53= 1"

1st Floor

1" = 1" (Full Size)

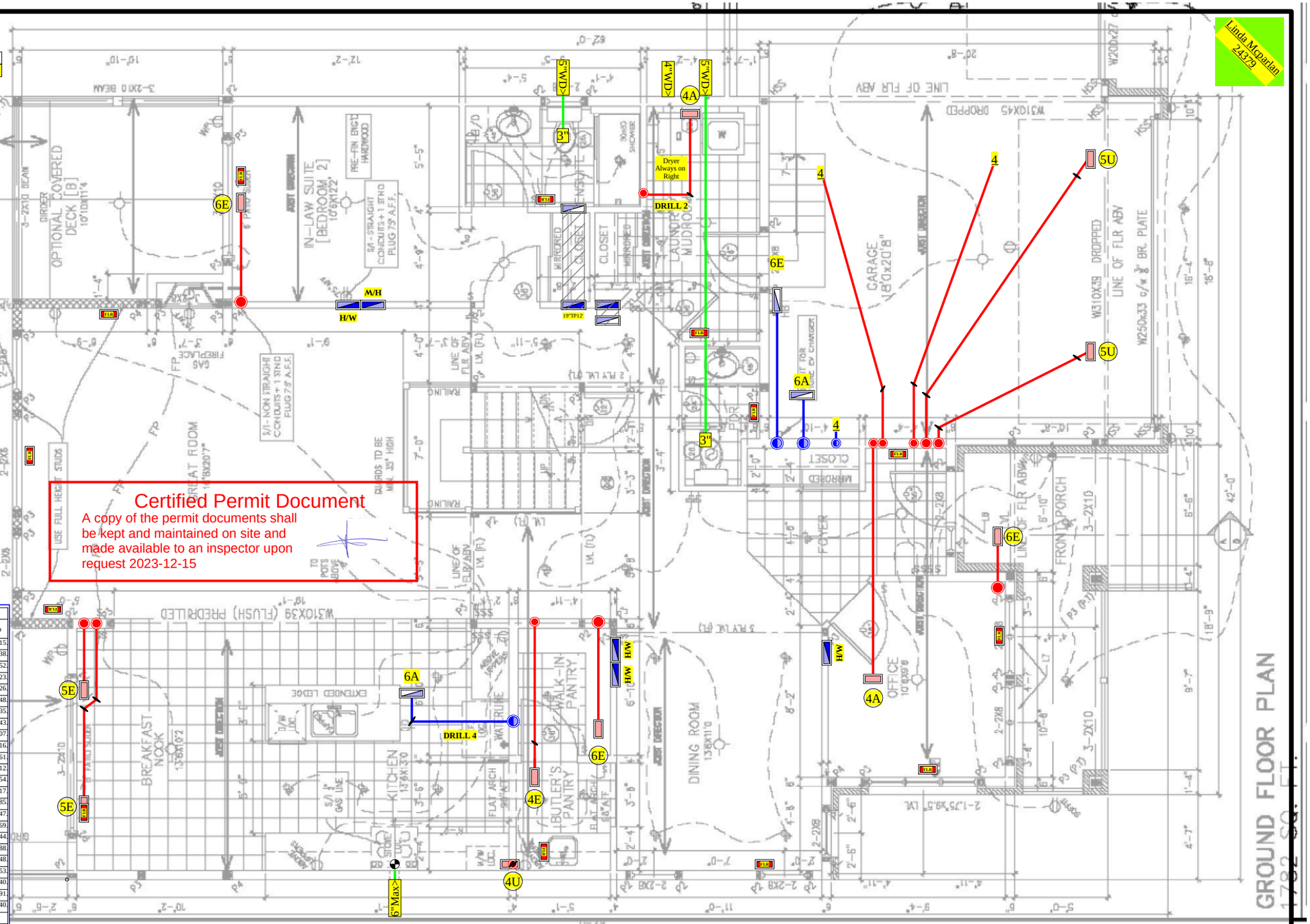
Phoenix

Newington 4Bed+inlaw Suite +Fb

July 2023

230710.2AK

Description	Date
230710.2AK Newington 4Bed+inlaw Suite +Fb	



Heat Loss				
Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
11	1-DININGROOM	48.	51.	2315
11	1-ENIUTE 1	19.	14.	938
11	1-FOYER	34.	12.	1652
11	1-GREATROOM	305.	365.	14823
11	1-INLAW SUITE	58.	60.	2826
11	1-KITCHEN	77.	373.	3748
11	1-LAUNDRY	36.	13.	1735
11	1-OFFICE	73.	74.	3543
11	1-PANTRY	10.	3.	507
11	1-PDRM	11.	7.	516
12	2-BATH	16.	16.	761
12	2-BATH 2	23.	17.	1112
12	2-BEDROOM 3	65.	46.	3154
12	2-BEDROOM 4	62.	48.	3017
12	2-BEDROOM 5	82.	55.	3985
12	2-ENSUITE	36.	23.	1747
12	2-HALL	20.	9.	969
12	2-MASTERBEDROOM	89.	72.	4344
12	2-W.I.C.	8.	4.	388
13	B-BEDROOM 6	55.	24.	2648
13	B-BEDROOM 7	48.	19.	2353
13	B-MECHANICAL	61.	8.	2940
13	B-RECROOM	70.	14.	3391
13	B-W/O	100.	77.	4840
Totals:				
		1406	1404	68253

1.53= 1"

2nd Floor

1" = 1" (Full Size)

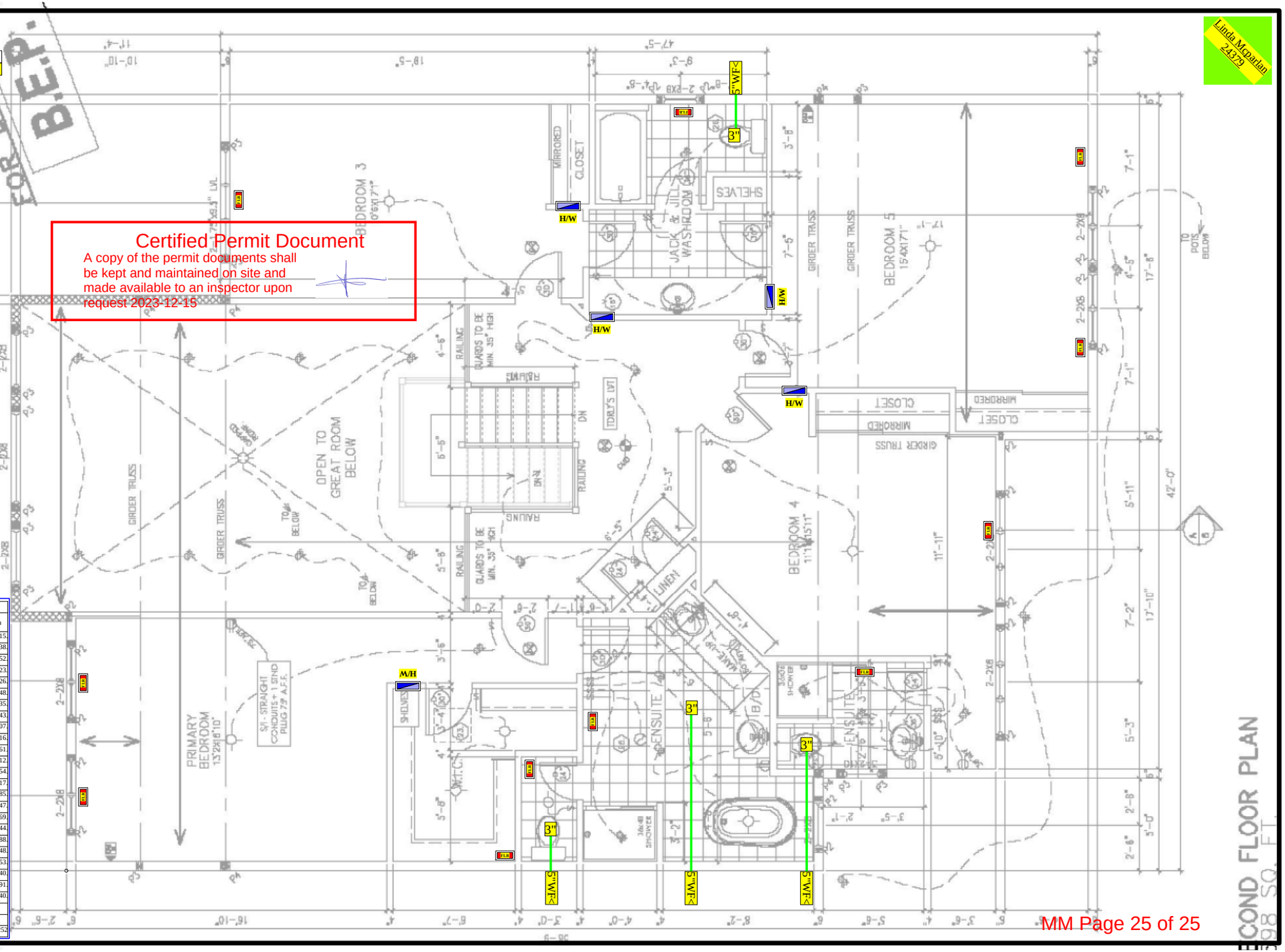
Phoenix

Newington 4Bed+inlaw Suite +Fb

July 2023

230710.2AK

Description	Date
230710.2AK Newington 4Bed+inlaw Suite +Fb	



Heat Loss				
Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
1	1-DININGROOM	48.	51.	2315.
1	1-ENIUTE 1	19.	14.	938.
1	1-FOYER	34.	12.	1652.
1	1-GREATROOM	305.	365.	14823.
1	1-INLAW SUITE	58.	60.	2826.
1	1-KITCHEN	77.	373.	3748.
1	1-LAUNDRY	36.	13.	1735.
1	1-OFFICE	73.	74.	3543.
1	1-PANTRY	10.	3.	507.
1	1-PDRM	11.	7.	516.
1	2-BATH	16.	16.	761.
1	2-BATH 2	23.	17.	1112.
1	2-BEDROOM 3	65.	46.	3154.
1	2-BEDROOM 4	62.	48.	3017.
1	2-BEDROOM 5	82.	55.	3985.
1	2-ENSUITE	36.	23.	1747.
1	2-HALL	20.	9.	969.
1	2-MASTERBEDROOM	89.	72.	4344.
1	2-W.I.C.	8.	4.	388.
1	B-BEDROOM 6	55.	24.	2648.
1	B-BEDROOM 7	48.	19.	2353.
1	B-MECHANICAL	61.	8.	2940.
1	B-RECROOM	70.	14.	3391.
1	B-W/O	100.	77.	4840.
Totals:		1406	1404	68252