


<p>Owner/Applicant <b>DCR/PHOENIX HOMES</b></p> <p>Telephone # <u>723-9227</u> Plan # <u>27M-47</u> Address: <u>224 ANTLER COURT</u> House model: <u>NEWINGTON D</u></p> <p>Lot coverage <u>11.7</u> % Scale <u>1:250</u> Sod Area <u>                    </u> m<sup>2</sup> Asphalt Area <u>84.2</u> m<sup>2</sup></p> <p>CHECKED/APPROVED BY: T.L.MAK ENG. XXX</p>	<p> <b>PHOENIX HOMES</b></p> <p><b>LOT 29</b></p> <p><b>LOT 29 SITE/GRADING PLAN</b> WHITE TAIL RIDGE PH.II</p> <p>INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN</p> <p>NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT.</p> <p>THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE. ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O.#E.</p>
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SPRAY FOAM REQUIRED TO ACHIEVE THIS R-VALUE. PROVIDE SPECS TO INSPECTOR

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 MIN. R-60**  
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") MAX 9'-10" OR TALL WALL**  
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 **(R5) EXTERIOR RIGID INSULATION** BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING, **RSI 3.35 (R19) 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

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. **MAX 9'-10" OR TALL WALL**  
**BRICK VENEER CONSTRUCTION (2"x4")** 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 RSI 0.9 **(R5) EXT. RIGID INSUL. BD.**, 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 **(R19) INSULATION** AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. 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.

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 DAMPROOFING 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 **FILL**, 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. **SLEEVE THROUGH FOOTINGS WHERE NECESSARY.**

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 DAMPROOFING BELOW SLAB.

8. **EXPPOSED FLOOR TO EXTERIOR** PROVIDE RSI 5.46 **(R31) INSULATION**, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. OBC. 12.3.2.1 & 12.3.3.7 **ATTIC INSULATION (R60) BLOWN IN** ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.

10. **ALL STAIRS/EXTERIOR STAIRS -OBC. TABLE 9.8.4.1-**  
UNIFORMITY & TOLERANCES FOR RISERS & TREADS  
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm  
-BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm  
MAX. RISE = 200 (7-7/8")  
MIN. RUN = 210 (8-1/4")  
MIN. TREAD = 235 (9-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 1070 (3'-6")  
RAIL @ STAIR = 865 (2'-11")  
MIN. STAIR WIDTH = 860 (2'-10")

11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION.  
**GUARDS -OBC. 9.8.8.3.-**  
INTERIOR GUARDS: =900mm (2'-11") MIN.  
EXTERIOR GUARDS: =1070mm (3'-6") MIN.  
STAIR/LANDING GUARDS =1500mm (4'-11") MIN. (@10M ABOVE ADJ. GROUND)

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") CONTINUOUS BATT** INSULATION, 2"x4" STUD WALL PLACED 3/4" AWAY FROM WALL. FILL STUD CAVITY WITH **R10 BATT INSULATION**. APPROVED VB TO 8" ABOVE FLOOR LEVEL. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAILS" PAGE)

14. **BEARING STUD PARTITION MAX 9'-10" OR TALL WALL**  
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING 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 150x150x9.5 (6"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 125 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 125 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. 13mm (1/2") GYPSUM BD. ON WALL AND

19. 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 250mm (9-1/2") 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. 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x254 (24"x24"x10") CONC. FTG. 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, JOIST STRAPPING AND BRIDGING**  
-19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6.1 \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-\* SEE OBC 9.30.2 \*) ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)

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

36. **COLD CELLAR PORCH SLAB (OBC 9.39)**  
FOR MAX. 2500mm (8'-2") PORCH DEPTH, (SHORTEST DIMENSION) 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm(1 1/4") COVER, 600X600mm 23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (L7) LINTELS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") 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.

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))

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" @16" O/C**  
2. STUCCO -2"x6" @16" O/C  
3. BRICK TO 4'-0" -2"x6" @16" O/C  
4. BRICK FULL HEIGHT -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)  
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 LUN. 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., 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).

**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 DAMPROOFING 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.

◆ <b>WOOD LINTELS AND BUILT-UP WOOD BEAMS</b>	◆ <b>LOOSE STEEL LINTELS</b>
L1 2/38 x 184 (2/2" x 8") SPR.#2	L7 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)
B1 3/38 x 184 (3/2" x 8") SPR.#2	L8 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
B2 4/38 x 184 (4/2" x 8") SPR.#2	L9 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
L3 2/38 x 235 (2/2" x 10") SPR.#2	L10 125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)
B3 3/38 x 235 (3/2" x 10") SPR.#2	L11 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
B4 4/38 x 235 (4/2" x 10") SPR.#2	L12 150 x 100 x 10.0L (6"x 4" x 3/8"L)
L5 2/38 x 286 (2/2" x 12") SPR.#2	◆ <b>STEEL COLUMNS (UNLESS NOTED OTHERWISE)</b>
B5 3/38 x 286 (3/2" x 12") SPR.#2	TP = (1) 3" DIA. ADJ. ST. POST
B6 4/38 x 286 (4/2" x 12") SPR.#2	2TP = (2) 3" DIA. ADJ. ST. POSTS
	3TP = (3) 3" DIA. ADJ. ST. POSTS


BRICK LINTEL SCHEDULE [OBC2012] 9.20.5.2A PROVIDE 6" MINIMUM BEARING EACH END		
MAXIMUM OPENINGS	BRICK LINTEL SIZE	
4'-0"	3 1/2" x 3 1/2" x 1/4"	
5'-0"	3 1/2" x 3 1/2" x 5/16"	
7'-0"	4" x 3 1/2" x 5/16"	
8'-0"	5" x 3 1/2" x 5/16"	
9'-0"	5" x 3 1/2" x 7/16"	
10'-0"	6" x 4" x 7/16"	

SOLID WOOD BEARING		
	2 MEMBER BUILT-UP STUD	
	3 MEMBER BUILT-UP STUD	
	4 MEMBER BUILT-UP STUD	

PERMIT APPROVAL  
DOCUMENTS TO BE KEPT  
ON SITE AT ALL TIMES

REVIEWED BY


WOOD LINTEL SCHEDULE [OBC2012] 9.23.12		
MAX. OPENINGS		
SPF BEAM	BUNGALOWS	2-STOREY
2- 2X8	64"	56"
2- 2X10	74"	68"
2- 2X12	82"	77"



RSM Building Consultants

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE OBC. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

LEGEND	
	EXHAUST VENT/FAN
	DUPLEX OUTLET
	GROUND FAULT CIRCUIT
	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET
	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	SWITCH
	FLOOR DRAIN
	HOSE BIB
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
LVL	LAMINATED VENEER LUMBER
	POINT LOAD FROM ABOVE
P.T.	PRESSURE TREATED LUMBER
G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
	FLAT ARCH
	CURVED ARCH
	MEDICINE CABINET
	CONC. BLOCK WALL
	DOUBLE VOLUME WALL SEE NOTE 39.
	<b>SMOKE ALARM TO BE INSTALLED AS PER O.B.C. 9.10.19</b>
	<b>CARBON MONOXIDE DETECTOR (OBC 9.33.4)</b> WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IA A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
◆	<b>SOIL GAS CONTROL (OBC 9.13.4.1 &amp; 9.13.4.2)</b> PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



PHOENIX HOMES

NEWINGTON – 2018

SITE: WHITE TAIL RIDGE

LOT NUMBER: 29

CIVIC ADDRESS: 224 ANTLER COURT

5	FOR BUILDING PERMIT	05/05/21	SP
4	BEP BLACKLINES	12/02/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
2	STRUCTURAL REVIEW	26/05/17	SP
1	PRELIMINARY – FOR PRICING & LAYOUTS	13/07/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

date: JUN 12/16

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

D.C.L. - 175

sheet no:

1 of 8



$$\frac{2}{8}$$

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

INSTALLATION OF FLUSH STEEL BEAMS  
SHALL CONFORM TO THE REQUIREMENTS  
OF 9.23.9.2.(3), (4) & (5)

\*TRACE ALL POINT LOADS  
THROUGH FLOOR SYSTEM  
TO SOLID BEARING BELOW

AS PER ENGINEERS LETTER, RAMSET A  
2x6 TO THE TOP FLANGE OF ALL STEEL  
BEAMS FOR CONNECTION TO OTHER  
FRAMING MEMBERS

REFER TO ATTACHED JULIET  
BALCONY GUARD

REFER TO TALL  
WALL NOTE # 39

DIRECT VENT &  
SEAL GAS FIREPLACE

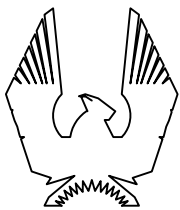
MIN. 36" GUARD  
GUARDS TO BE  
MIN. ~~36"~~ HIGH  
RAILING

VENT TO  
EXT. (typ.)

DOOR c/w WEATHERSTRIPPING  
AND SELF CLOSER

FUMEPROOF GARAGE  
WALLS AND CEILING

GROUND FLOOR PLAN (ALL ELEVATIONS)  
1782 SQ. FT.



PHOENIX HOMES

NEWINGTON – 2018

SITE: WHITE TAIL RIDGE

LOT NUMBER:

29

CIVIC ADDRESS:  
224 ANTLER COURT

5	FOR BUILDING PERMIT	05/05/21	SP
4	BEP BLACKLINES	12/02/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
2	STRUCTURAL REVIEW	26/05/17	SP
1	PRELIMINARY – FOR PRICING & LAYOUTS	13/07/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

Footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 175	
sheet no:	3 of 8

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

\*TRACE ALL POINT LOADS  
THROUGH FLOOR SYSTEM  
TO SOLID BEARING BELOW

ALL PROPOSED TALL WALLS, LINTELS AND  
SUPPORTING POSTS REVIEWED BY  
ENGINEER, REFER TO ENGINEERS LETTER.

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

REFER TO TALL  
WALL NOTE # 39

VENT TO  
EXT. (typ.)

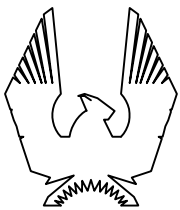
SECOND FLOOR PLAN (ELEVATION D)  
1656 SQ. FT.

1 WINDOW SHALL PROVIDE AN UNOBSTRUCTED AREA  
OF 3.8SF w/ NO DIMENSION LESS THAN 15". WINDOW  
SILL TO BE MAX 39-3/8" ABOVE FINISHED FLOOR.

A CARBON MONOXIDE DETECTOR SHALL BE  
LOCATED ADJACENT TO SLEEPING AREAS

A SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR LEVEL AND WITHIN  
EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED.  
EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO  
THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3. OF OF NFPA 72.

MAIN BATHROOM TO HAVE STUD BLOCKING  
FOR FUTURE INSTALLATION OF GRAB BARS  
ADJACENT TO SHOWER/TUB AND TOILET.



PHOENIX HOMES

NEWINGTON – 2018

SITE: WHITE TAIL RIDGE

LOT NUMBER:

29

CIVIC ADDRESS:  
224 ANTLER COURT

5 FOR BUILDING PERMIT

05/05/21 SP

4 BEP BLACKLINES

12/02/21 SP

3 STRUCTURAL REVIEW

24/11/17 SP

2 STRUCTURAL REVIEW

26/05/17 SP

1 PRELIMINARY – FOR PRICING & LAYOUTS

13/07/16 SP

No. Description  
REVISIONS

dd/mm/yy By

footprint: 518

drawn by: SP

date: JUN 12/16

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

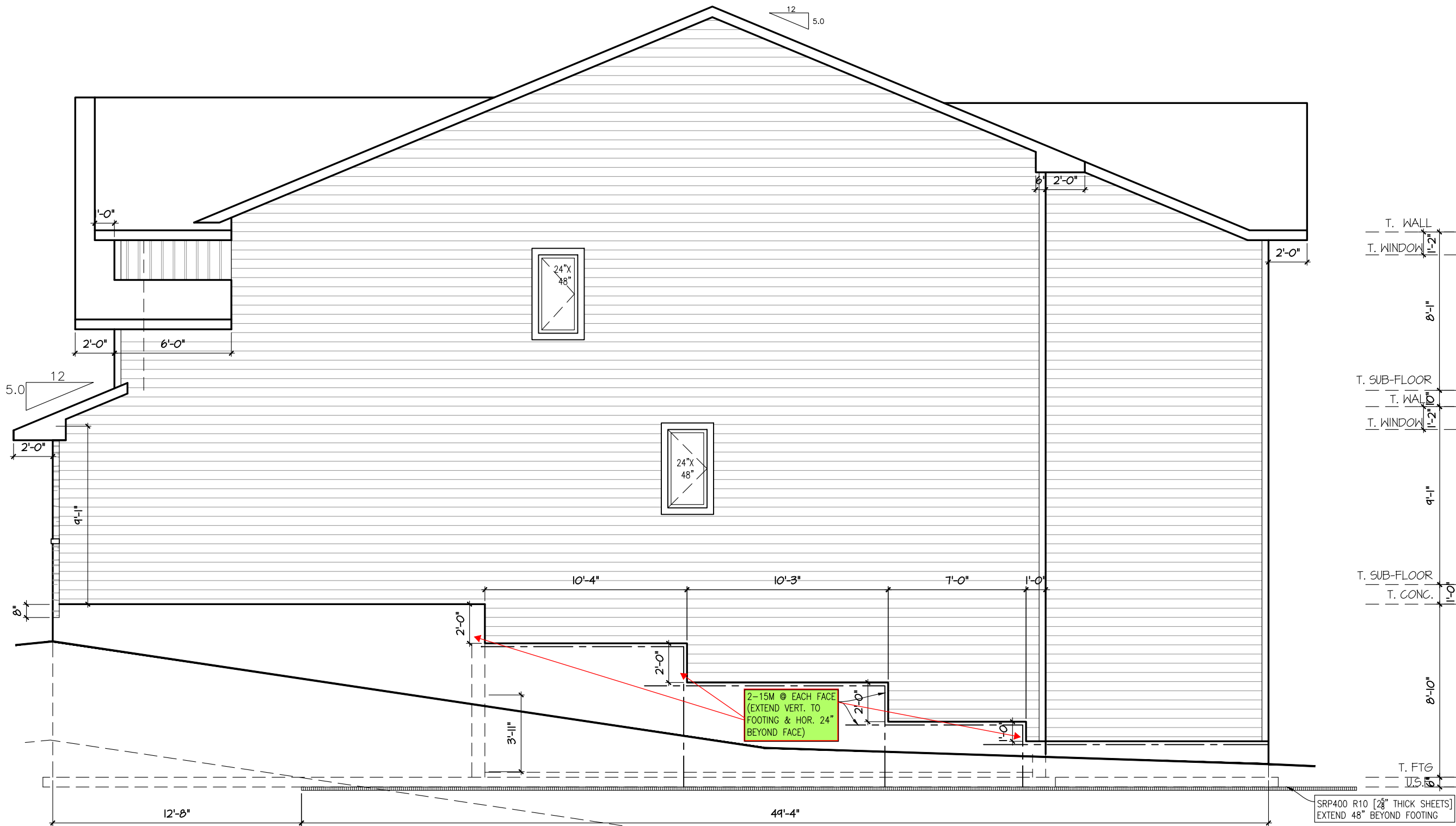
D.C.L. - 175

sheet no:

4 of  
8







9' FOUNDATION POUR

RIGHT SIDE ELEVATION D

UPO OK

REFER TO ENGINEERS  
DRAWINGS 210068 A1

T. WALL  
T. WINDOW  
8'-1"  
T. SUB-FLOOR  
T. WALL  
T. WINDOW  
9'-1"  
T. SUB-FLOOR  
T. CONC.  
8'-10"  
T. FTG  
U.S.S.

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 175	sheet no:
6 of 8	

5	FOR BUILDING PERMIT	05/05/21	SP
4	BEP BLACKLINES	12/02/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
2	STRUCTURAL REVIEW	26/05/17	SP
1	PRELIMINARY - FOR PRICING & LAYOUTS	13/07/16	SP
No.	Description	ad/mm/yy	By
REVISIONS			

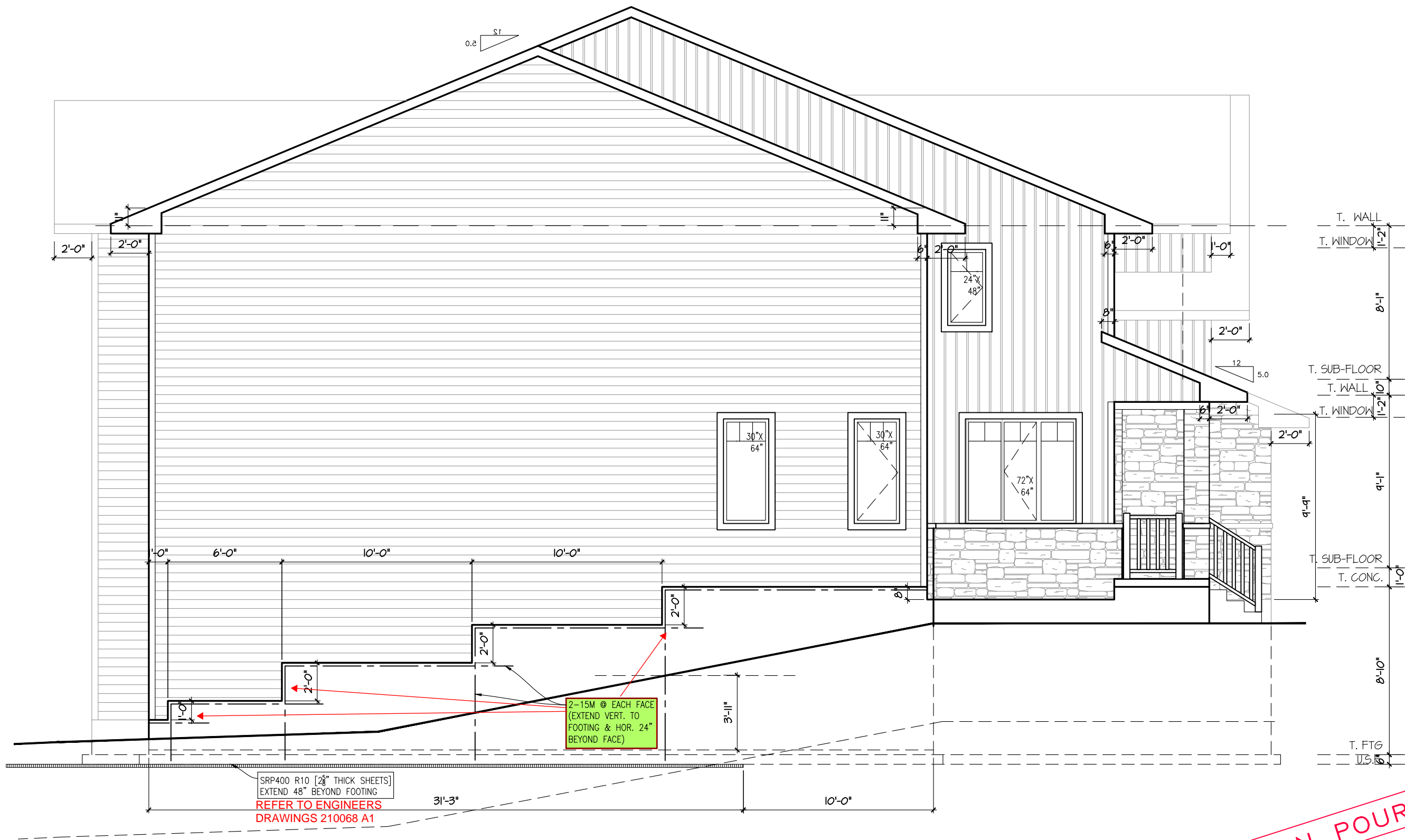
NEWINGTON - 2018

SITE: WHITE TAIL RIDGE

LOT NUMBER: 29

CIVIC ADDRESS:  
224 ANTLER COURT

PHOENIX HOMES



LEFT SIDE ELEVATION D

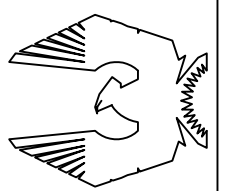
UPO OK

9' FOUNDATION POUR

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 175	
sheet no:	7 of 8

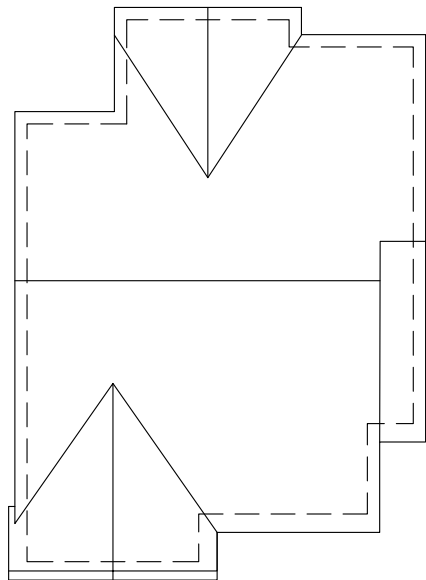
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4	BEP BLACKLINES	12/02/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
2	STRUCTURAL REVIEW	26/05/17	SP
1	PRELIMINARY - FOR PRICING & LAYOUTS	13/07/16	SP
No.	Description	ad/mm/yy	By
REVISIONS			

NEWINGTON - 2018
SITE: WHITE TAIL RIDGE
LOT NUMBER: 29
CIVIC ADDRESS: 224 ANTLER COURT

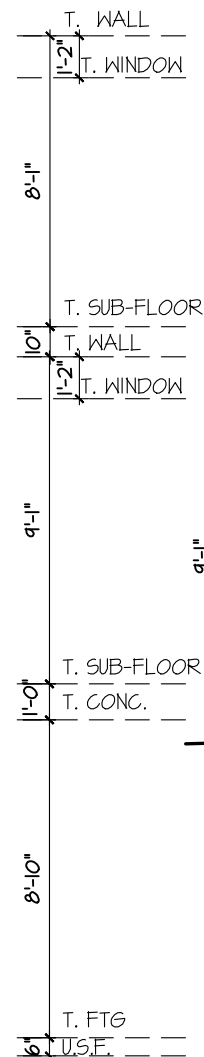


PHOENIX HOMES

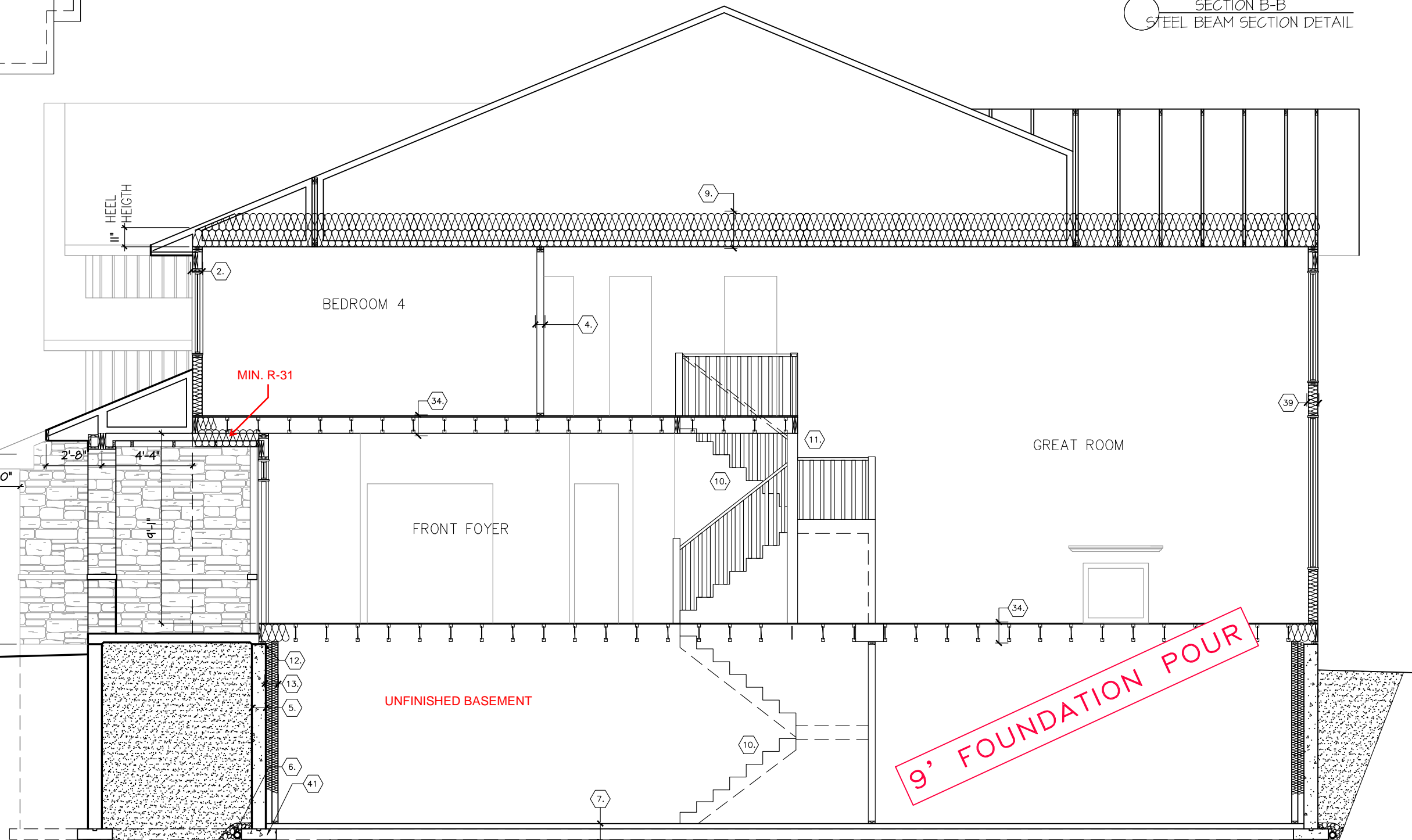




ROOF PLAN



SECTIONS ELEVATION D



SECTION A-A

INSTALLATION OF FLUSH STEEL BEAMS  
SHALL CONFORM TO THE REQUIREMENTS  
OF 9.23.9.2.(3), (4) & (5)

W310X39

FACE MOUNT  
JOIST HANGER

1/2" A307 GRADE  
THRU BOLTS @  
24" c.c. STAGGERED

SECOND FLOOR

9 1/2" TJI

SOLID BLOCKING  
BETWEEN BEAM  
FLANGES  
(SHIM TIGHT)

SECTION B-B  
STEEL BEAM SECTION DETAIL

9' FOUNDATION POUR

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16" = 1'-0"
D.C.L. - 175	
sheet no:	8 of 8

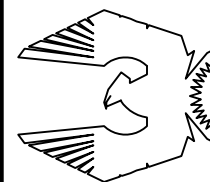
No.	Description	By
5	FOR BUILDING PERMIT	05/05/21
4	BEP BLACKLINES	12/02/21
3	STRUCTURAL REVIEW	24/11/17
2	STRUCTURAL REVIEW	26/05/17
1	PRELIMINARY - FOR PRICING & LAYOUTS	13/07/16
REVISIONS		

NEWINGTON - 2018

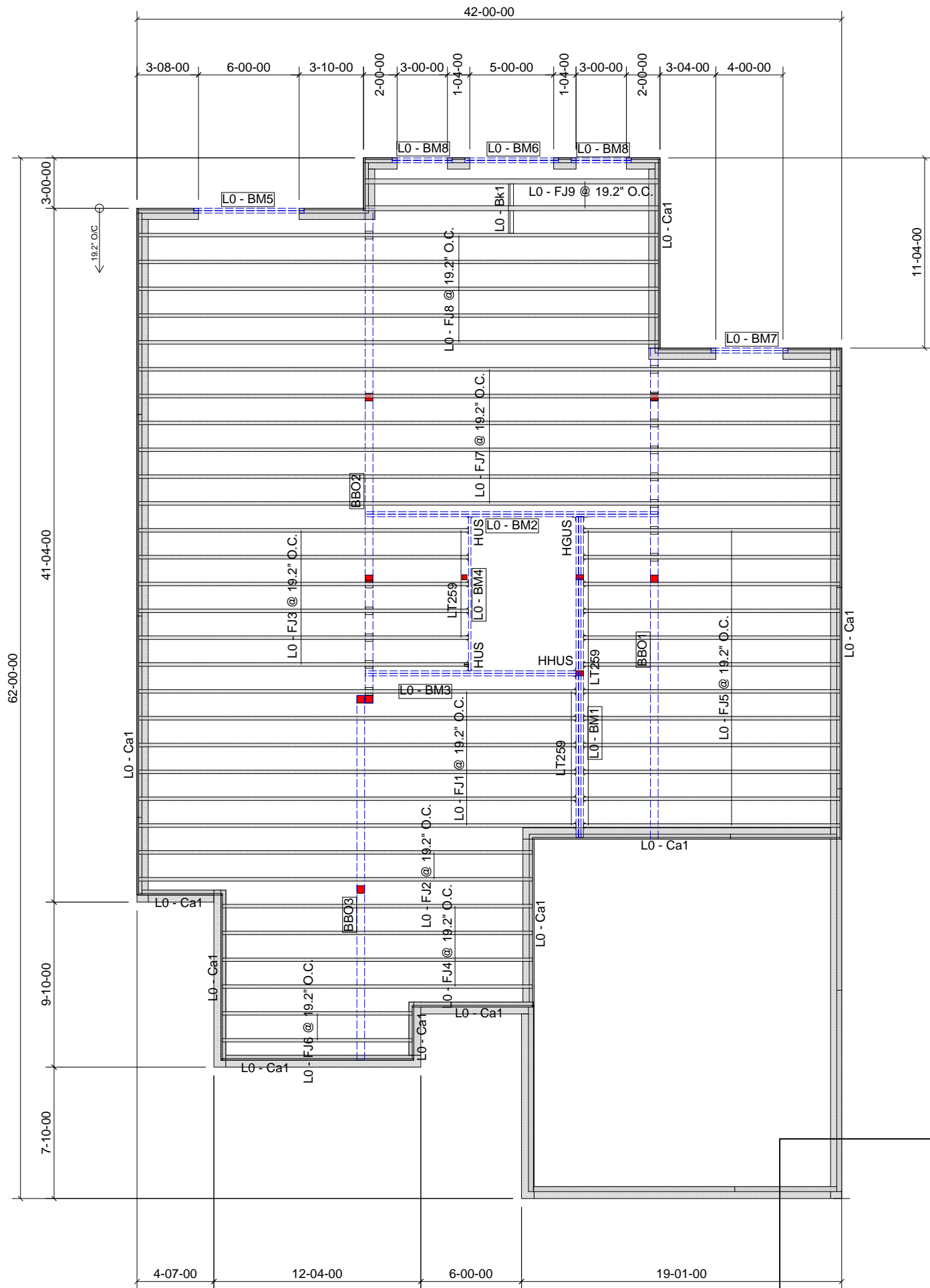
SITE: WHITE TAIL RIDGE

LOT NUMBER:  
CIVIC ADDRESS:  
224 ANTLER COURT

29



PHOENIX HOMES



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	4/7/2021
File Name:	WTR-29 Newington D.mmdl
Level Name:	1st Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC1
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products				
PlotID	Length	Product	Plies	Net Qty
L0 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	6
L0 - FJ2 @ 19.2" O.C.	24-00-00	9 1/2" NI-20	1	2
L0 - FJ3 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	6
L0 - FJ4 @ 19.2" O.C.	19-00-00	9 1/2" NI-20	1	4
L0 - FJ5 @ 19.2" O.C.	16-00-00	9 1/2" NI-20	1	12
L0 - FJ6 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	2
L0 - FJ7 @ 19.2" O.C.	42-00-00	9 1/2" NI-40x	1	6
L0 - FJ8 @ 19.2" O.C.	32-00-00	9 1/2" NI-40x	1	5
L0 - FJ9 @ 19.2" O.C.	18-00-00	9 1/2" NI-80	1	2
L0 - BM1	20-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3
L0 - BM2	18-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM3	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM4	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L0 - BM5	7-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM6	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM7	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM8	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	14
L0 - Bk1	3-00-00	9 1/2" NI-20	1	1

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

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
24	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

TRUSS AND ENGINEERED FLOOR DRAWINGS SEALED BY A PROFESSIONAL ENGINEER ARE REQUIRED ON FRAMING INSPECTION

DETAILS SEALED BY A PROFESSIONAL ENGINEER ARE REQUIRED FOR THE LVL BEAMS ON FRAMING INSPECTION

ANY OPENINGS IN FLOOR WEB FOR PLUMBING, HVAC AND ELECTRICAL TO MEET THE MANUFACTURERS SPECS. P.ENG REPAIRS MAY BE REQUIRED IF HOLES ARE TOO LARGE, TO CLOSE TOGETHER OR TOO CLOSE TO THE EDGES.

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  
WHITE TAIL RIDGE  
WTR-29 NEWINGTON D  
1ST FLOOR 1 OF 2

DATE:

4/7/2021



LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	4/7/2021
File Name:	WTR-29 Newington D.mmdl
Level Name:	2nd Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC2
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products				
PlotID	Length	Product	Plies	Net Qty
L1 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	1
L1 - FJ2 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	4
L1 - FJ3 @ 19.2" O.C.	14-00-00	9 1/2" NI-20	1	20
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	5
L1 - FJ5 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	8
L1 - FJ6 @ 19.2" O.C.	16-00-00	9 1/2" NI-40x	1	10
L1 - FJ7 @ 19.2" O.C.	38-00-00	9 1/2" NI-80	1	6
L1 - FJ8 @ 19.2" O.C.	30-00-00	9 1/2" NI-80	1	2
L1 - FJ9 @ 19.2" O.C.	19-00-00	9 1/2" NI-80	1	2
L1 - BM1	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM2	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3
L1 - BM4	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2
L1 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	15
L1 - Bk1	12-00-00	9 1/2" NI-20	1	1

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

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

TRUSS AND ENGINEERED FLOOR DRAWINGS SEALED BY A  
PROFESSIONAL ENGINEER ARE REQUIRED ON FRAMING INSPECTION

DETAILS SEALED BY A PROFESSIONAL ENGINEER ARE  
REQUIRED FOR THE LVL BEAMS ON FRAMING INSPECTION

ANY OPENINGS IN FLOOR WEB FOR PLUMBING, HVAC AND ELECTRICAL TO MEET THE MANUFACTURERS SPECS. P.ENG REPAIRS MAY BE REQUIRED IF HOLES ARE TOO LARGE, TO CLOSE TOGETHER OR TOO CLOSE TO THE EDGES.

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.



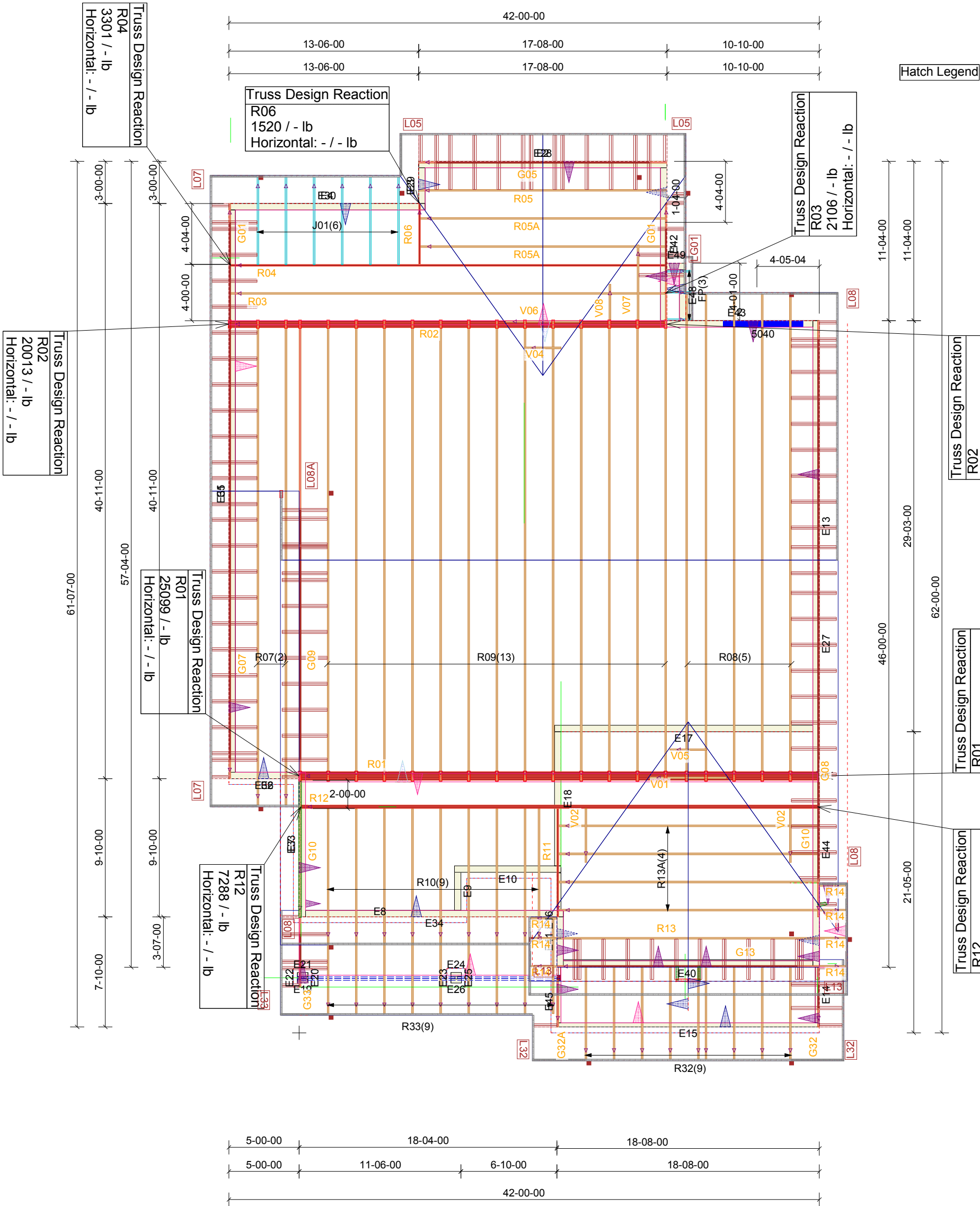
**GRANDOR**  
LUMBER INC.

JOB:

PHOENIX HOMES  
WHITE TAIL RIDGE  
WTR-29 NEWINGTON D  
2ND FLOOR 2 OF 2

DATE:

4/7/2021



TYPICAL OTTAWA DESIGN LOADS

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

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12 (2019 Amendment)
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2014 (REFER TO INDIVIDUAL TRUSS DRAWINGS FOR SPECIFIC LOADS & SPACING)

HURRICANE AND SEISMIC TIES:

- ANY TIES SPECIFIED ON THIS LAYOUT FOR UPLIFT OR SEISMIC CONNECTIONS MUST BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER/ENGINEER, AS STATED IN THE TPIC 2014. THE TRANSFER OF THESE LOADS TO THE ENTIRE STRUCTURE BELOW HAS NOT BEEN ANALYZED.

GRANDOR LUMBER INC.  
ALPHA LUMBER GROUP

JOB:  
PHOENIX HOMES  
NEWINGTON D  
PNEWD WTR2-29

DATE:  
25/03/2021





# 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

May 5, 2021

Kollaard File # 210055 – LOT29

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, 224 Antler Court, Lot # 29 White Tail Ridge, Arnprior, Kollaard Associates File # 210055**

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

- Phoenix Homes, Lot # 29 White Tail Ridge, Pages # 1 to 9, Dated 05/05/2021
- Grandor Lumber Inc., Roof Truss Layout, Newington D, Dated 25/03/2021
- Grandor Lumber Inc., 2<sup>nd</sup> Floor Joist Layout, WTR-29 Newington D, Dated 04/07/2021
- Grandor Lumber Inc., 1<sup>st</sup> Floor Joist Layout, WTR-29 Newington D, Dated 04/07/2021

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4:

1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Pages # 4 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 # 4 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 # 3:

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. Truss design is by others.

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

Basement Plan – Pages # 2:

9. It is the opinion of Kollaard Associates that the proposed steel beams steel posts shown on Phoenix Homes Pages # 2 are adequate.
10. The front porch slab reinforcement described on Phoenix Homes Pages # 1 is adequate.
11. The proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A. ensuring that the grade difference between the basement slab and the exterior grade (including the garage slab) does not exceed 7'-6½" for the full height 8'-10" foundation walls.
12. The proposed strip footings and interior pad footings shown on Phoenix Homes Page # 2 and noted on Phoenix Homes Page # 1 are adequate.
13. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels shown on Phoenix Homes Pages # 2 are adequate.

General Notes:

14. All gravity loads to be carried to foundation through solid blocking.
15. Truss design is by others.
16. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.
17. The self supporting stairs are to be designed by the stair manufacturer.
18. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.
19. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.
20. All guards to be as per OBC SB-7, unless otherwise mentioned and designed by others.
21. All brick lintels to be as per OBC Table 9.20.5.2.B.
22. 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.
23. 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".
24. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.
25. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.
26. 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.

27. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
28. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

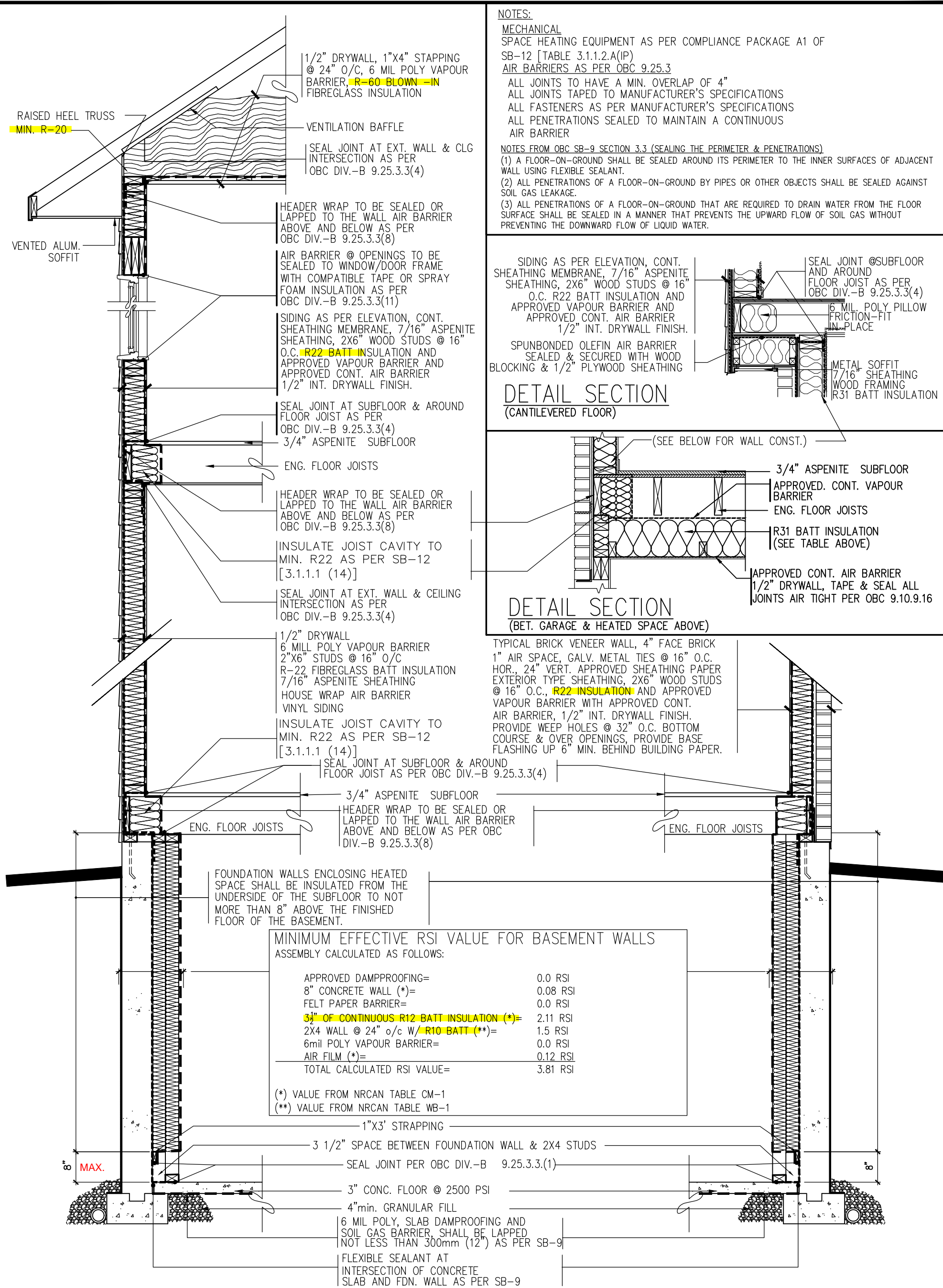
We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Sincerely,  
Kollaard Associates Inc.



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Christopher Cogliati, P.Eng.



TYP. DETAIL SECTION  
FOR SIDING APPLICATION

PART TYP. DETAIL SECTION  
FOR BRICK VENEER APPLICATION



SB-12 COMPLIANCE PACKAGE  
DETAILS (ALL MODELS)

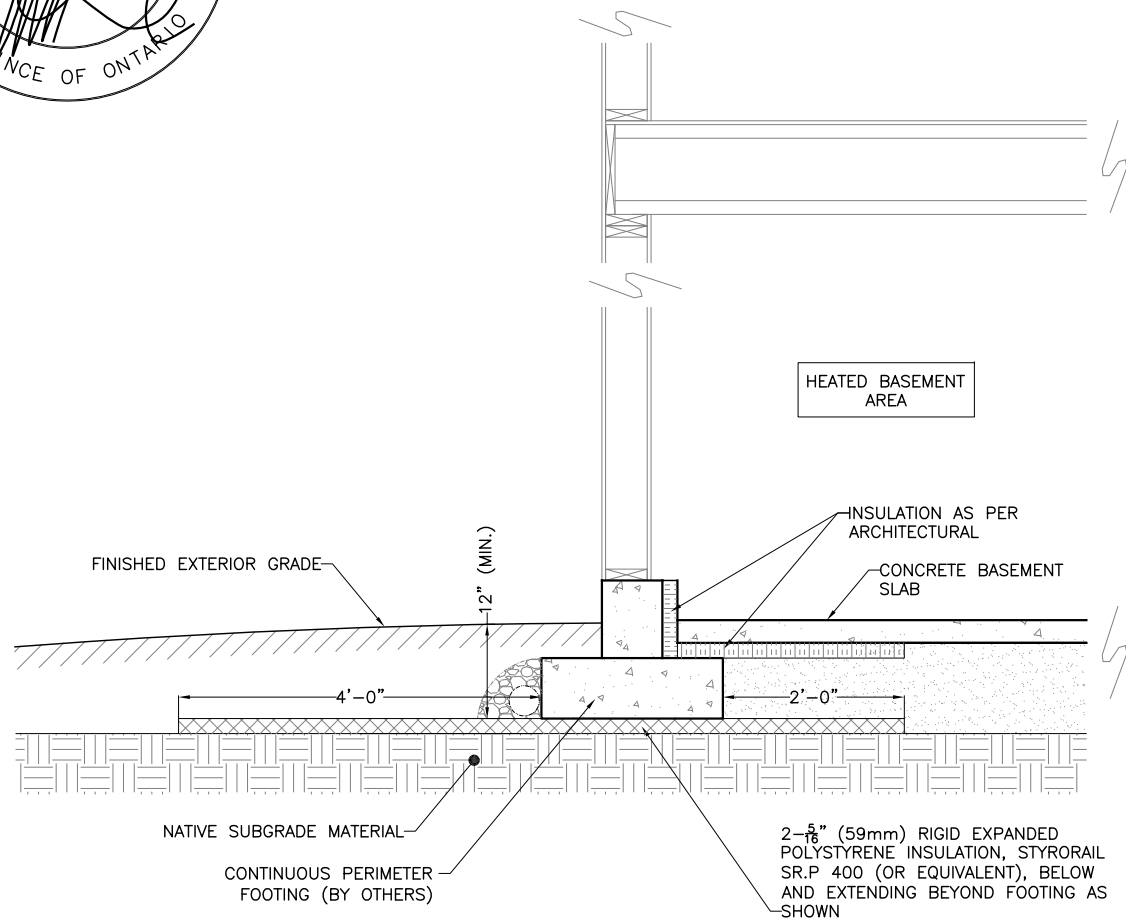
3	SB-12 - 2017 UPDATE	JAN - 2017	SP
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
No.	Description	Date	By
REVISIONS			

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





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 (613) 860-0923  
KEMPTVILLE ONTARIO info@kollaard.ca  
K0G 1J0 FAX (613) 258-0475  
http://www.kollaard.ca

CLIENT:

PHOENIX HOMES

DRAWING:

SHALLOW FOUNDATION FOOTING  
INSULATION DETAIL

LOCATION:

WHITE TAIL RIDGE SUBDIVISION,  
MISSISSIPPI MILLS, ONTARIO

DESIGNED BY:

SK

DATE:

JAN. 18, 2021

DRAWN BY:

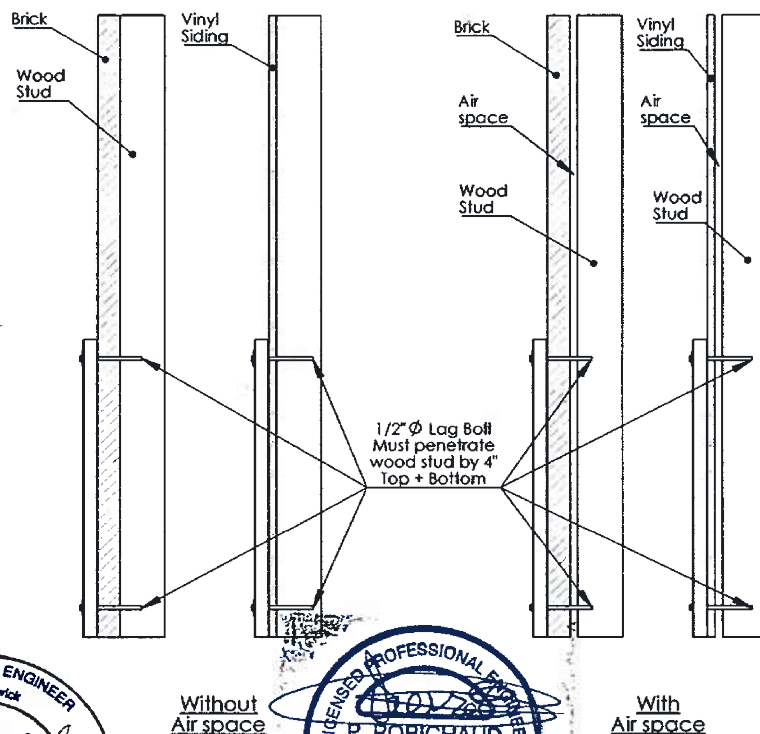
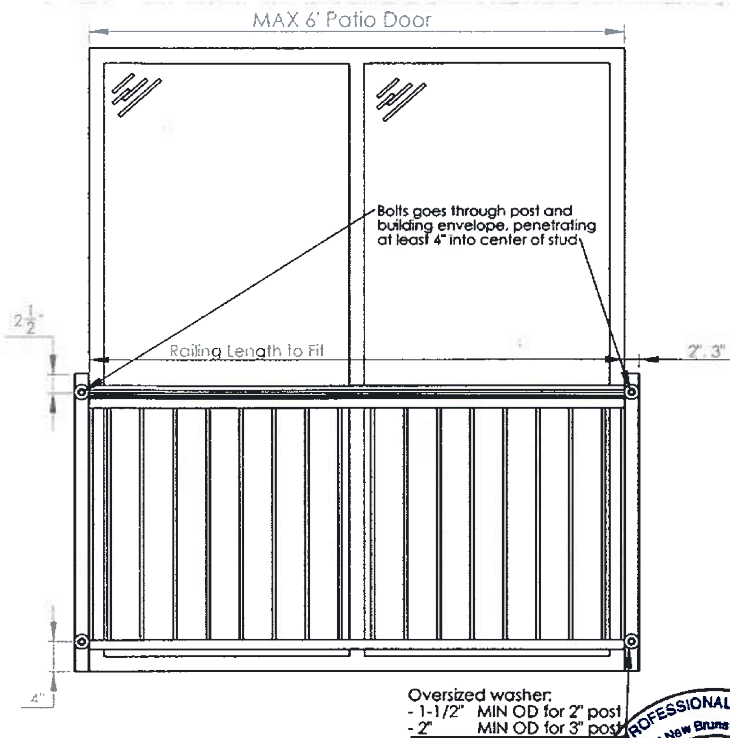
SK

SCALE:

NTS

KOLLAARD FILE NUMBER:

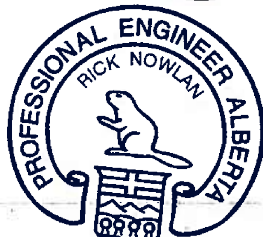
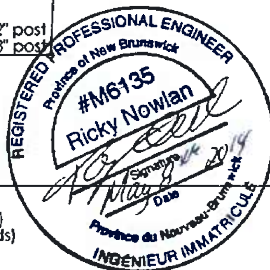
210068



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

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)



Notes:

- Install anchors as per bolt manufacturer specifications
- Main structure load capacity responsibility of others

Imperial Manufacturing Group TITLE:

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

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF IMPERIAL MANUFACTURING GROUP. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF IMPERIAL MANUFACTURING GROUP IS PROHIBITED.

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

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