Plans Review
Municipality of Mississippi Mills
Planning Dept.

Mississippi Mills
Issued for Permit 2024-03-26

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 2024-03-26

28.75m
3m EASEMENT
SWALE @ 0.8%
3.00
3.00
139.45
140.49
139.65
140.94
139.45
139.65
31.04
40.10
38.38
38.43
40.26
31.65
139.50
PROPOSED TREELINE
±139.55
139.60
EX.139.51
EX.139.59
2.9%
3.0%
3.9%
W/O
2.2%
4.3%
71.09m
71.47m
139.90
139.90
139.95
139.95
139.95
139.75
139.63
11.00
2.5%
6.20
139.81
LOT 142
DRIVEWAY LENGTH = 18m
LOT 141
SPRINGFIELD C
T. FLR.=142.70
T. FND= 142.40
USF= 139.85
USF @ REAR=139.60
LOT 140
DRIVEWAY LENGTH = 10m
19.05
2.1%
3.9%
22.82
139.80
141.30
141.43
141.22
140.08
141.48
141.43
141.08
5R
141.78
5.00
140.23
139.91(HP)
141.43
141.58
141.37
142.53
T/PORCH
1R
141.62
11.00
5.00
140.48(HP)
139.83
141.36
141.58
141.65
141.61
5R
141.58
141.65
18.00
2.0%
3.0%
14.00
13.07
4.9%
5.0%
5.0%
2.0%
14.00
14.00
5.19
DRIVEWAY
141.25
141.14
141.15
3m EASEMENT
140.95
28.75m
139.55
139.07
140.20
140.08
CABLE PEDESTAL
HYDRO TRANSFORMER
4.88
DRIVEWAY
140.80

FRANK FISHER CRESCENT

Owner/Applicant
DCR/PHOENIX HOMES
Telephone # 723-9227
Plan # 27M-47
Project name: WHITE TAIL RIDGE
Civic Address: 127 FRANK FISHER CR.
House model: SPRINGFIELD C

Bldg. Ht.	7.72	m
Lot coverage	10.5	%
Scale	1:250	
Sod Area	1929	m^2
Asphalt Area	107	m^2

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

REV. FEB 7, 2024 – CB

PHOENIX HOMES

LOT 141 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 $\frac{7}{8}$") 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 $\frac{3}{4}$")
–9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 $\frac{15}{16}$")	200mm (7 $\frac{7}{8}$")
RUN	255mm (10 $\frac{1}{16}$")	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 $\frac{15}{16}$")
–9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 $\frac{15}{16}$") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

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

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

13. –R12 (3$\frac{1}{2}$") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3$\frac{1}{2}$" 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 $\frac{9}{16}$") THICK TO A MAX. DEPTH OF 350mm (13 $\frac{3}{4}$") 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

M.C. MEDICINE CABINET
DOUBLE VOLUME WALL SEE NOTE 39.
EXHAUST VENT
DUPLEX OUTLET (12" HIGH)
WP WEATHERPROOF DUPLEX OUTLET
HEAVY DUTY OUTLET
POT POT LIGHT
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
SWITCH
3 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

2 SOLID WOOD BEARING
3 P2 – 2 MEMBER BUILT–UP STUD
P3 – 3 MEMBER BUILT–UP STUD
4 P4 – 4 MEMBER BUILT–UP STUD
5 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

SPRINGFIELD C – 2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 141

CIVIC ADDRESS: 127 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
8	ISSUED FOR ENGINEERING	15/02/24	CB
7	ISSUED FOR JOIST LAYOUT	09/02/24	CB
6	BEP BLACKLINES	29/01/24	CB
5	B1 BLACKLINES	03/01/24	CB
4	STAIR UPDATE	02/01/24	CB
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	SP
REVISIONS			

footprint:	B–24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'–0"
sheet no:	1
D.C.L.–A–9	9

2 PLY 1.75" X 9.5" LVL

37'-11"

FL. HEADER

6" PATIO SLIDER

8'-0"

FL. HEADER

FL. HEADER

BASEMENT SLAB 7.

STEP DN 84" FROM T/FND

STEP DN 84" FROM T/FND

LVL

1 ply 1.75" x 9.5" LVL

LVL

SRP400 R10 [2⅝" THICK SHEETS]
EXTEND 48" BEYOND FOOTING EXTERIOR
EXTEND 24" BEYOND FOOTING INTERIOR

UNFINISHED AREA

ADJ. HSS

STEP DN 60" FROM T/FND

STEP DN 60" FROM T/FND

3.5"X0.188" ADJ. HSS OVER
36"X36"X8" PAD FOOTING
c/w 3-15M BOTTOM E/W

W 200X27 (DR)

W 200X27 (DR)

JOIST @ 16" o/c
BELOW KITCHEN

15M(VERT.& HOR.) @
16" o/c &15M BENT
DOWELS (32"X12") @
16" o/c
(SEE ELEV.)

STEP DN 36" FROM T/FND

STEP DN 36" FROM T/FND

LVL FLUSH

LVL FLUSH

LVL FLUSH

LVL FLUSH

UP

FINISHED AREA

9'-9" STAIR OPENING ON TOP

8'-6"STAIR OPENING ON BOTTOM

PROVIDE SLOPE
FOR HEADROOM
(SEE SECTION)

STEP DN 12" FROM T/FND

W200X21

UNFINISHED AREA

3.5"X0.188" ADJ. HSS OVER
36"X36"X8" PAD FOOTING
c/w 3-15M BOTTOM E/W

3PC R/I

FURNACE

FD

STEP DN 12" FROM T/FND

UNEXCAVATED

MECHANICAL SPACE
LOCATION OF MECHANICAL
EQUIPMENT MAY VARY

TWH

HRV

STEP DN 12" FROM T/FND

UNEXCAVATED

CHECK DOWN
BELOW GRADE

COLUMN OUTLINE

WING WALLS

FOUNDATION LEGEND

- INSULATION UNDER FOOTINGS
- PAD FOOTING LOCATION
- STANDARD CONC. HEIGHT
- CONC. DROPPED 12" FROM T.O. CONC.
- CONC. DROPPED 36" FROM T.O. CONC.
- CONC. DROPPED 60" FROM T.O. CONC.
- CONC. DROPPED 84" FROM T.O. CONC.

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

BASEMENT PLAN

BASEMENT = 25 SQ. FT.
GROUND FLOOR = 1838 SQ. FT.
TOTAL = 1863 SQ. FT.

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

SPRINGFIELD C

PHOENIX HOMES

SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 141

CIVIC ADDRESS:
127 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
8	ISSUED FOR ENGINEERING	15/02/24	CB
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5	B1 BLACKLINES	03/01/24	CB
4	STAIR UPDATE	02/01/24	CB
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	SP

REVISIONS

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	2
D.C.L.-A-9	9

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

SUN ROOM
10'9"X12'0"
12' CEILING

6' PATIO SLIDER 2-2X10

EXTEND LINTEL TO MATCH W/ FLOOR BELOW

12' HIGH WALL

GIRDER TRUSS

3-2X10

MASTER BR
13'2"X14'11"

DRYWALL OPENING 80"H
60x30 TRANSOM ABV.

DINING RM
11'1"X11'0"
12' CEILING

LIVING RM
12'2"X17'6"
12' CEILING

FRAMERS NOTE
P2+1 MEANS 2 FULL HEIGHT KING STUDS +1 JACK STUD

ENSUITE

W.I.C.

LINEN

BEDROOM 2
13'4"x10'2"

BEDROOM 3
11'2"X10'0"

MAIN BATH

FOYER

KITCHEN
18'1"X8'11"
12' CEILING

EXTENDED LEDGE
LOC. TBD
9'-6"

RAILING

STAIR OPENING

CLOSET

LAUNDRY

3-1.75"x9.5" LVL

BEDROOM 3
11'2"X10'0"

3-2X10 BEAM

2-2X10

P3 POST [P.T.]

L9

L10

W250x33 c/w 3/8"BR. PLT.

LOAD BEARING WALL

HB

GARAGE
18'0"X20'0"

DOOR C/W WEATHERSTRIPPING AND SELF CLOSER

FUMEPROOF GARAGE WALLS AND CEILIING AS PER 9.10.9.16

GARAGE SLAB

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BASEMENT = 25 SQ. FT.
GROUND FLOOR = 1838 SQ. FT.
TOTAL = 1863 SQ. FT.

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

GROUND FLOOR

SPRINGFIELD C

PHOENIX HOMES

SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 141

CIVIC ADDRESS:
127 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
8	ISSUED FOR ENGINEERING	15/02/24	CB
7	ISSUED FOR JOIST LAYOUT	09/02/24	CB
6	BEP BLACKLINES	29/01/24	CB
5	B1 BLACKLINES	03/01/24	CB
4	STAIR UPDATE	02/01/24	CB
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	SP
REVISIONS			

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
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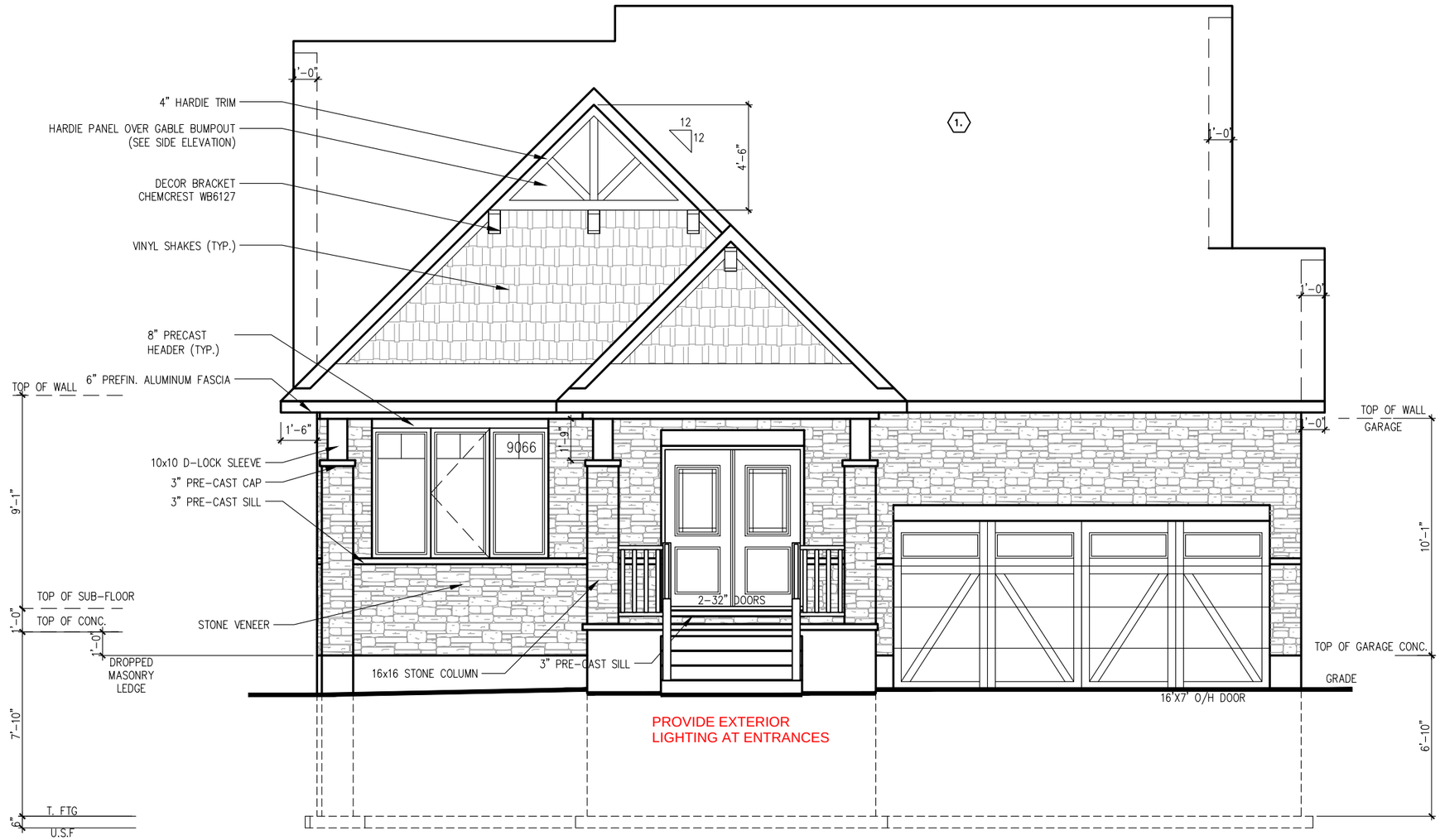
D.C.L.-A-9	9



FRONT ELEVATION C

Certified Permit Document
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No.	Description	dd/mm/yy	By
8	ISSUED FOR ENGINEERING	15/02/24	CB
7	ISSUED FOR JOIST LAYOUT	09/02/24	CB
6	BEP BLACKLINES	29/01/24	CB
5	B1 BLACKLINES	03/01/24	CB
4	STAIR UPDATE	02/01/24	CB
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	SP

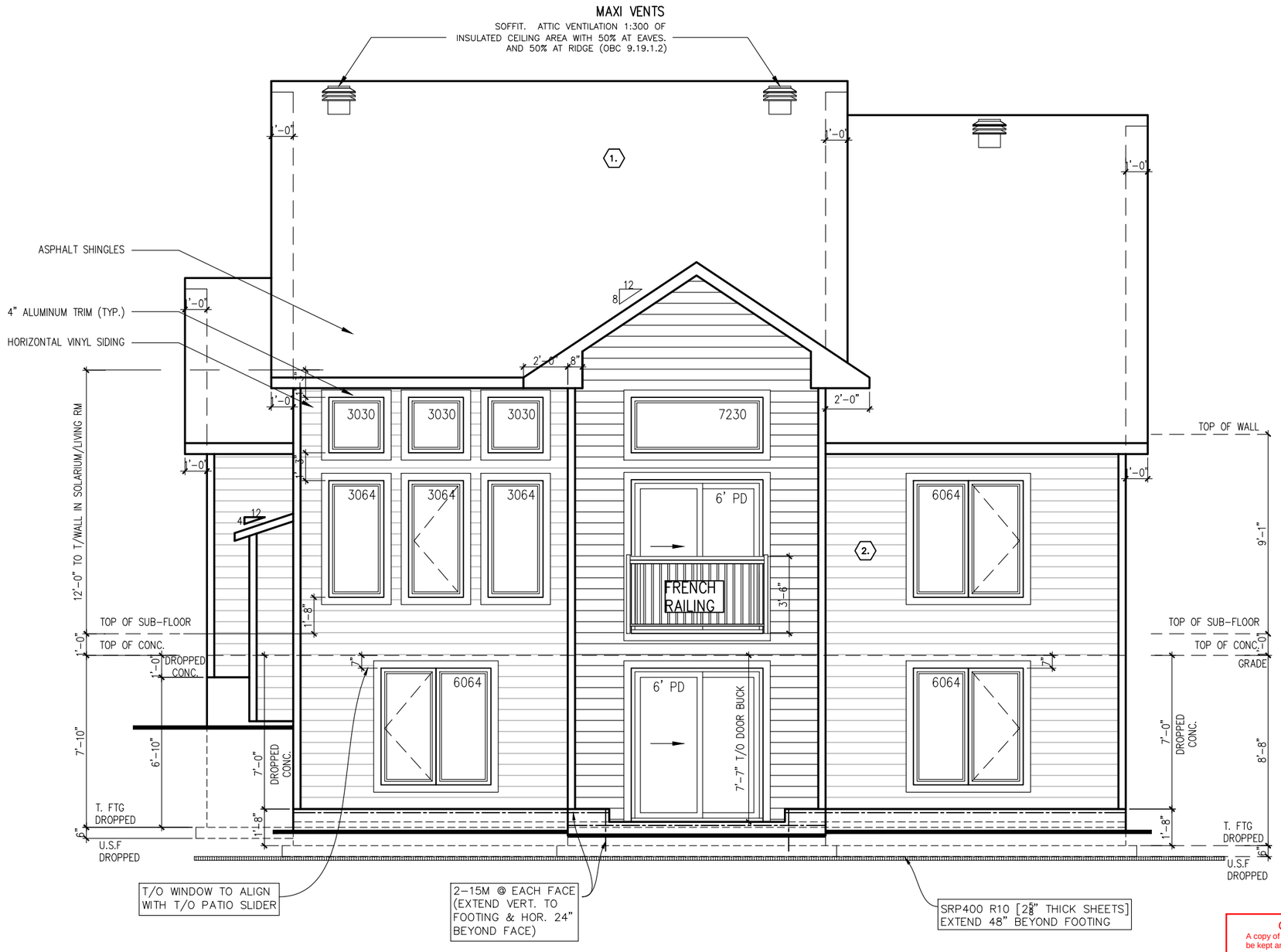
REVISIONS

footprint: B-24
drawn by: SD
date: SEP/12
scale: 3/16"=1'-0"
sheet no: 4 / 9
D.C.L.-A-9

SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4
LOT NUMBER: 141
CIVIC ADDRESS: 127 FRANK FISHER CRESCENT

PHOENIX HOMES



REAR ELEVATION C

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	5 / 9
D.C.L.-A-9	

No.	Description	dd/mm/yy	By
8	ISSUED FOR ENGINEERING	15/02/24	CB
7	ISSUED FOR JOIST LAYOUT	09/02/24	CB
6	BEP BLACKLINES	29/01/24	CB
5	B1 BLACKLINES	03/01/24	CB
4	STAIR UPDATE	02/01/24	CB
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	SP

REVISIONS

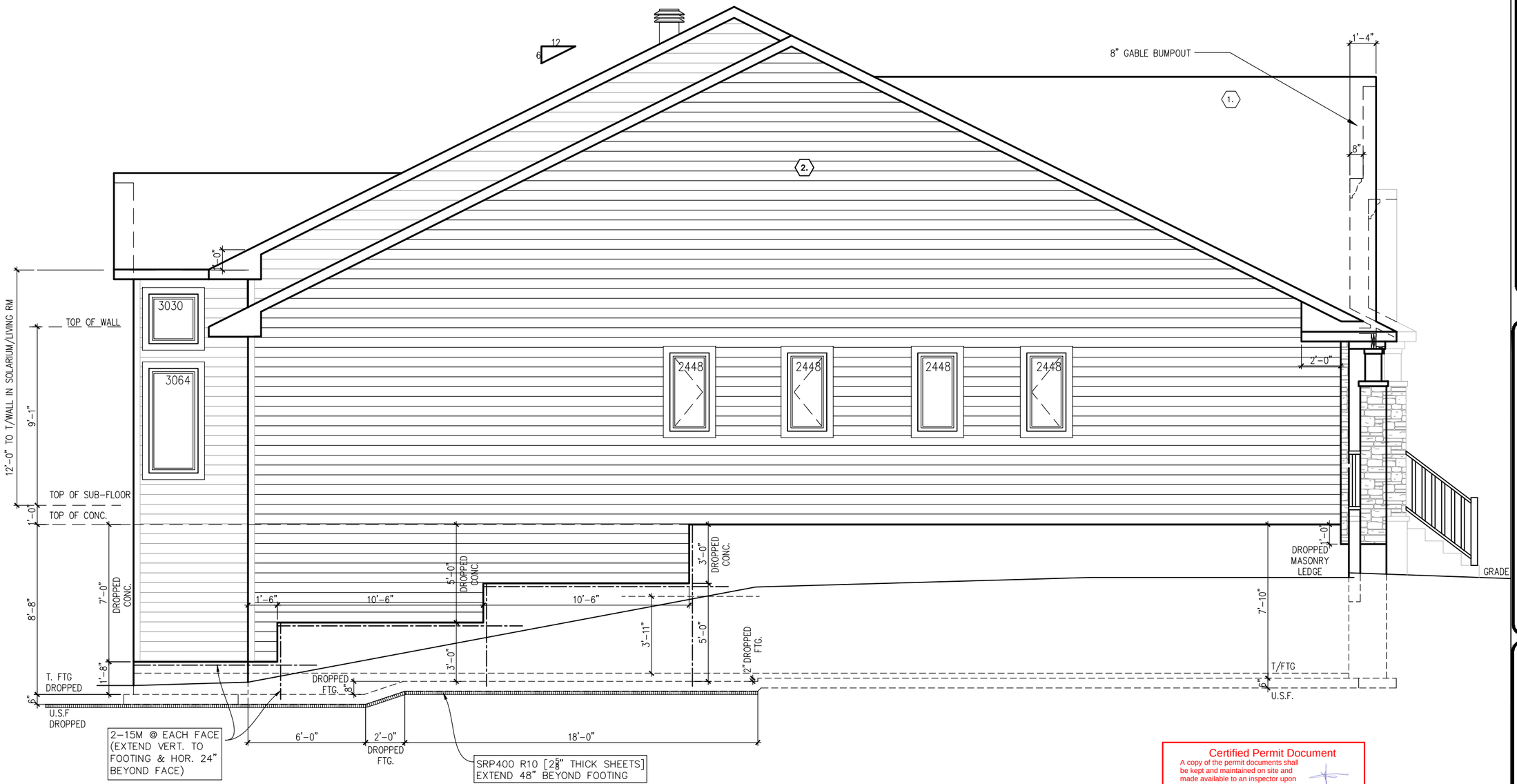
SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 141

CIVIC ADDRESS: 127 FRANK FISHER CRESCENT

PHOENIX HOMES



LEFT SIDE ELEVATION C

Certified Permit Document
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footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	6 / 9
D.C.L.-A-9	

No.	Description	dd/mm/yy	By
8	ISSUED FOR ENGINEERING	15/02/24	CB
7	ISSUED FOR JOIST LAYOUT	09/02/24	CB
6	BEP BLACKLINES	29/01/24	CB
5	B1 BLACKLINES	03/01/24	CB
4	STAIR UPDATE	02/01/24	CB
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	SP

REVISIONS

SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 141

CIVIC ADDRESS: 127 FRANK FISHER CRESCENT

PHOENIX HOMES

RIGHT SIDE ELEVATION C

Certified Permit Document
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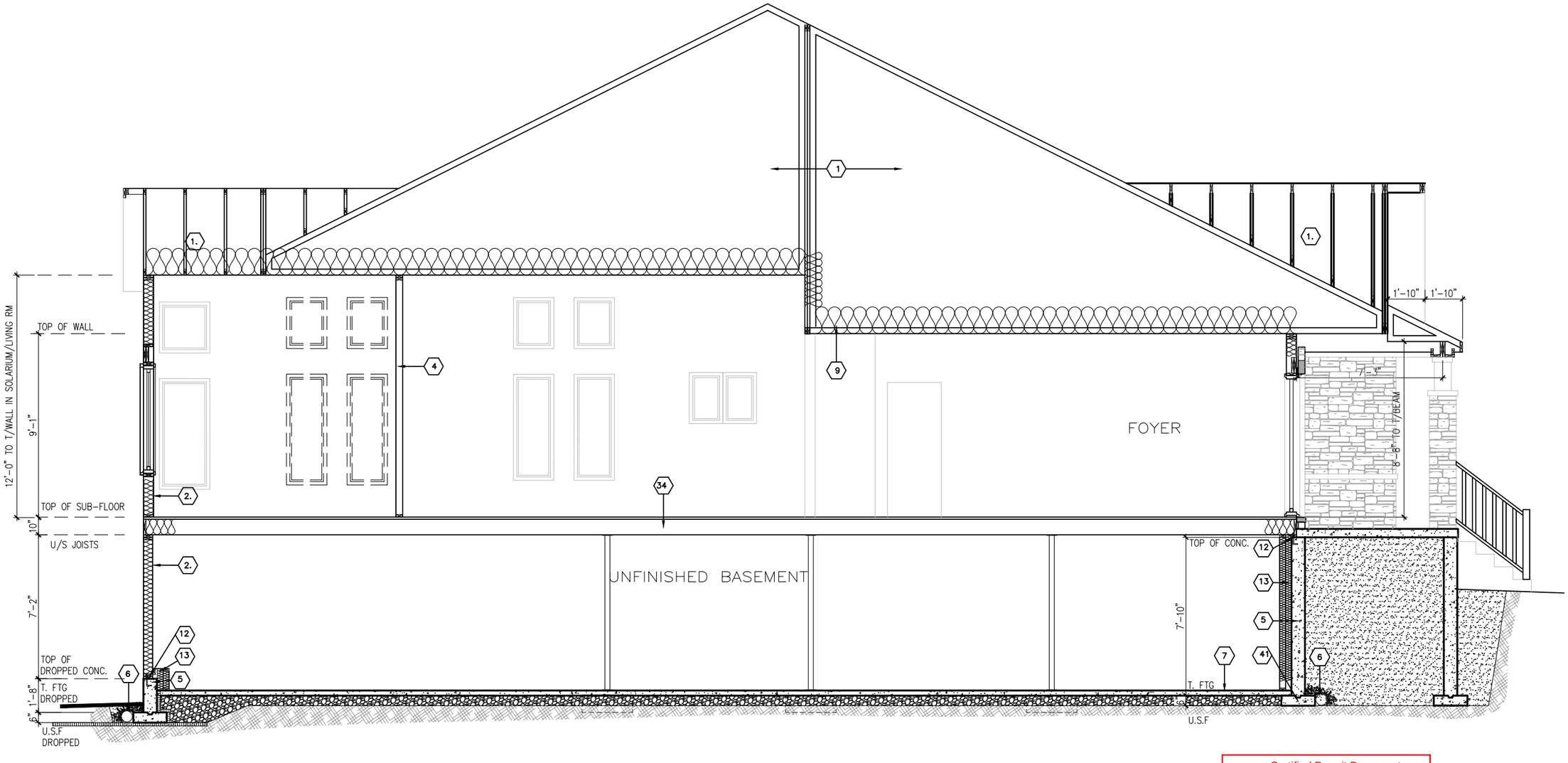
REVISIONS		
No.	Description	By
8	ISSUED FOR ENGINEERING	CB
7	ISSUED FOR JOIST LAYOUT	CB
6	BEP BLACKLINES	CB
5	B1 BLACKLINES	CB
4	STAIR UPDATE	CB
3	PRIMARY ENSUITE SHOWER UPDATE	SP
	dd/mm/yy	

footprint: B-24
drawn by: SD
date: SEP/12
scale: 3/16"=1'-0"
sheet no: 7/9
D.C.L.-A-9

SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4
LOT NUMBER: 141
CIVIC ADDRESS: 127 FRANK FISHER CRESCENT

PHOENIX HOMES



ELEVATION C

SECTION A

Certified Permit Document
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No.	Description	By
8	ISSUED FOR ENGINEERING	CB
7	ISSUED FOR JOIST LAYOUT	CB
6	BEP BLACKLINES	CB
5	B1 BLACKLINES	CB
4	STAIR UPDATE	CB
3	PRIMARY ENSUITE SHOWER UPDATE	SP
	REVISIONS	dd/mm/yy

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	8/9
	D.C.L.-A-9

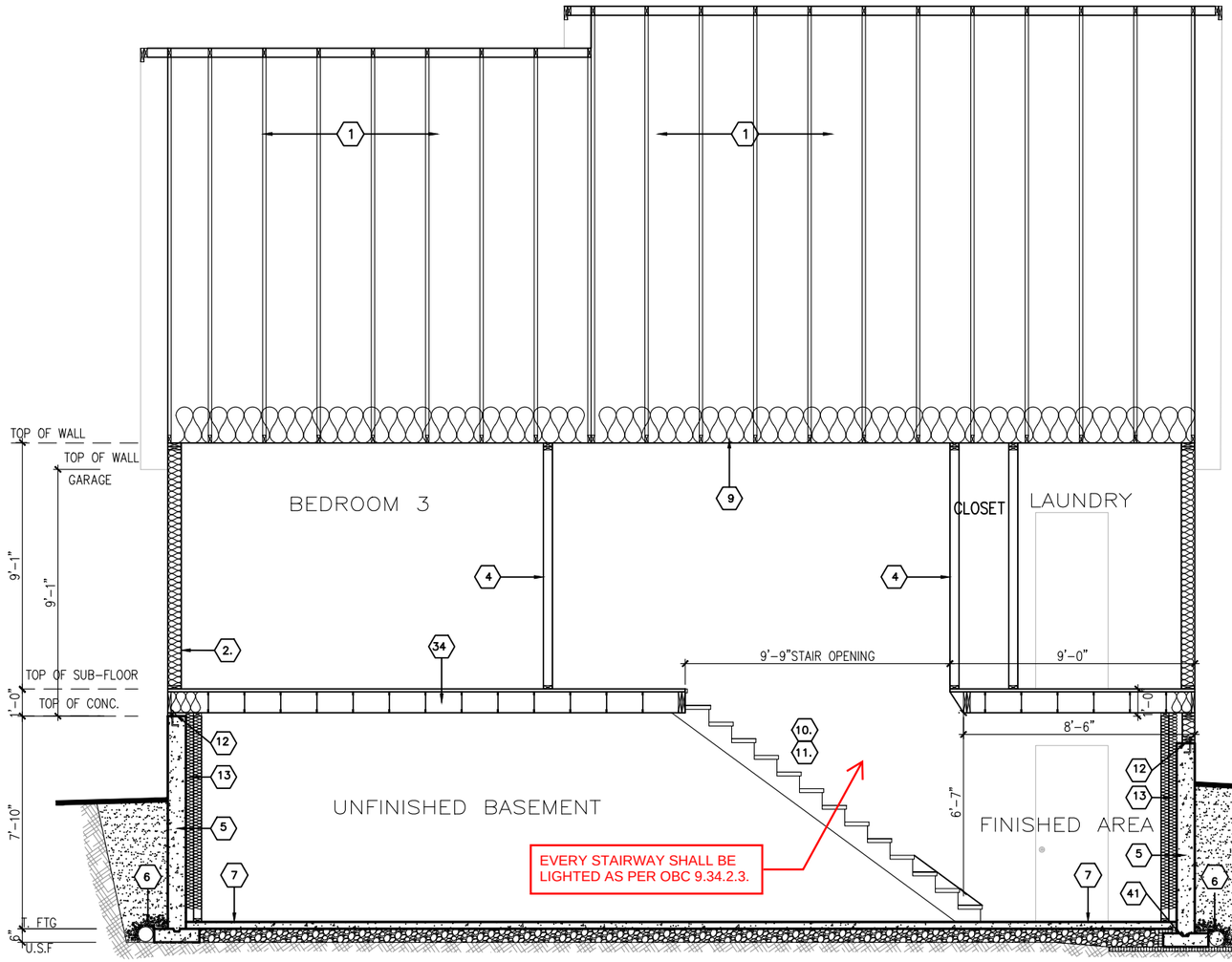
SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 141

CIVIC ADDRESS: 127 FRANK FISHER CRESCENT

PHOENIX HOMES



ALL ELEVATIONS

SECTION B

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

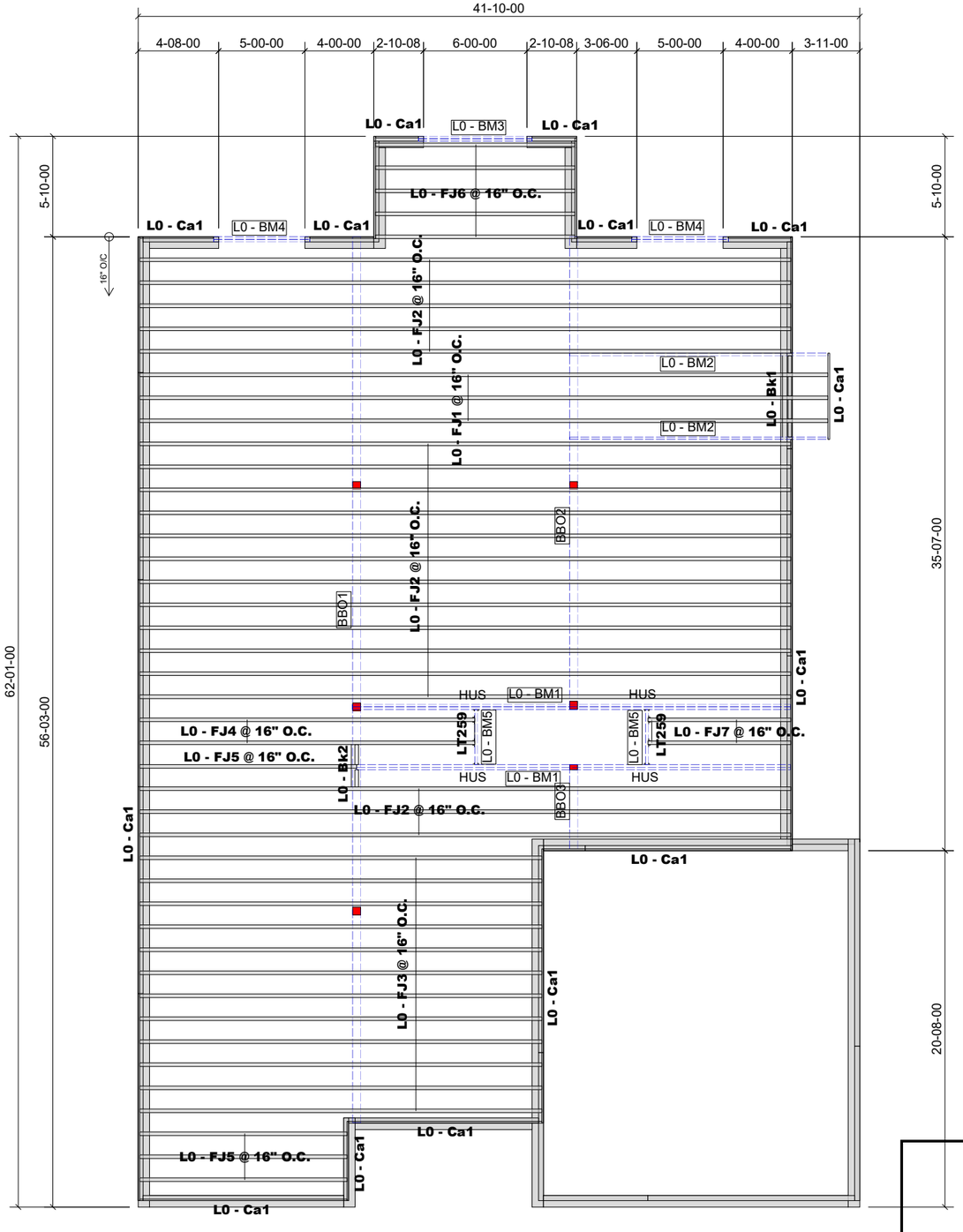
No.	Description	By
REVISIONS	dd/mm/yy	
8	ISSUED FOR ENGINEERING	15/02/24	CB
7	ISSUED FOR JOIST LAYOUT	09/02/24	CB
6	BEP BLACKLINES	29/01/24	CB
5	B1 BLACKLINES	03/01/24	CB
4	STAIR UPDATE	02/01/24	CB
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	SP

footprint: B-24
drawn by: SD
date: SEP/12
scale: 3/16"=1'-0"
sheet no: 9 / 9
D.C.L.-A-9

SPRINGFIELD C - 2022

SITE: WHITETAIL RIDGE PH.4
LOT NUMBER: 141
CIVIC ADDRESS: 127 FRANK FISHER CRESCENT

PHOENIX HOMES



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	2/14/2024
File Name:	WTR4-141 Springfield 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.	40-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ2 @ 16" O.C.	38-00-00	9 1/2" NI-20	1	20	MFD
L0 - FJ3 @ 16" O.C.	24-00-00	9 1/2" NI-20	1	12	MFD
L0 - FJ4 @ 16" O.C.	20-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ5 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	4	MFD
L0 - FJ6 @ 16" O.C.	12-00-00	9 1/2" NI-20	1	5	MFD
L0 - FJ7 @ 16" O.C.	9-00-00	9 1/2" NI-20	1	2	MFD
L0 - BM1	26-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - BM2	15-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM3	7-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - BM5	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	16	FF
L0 - Bk1	5-00-00	9 1/2" NI-20	1	1	FF
L0 - Bk2	3-00-00	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	58	MFD

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
4	SIMPSON	LT259	-	9 1/2" NI-20
4	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12 (Jan 2020 Amendment)
- NORDIC LAM CCMC: 13216-R
- NORDIC JOISTS CCMC: 13032-R
- WEST FRASER CCMC: 12904

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

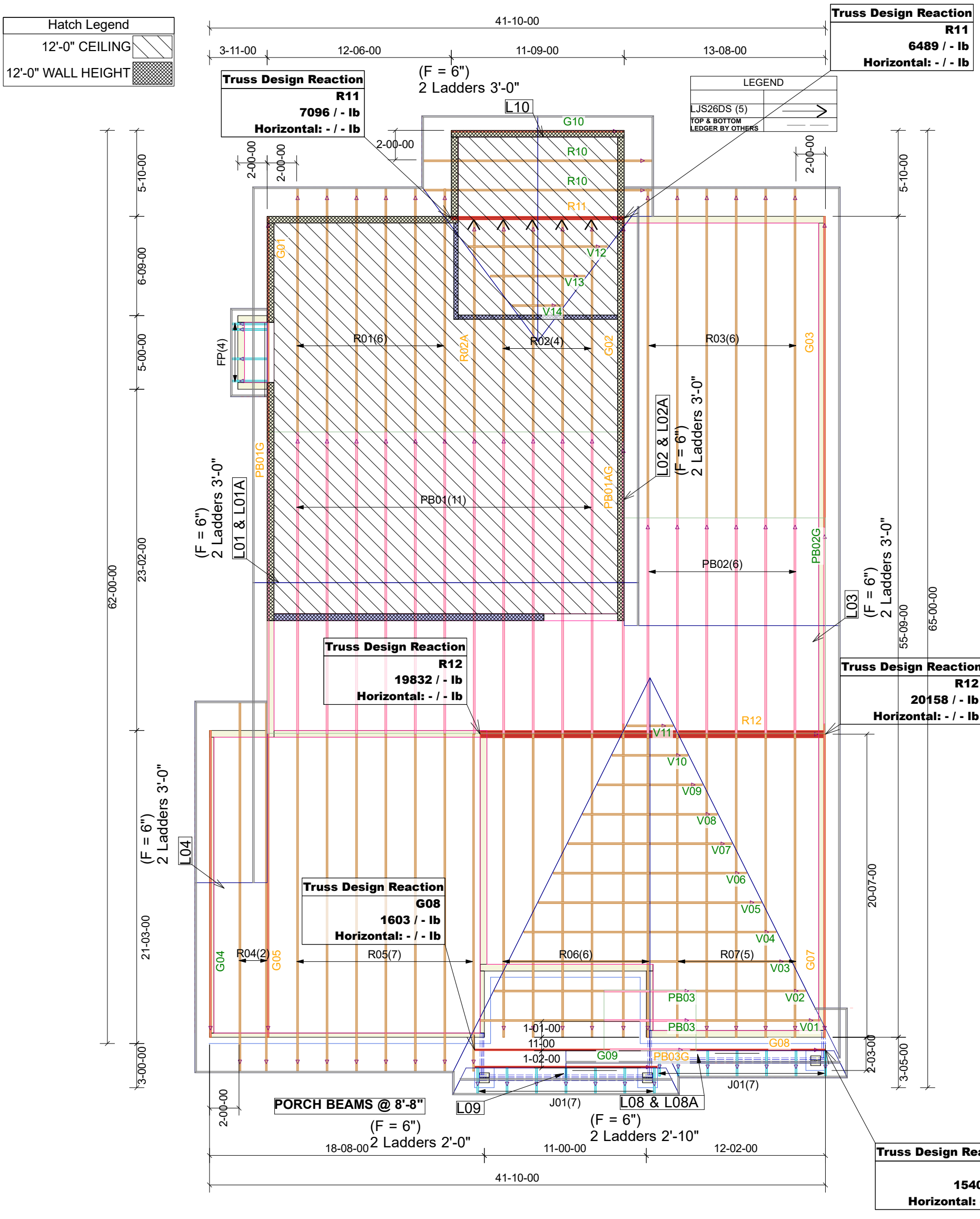
FLOOR NOTES:

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

GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
WHITETAIL RIDGE
WTR4-141
SPRINGFIELD C
W/ SUNROOM
1ST FLOOR 1 OF 1

DATE: 2024-02-14



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TYPICAL OTTAWA DESIGN LOADS

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

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

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

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

HURRICANE AND SEISMIC TIES:

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

GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
SPRINGFIELD 'C'
PSPRC-2

DATE: 8/2/2022

Furn GMEC960603BNA
Plenum 63" & CAE 10"x23¼" x5'

Date	Description
190311.4A	Springfield SunRoom Std (1-47) DV

Heat Loss

Room Name	Htg cfm	Clg cfm	Htg btu
1 SUNROOM	133.	182.	0.
1-BATH	30.	24.	0.
1-BEDROOM 2	45.	39.	0.
1-BEDROOM 3	90.	76.	0.
1-DININGROOM	13.	12.	0.
1-ENSUITE	37.	37.	0.
1-FOYER	80.	24.	0.
1-KITCHEN	41.	291.	0.
1-LAUNDRY	60.	22.	0.
1-LIVINGROOM	183.	328.	0.
1-MASTERBEDROOM	88.	85.	0.
1-W.I.C.	2.	2.	67.
BASEMENT	368.	47.	0.
	1170	1169	67

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

FOUNDATION ONLY
FOR PLUMBING REFERENCE ONLY

2-15M AROUND FOUNDATION WINDOWS [EXTEND 24" BEYOND EDGE]

UNFINISHED AREA

3"x3"x0.188" HSS OVER 40"X40"X10" PAD FOOTING c/w 6-15M BOTTOM E/W

W 200X27 (DR)

ATTENTION PLUMBER: ALLOW FOR 2X6 FRAMED WALL OVER FOUNDATION WALL

FINISHED AREA

OAK STAIRS UP 13R

9'-3" STAIR OPENING

UNFINISHED AREA

FURNACE

MECHANICAL SPACE

HWT

HRV

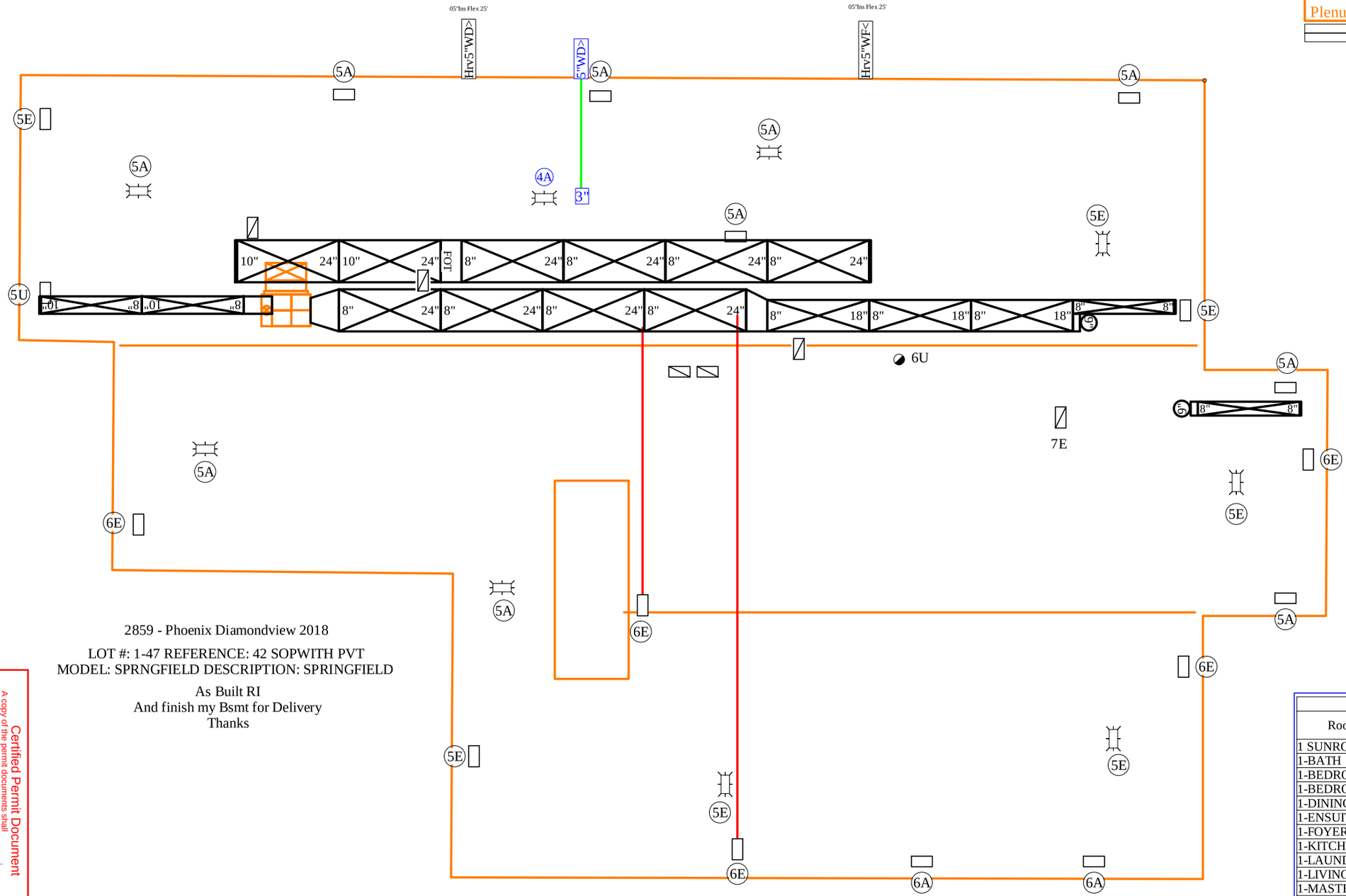
UNEXCAVATED

XCAVATED

CHECK DOWN BELOW GRADE

COLUMN ADDED FOR ELEV. D&E ONLY

2859 - Phoenix Diamondview 2018
LOT #: 1-47 REFERENCE: 42 SOPWITH PVT
MODEL: SPRNGFIELD DESCRIPTION: SPRINGFIELD
As Built RI
And finish my Bsmt for Delivery
Thanks



Furn GMEC960603BNA
Plenum 63" & CAE 10"x23¼" x5'

Date	Description
	190311.4A Springfield SunRoom Std (1-47) DV

1.64= 1"
1" = 50.87285044

Basement Phoenix Site (1-47) DV Springfield SunRoom Std HRV Simp Mar 2019 190311.4A

2859 - Phoenix Diamondview 2018

LOT #: 1-47 REFERENCE: 42 SOPWITH PVT
MODEL: SPRNGFIELD DESCRIPTION: SPRINGFIELD

As Built RI
And finish my Bsmt for Delivery
Thanks

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
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1-LAUNDRY	60.	22.	0.
1-LIVINGROOM	183.	328.	0.
1-MASTERBEDROOM	88.	85.	0.
1-W.I.C.	2.	2.	67.
BASEMENT	368.	47.	0.
	1170	1169	67

Date 190311.4A Springfield SunRoom Std (1-47) DV
Description

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

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1-FOYER	80.	24.	0.
1-KITCHEN	41.	291.	0.
1-LAUNDRY	60.	22.	0.
1-LIVINGROOM	183.	328.	0.
1-MASTERBEDROOM	88.	85.	0.
1-W.I.C.	2.	2.	67.
BASEMENT	368.	47.	0.
			67.
	1170	1169	

ALL INTERIOR DOORS ON GROUND FLOOR TO BE 8' HIGH

FLAT CEILING THROUGHOUT

SUN ROOM
10'9"X12'0"
12' CEILING

PATIO SLIDER

GIRDER TRUSS

3-2X10

MASTER BR
13'4"X15'0"

FRENCH DOORS
60x30 TRANSOM ABV.

DINING RM
11'1"X11'0"
12' CEILING

LIVING RM
12'2"X17'6"
12' CEILING

FRAMERS NOTE
P2+1 MEANS 2 FULL HEIGHT KING STUDS +1 JACK STUD

SHOWER 60X36

ENSUITE

W.I.C.

LINEN

KITCHEN
18'1"X8'11"
12' CEILING

EXTENDED LEDGE

WINE FRIDGE

BAR SINK

FRIDGE

Verify On Site

9'-9" STAIR OPENING

OAK STAIRS

RAILING

LAUNDRY

Dryer Always on Right

STOVE DUCT THRU

4"WD>

6"JD>

CAP ON W.
ABOVE WIN

BEDROOM 2
13'4"x10'2"

3-1.75"x9.5" LVL

GIRDER TRUSS

LOAD BEARING WALL

3-2X10

MAIN BATH

FOYER

GARAGE
18'0"X20'0"

GARAGE SLAB

BEDROOM 3
11'2"X10'0"

REFER TO MODEL LINK DRAWINGS FOR MODEL FIT-UP INFORMATION

L9 FOR ELEV. B/D/E

L10 FOR ELEV. B/D/E
3-2X10

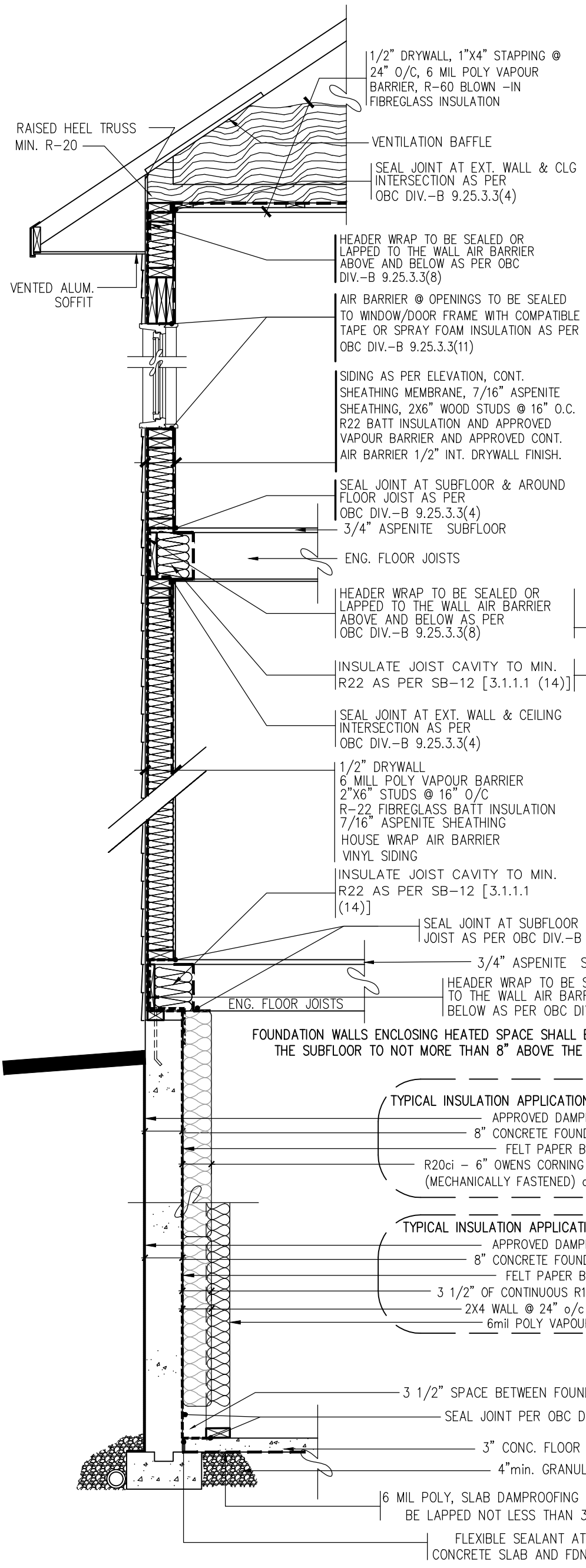
W250x33 [c/w 3/8" BR. PLT. FOR B/D/E ONLY]

3-2X10 BEAM (ELEV. E)

3-2X10 BEAM (ELEV. D)

2-2X10

P3 POST [P.T.]



TYP. DETAIL SECTION (PARTIAL)
FOR SIDING APPLICATION

NOTES:

MECHANICAL

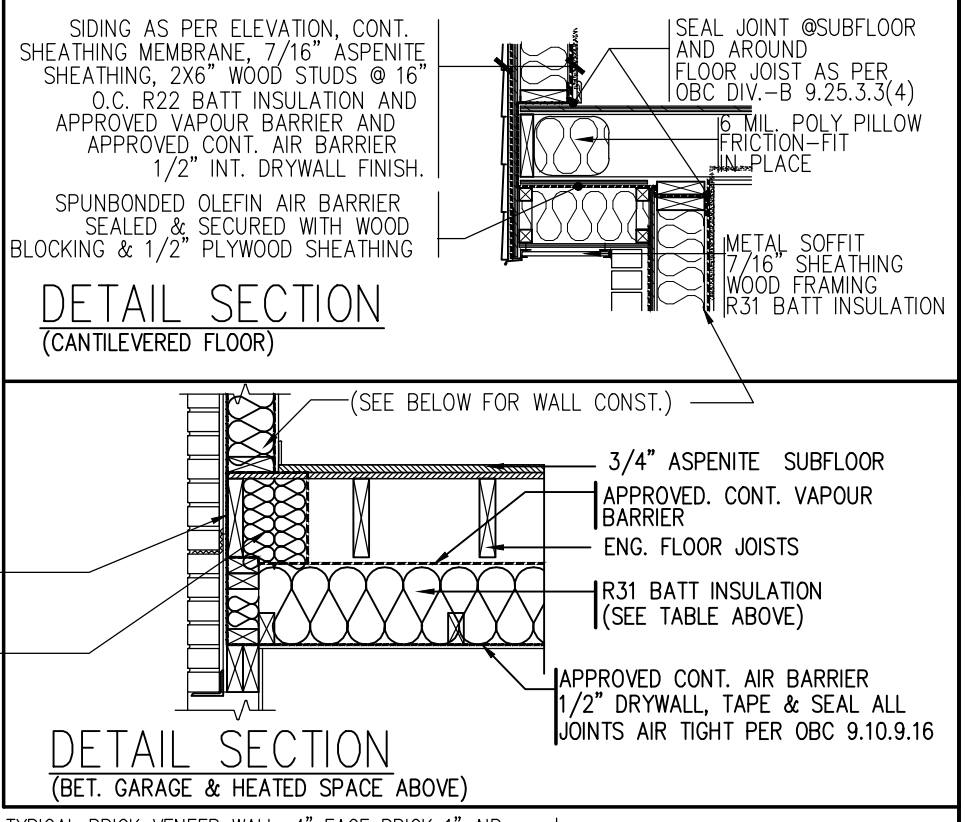
SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(IP)

AIR BARRIERS AS PER OBC 9.25.3

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

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

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



DETAIL SECTION
(CANTILEVERED FLOOR)

DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR SPACE, GALV. METAL TIES @ 16" O.C. HOR., 24" VERT. APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS @ 16" O.C., R22 INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" O.C. BOTTOM & OVER OPENINGS, BASE FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE DETAILS (ALL MODELS)

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

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

REVISIONS

footprint:
drawn by: SP
date:
scale: N/A
sheet no: SB-12 DETAILS

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

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

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

A. Project Information

Building number, street name	Unit number	Lot/Con
127 Frank Fisher Crescent		141

Municipality	Postal code	Reg. Plan number / other description
Mississippi Mills		27M-47

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

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

C. Project Design Conditions

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

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m^2 or 3212 ft^2	W, S & G % = 13.1	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement
Area of W, S & G = _____ m^2 or 421 ft^2	Utilize window averaging: □Yes ■No	□ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit □ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)

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

Energy Efficiency Substitutions

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

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

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

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

(1) U value to be provided in either $W/(m^2 \cdot K)$ or $Btu/(h \cdot ft^2 \cdot F)$ but not both.

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

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

Name	BCIN	Signature
Catherine Buck	46674	

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

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

February 15, 2024

Kollaard File # 240020 – LOT141

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

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

Re: Proposed Single Family Dwelling, 127 Frank Fisher Crescent, Lot # 141 White Tail Ridge, Arnprior, Kollaard Associates File # 240020

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

- Phoenix Homes, Lot # 141 White Tail Ridge, Pages # 1 to 9, Dated 15/02/2024
- Grandor Lumber Inc., Roof Truss Layout, Springfield 'C', Dated 08/02/2022
- Grandor Lumber Inc., 1st Floor Joist Layout, Springfield C w/ Sunroom, Dated 2024/02/14

Kollaard Associates offers the following comments:

Ground Floor Plan – Pages # 3:

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

2. The proposed tall wall construction (including posts supporting lintels within the 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 # 3 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.

Basement Plan – Pages # 2:

5. It is the opinion of Kollaard Associates that the proposed steel beams, steel posts and built-up wood posts shown on Phoenix Homes Pages # 2 are adequate.

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

7. The proposed 7'-10" high foundation walls conform to 2012 OBC Table 9.15.4.2.A. ensuring the grade difference between the basement slab and the exterior finished grade (including the garage slab) does not exceed 7'-6½".

8. The reduction in foundation wall thickness for the installation of the masonry veneer is to be as per 2012 OBC 9.15.4.7.(2).

9. The proposed stepped down foundation walls with framed knee walls above conform to 2012 OBC Table 9.15.4.2.A. ensuring the grade difference between the basement slab and the exterior finished grade does not exceed 3'-11".

10. Where the grade difference between the basement slab and the exterior finished grade exceeds 3'-11" along the right side, the proposed foundation reinforcement noted on Phoenix Homes Pages # 7 is adequate to withstand the lateral earth pressures.

11. The strip footings and proposed interior pad footings shown on Phoenix Homes Page # 2 and noted on Phoenix Homes Page # 1 are adequate.

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

General Notes:

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

14. Truss design is by others.

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

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

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

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

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

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

21. 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.

22. 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 max. height of 9'-3".

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

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

25. 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.

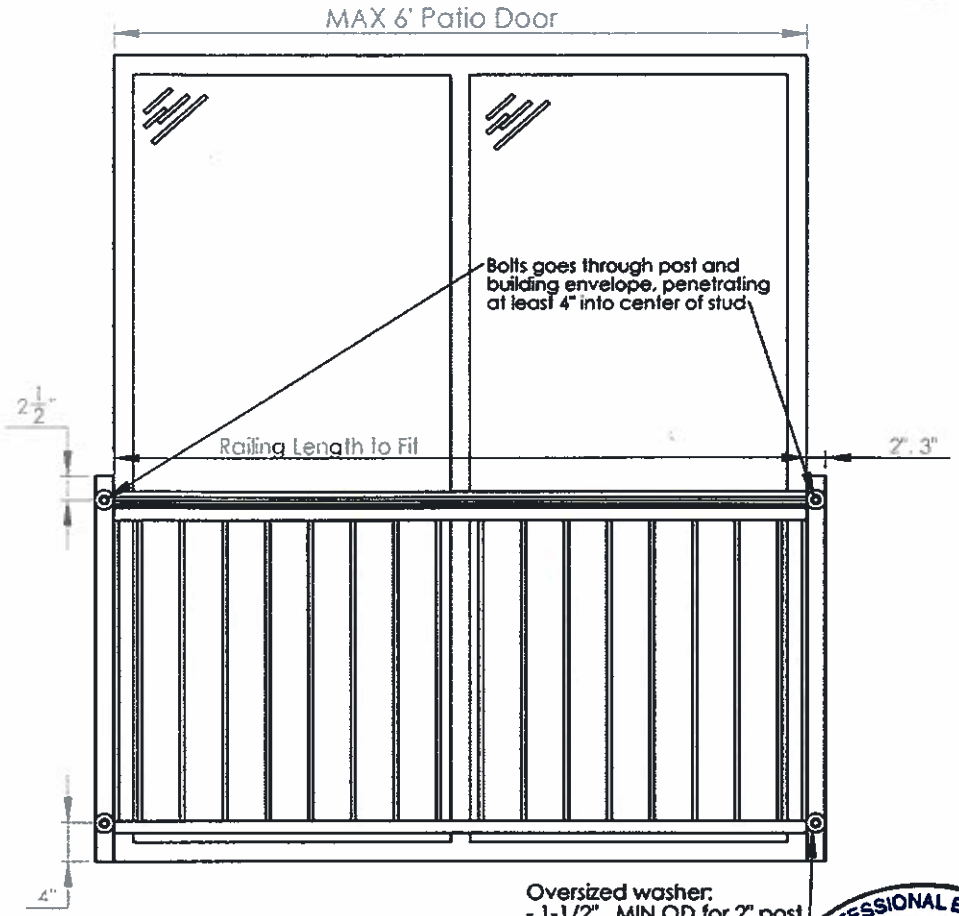
26. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.

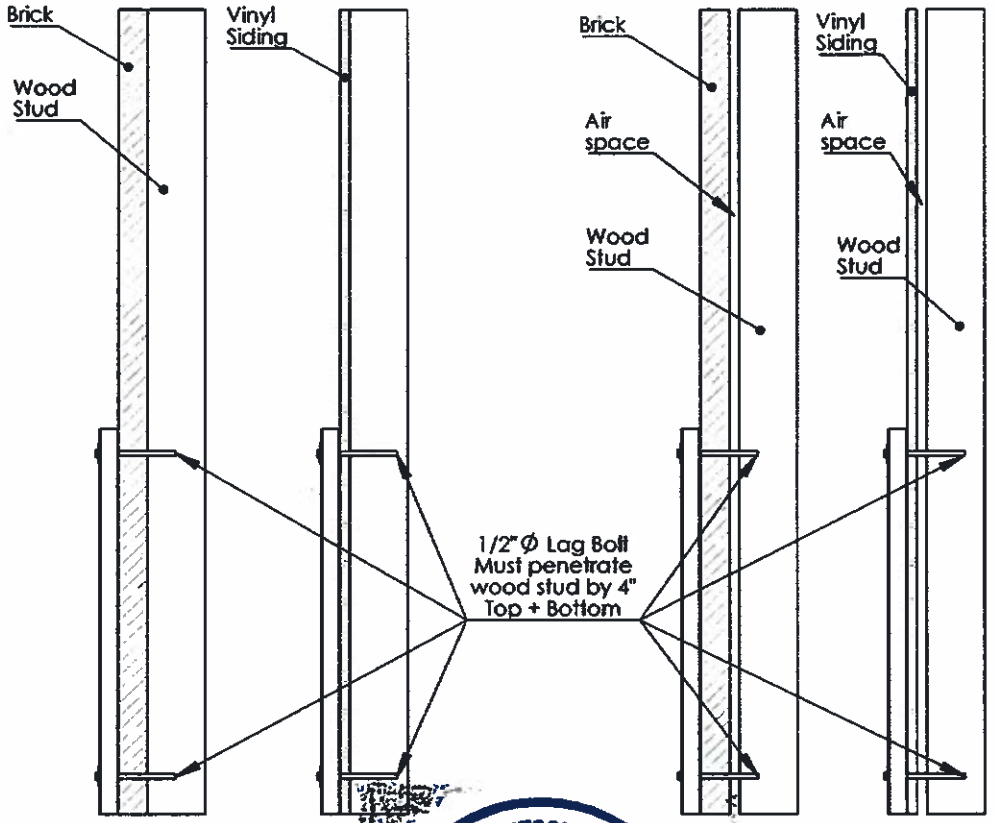
27. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

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.





Oversized washer:
- 1-1/2" MIN OD for 2" post
- 2" MIN OD for 3" post

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

Meets the following building codes:
-NBCC 2010 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
-Ontario 2012 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
* excludes clause 1(a)

REGISTERED PROFESSIONAL ENGINEER Province of New Brunswick #M6135 Ricky Nowlan Signature Date Province du Nouveau-Brunswick INGÉNIEUR IMMATRICULÉ

LICENSED PROFESSIONAL ENGINEER P. ROBICHAUD 100011646 PROVINCE OF ONTARIO

Meets NRC - CNRC NBC 2010, OBC 2012

Certified Permit Document
A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

PROFESSIONAL ENGINEER ALBERTA RICK NOWLAN

Notes:

Install anchors as per bolt manufacturer specifications

Main structure load capacity responsability of others

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

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

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

SCALE: NTS Mar 14 SHEET 1 OF 1

5 4 3 2 1