

REVIEWED BY



RSM Building Consultants

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These plans have been examined for compliance with the Ontario Building Code. This review has been completed subject to any changes noted, under the condition that the building will be constructed in accordance with the code.

2021-06-14

PERMIT APPROVAL DOCUMENTS TO BE KEPT ON SITE AT ALL TIMES

FINAL GRADING CERTIFICATE REQ'D BEFORE FINAL INSPECTION SIGN-OFF

CERTIFICATE OF U/S OF FOOTING ELEVATION AND P.ENG SOILS REPORT REQ'D AT FOOTING INSPECTION (see inspector)

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

REINFORCING REQUIRED IN FOUNDATION WALLS, FOOTINGS OR PORCH SLAB SHALL BE REVIEWED PRIOR TO POURING CONCRETE (see inspector)

MIN. 100KPA PER ENGINEERS DESIGN

P.ENG SOILS REPORT MAY BE REQ'D TO CONFIRM BEARING CAPACITY OF SOILS. SEE FIELD INSPECTOR

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

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.

DCR/PHOENIX HOMES

Plan # 27M-47
Address: 234 ANTLER COURT
House model: RUTHERFORD 'A'
Lot coverage 8.4 %
Scale 1:250
Asphalt area 60.6 m²

CHECKED/APPROVED BY: T.L.MAK ENG.
APR 22/21



LOT 31 SITE/GRADING PLAN
WHITE TAIL RIDGE PH. II

INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT. THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O.&E.

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, 13mm (1/2") INT. DRYWALL FINISH.
SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
- 2A. **FRAME WALL CONSTRUCTION (2"x4")**
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 **(R5) EXTERIOR RIGID INSULATION** BOARD 38x89 (2"x4") STUDS @ **MAX 9'-10" OR TALL WALL** 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING, RSI 3.87 **(R22) INSULATION** AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH 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. 13mm (1/2") INT. DRYWALL FINISH.
PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150MM(6") ABOVE FINISH GRADE.
- 3A. **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 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, 13mm (1/2") DRYWALL (W/ TAPE COAT). PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150MM(6") ABOVE FINISH GRADE.
4. **INTERIOR STUD PARTITIONS**
38x89 (2"x4") STUDS @ 400mm (16") O.C. - C/W 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.
- 6A. PROVIDE SLEEVE THROUGH FOOTING FOR CONTINUOUS PATH OF WEEP TILE
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. (SEE PRESCRIPTIVE COMPLIANCE PACKAGE)
8. **EXPOSED FLOOR TO EXTERIOR**
PROVIDE RSI 5.46 **(R31) INSULATION**, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9. **ATTIC INSULATION** OBC. 12.3.2.1 & 12.3.3.7 RSI 8.81 **(R30) BLOWN** IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
10. **ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.4.2**
UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(¼")
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 = 900 (2'-11")
RAIL @ STAIR = 800 (2'-8")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
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 **3'-0"**
INTERIOR GUARDS: 900mm (2'-10") MIN.
EXTERIOR GUARDS: 1070mm (3'-6") MIN.
12. **SILL PLATES**
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 (3/4") CONTINUOUS** BATT INSULATION. 2"x4" STUD WALL PLACED 3/4" AWAY FROM WALL. FILL STUD CAVITY WITH **R10 BATT INSULATION**. APPROVED VB TO 8" ABOVE FLOOR LEVEL. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAILS" PAGE)
14. **TYPICAL PARTY WALL**
(SB-3 - W13a - 1 HR F.R.R. - STC 57)
½" TYPE 'X' GYPSUM BOARD
2 ROWS OF 2x4 WOOD STUD @ 16" o.c. ON SEPARATE 2x4 BASE PLATES SET 1" APART (STAGGER STUDS IN EACH WALL)
FILL WALL CAVITIES WITH FIBRE BATT INSULATION W/ MASS OF AT LEAST 1.22 Kg/m² (0.25 lb/ft³)
½" TYPE 'X' GYPSUM BOARD
15. **RESERVED**
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. **GARAGE WALL**
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. PER OBC 9.10.9.16
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 (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 (OBC 9.19.2)**
ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING
24. **RESERVED**
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. **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. **RESERVED**
30. **RESERVED**
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 ASP. SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.3)
6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-* SEE OBC 9.30.2 *)
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. **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. **RESERVED**
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.
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"x8" @ 16" o/c
BLOCKING: 3 ROWS @ 4'-6" O/C ±
SHEATHING: 7/16" ASPENITE
NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS
40. **RESERVED**
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 SHALL BE **20"W x 6"H** (UNLESS OTHERWISE NOTED ON PLAN)

- WINDOWS:**
- 1) **MINIMUM BEDROOM WINDOW -OBC. 9.7.1.3.-**
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. 9.7.1.6.-, 9.8.8.**
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.
- 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., 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 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.



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2021-06-14

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PERMIT APPROVAL DOCUMENTS TO BE KEPT ON SITE AT ALL TIMES

WOOD LINTELS AND BUILT-UP WOOD BEAMS	LOOSE STEEL LINTELS
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	STEEL COLUMNS (UNLESS NOTED OTHERWISE)
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

STRUCTURAL NOTES

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



SOLID WOOD BEARING
P2 - 2 MEMBER BUILT-UP STUD
P3 - 3 MEMBER BUILT-UP STUD
P4 - 4 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.

TP 75mm DIA. ADJ. ST. POST
2TP 2-75mm DIA. ADJ. ST. POSTS
3TP 3-75mm DIA. ADJ. ST. POSTS

LEGEND



EXHAUST VENT/FAN



DUPLEX OUTLET



WEATHERPROOF DUPLEX OUTLET



HEAVY DUTY OUTLET



POT LIGHT



LIGHT FIXTURE (CEILING MOUNTED)



LIGHT FIXTURE (WALL MOUNTED)



SWITCH



CABLE OUTLET



BELL OUTLET



FLOOR DRAIN



HOSE BIB



DOUBLE JOIST



TRIPLE JOIST



LAMINATED VENEER LUMBER



POINT LOAD FROM ABOVE



PRESSURE TREATED LUMBER



GIRDER TRUSS BY ROOF TRUSS MANUF.



UNLESS NOTED OTHERWISE



FLAT ARCH



CURVED ARCH



MEDICINE CABINET



SMOKE ALARM (REFER TO OBC 9.10.19)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.

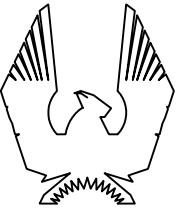


CARBON MONOXIDE DETECTOR (OBC 9.33.4)

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.

SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.



PHOENIX HOMES

517-RUTHERFORD-2015

Designer information:

The undersigned has reviewed and take responsibility for this design and has the qualification and meets the requirements set out in the Ontario Building Code as a designer.

Sandy Pollock
Individual BCIN: 33536
Firm BCIN: 40800

No.	Description	dd/mm/yy	By
8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-193

sheet

title: A0

1 of 9

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.

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

RECEIVED
JUNE 14, 2021

A SEPARATE BUILDING PERMIT WILL BE
REQUIRED TO FINISH THE BASEMENT

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

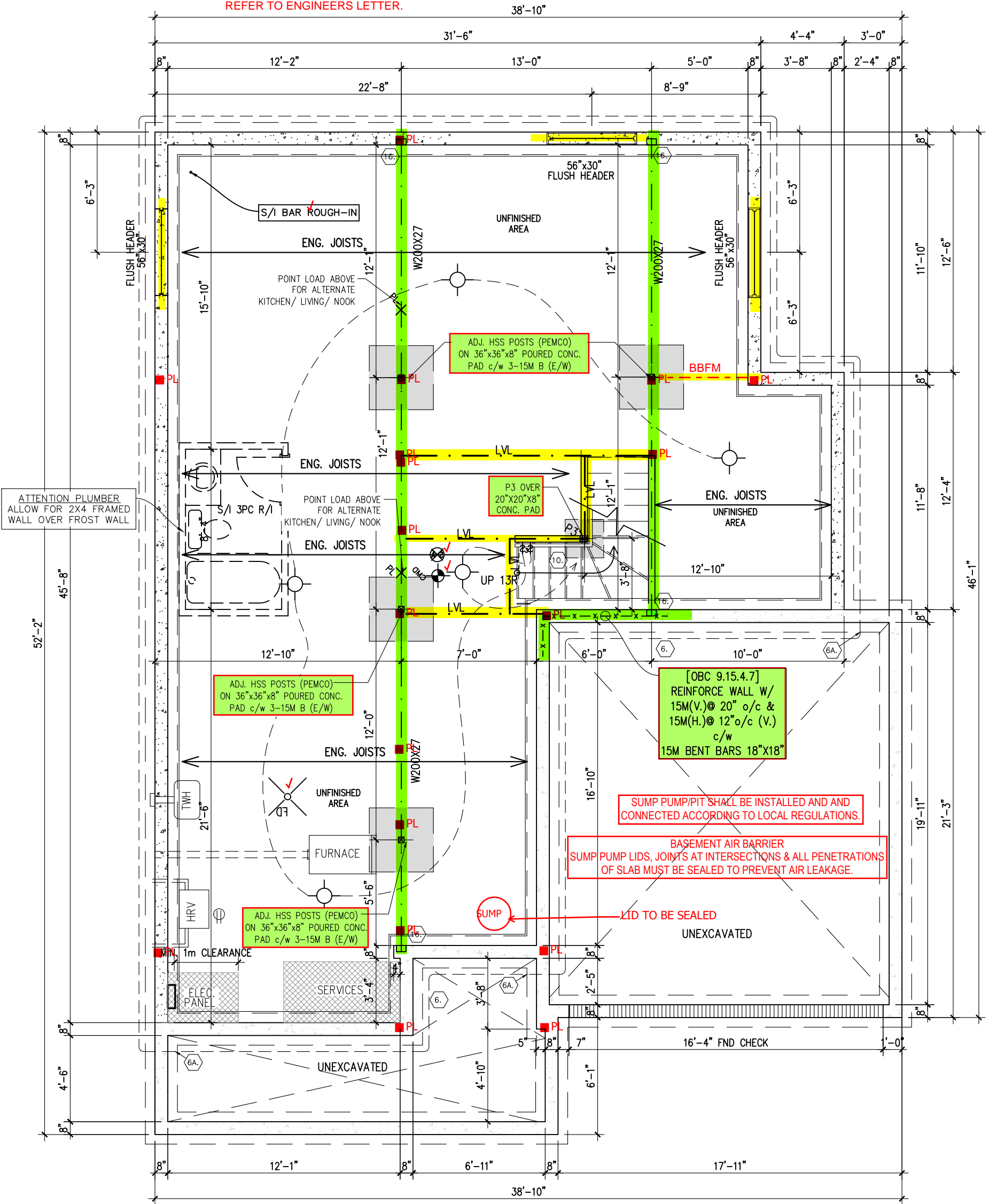
PROVIDE P.ENG APPROVED TRUSS & FLOOR
DRAWINGS AND SPECIFICATIONS TO BUILDING
INSPECTOR AT FRAMING INSPECTION

REINFORCING REQUIRED IN FOUNDATION WALLS,
FOOTINGS OR PORCH SLAB SHALL BE REVIEWED
PRIOR TO POURING CONCRETE (see inspector)

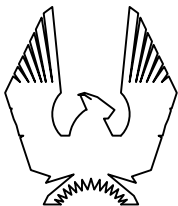
NON-LOADBEARING INTERIOR
WALLS IN UNFINISHED BASEMENTS
ARE NOT TO BE FRAMED

ALL STEEL BEAMS, STEEL POSTS, PORCH
SLAB REINFORCING, FOUNDATION WALLS &
FOOTINGS ARE REVIEWED BY ENGINEER,
REFER TO ENGINEERS LETTER.

REFER TO DETAIL SK-03 FOR WINDOW
OPENINGS > 47" TO < 56"



FOUNDATION PLAN
ELEVATION A



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

LOT NUMBER:

31

CIVIC ADDRESS:
234 ANTLER COURT

8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-193

sheet

sheet
title:

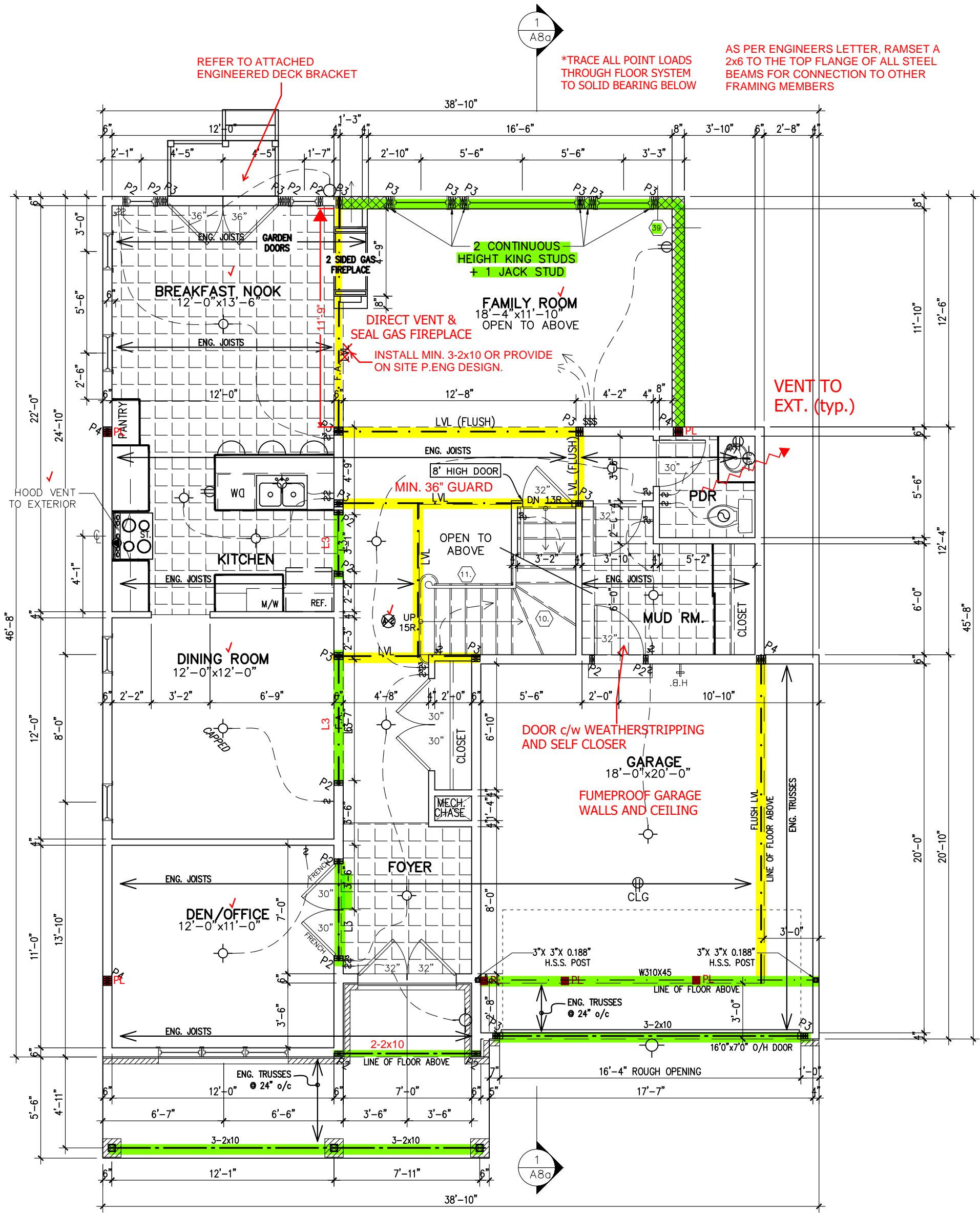
A1a

2 of
9

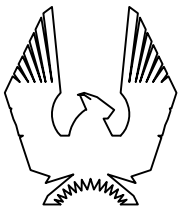
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

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

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



GROUND FLOOR PLAN
ELEVATION A



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

LOT NUMBER:

CIVIC ADDRESS:
234 ANTLER COURT

31

8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-193

sheet
title:

A2a

3 of
9

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.

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

****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

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

NOTE 39 ON PAGE 1 FOR TALL WALL INFORMATION

VENT TO EXT. (typ.)

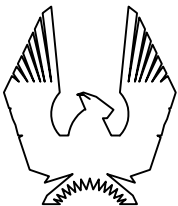
ROTATE A.A. TO SUIT TRUSS DIRECTION

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.

SECOND FLOOR PLAN ELEVATION A



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

LOT NUMBER:

31

CIVIC ADDRESS:
234 ANTLER COURT

8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

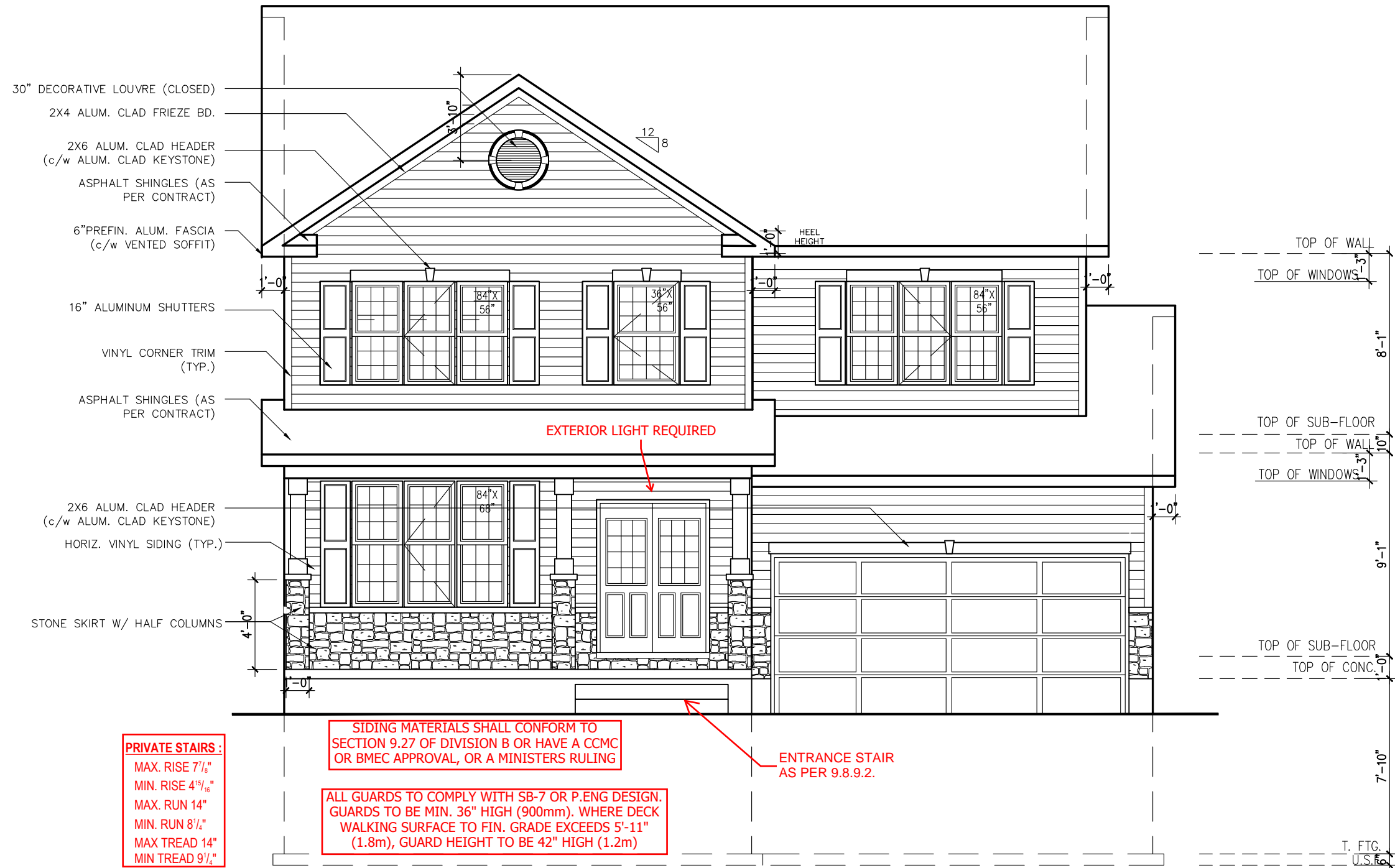
scale: 3/16"=1'-0"

D.C.L.-193 sheet

sheet
title:

A3a

4 of
9



PROVIDE ENGINEERED CONNECTION
DETAILS AND RAILING MANUFACTURER
SPECS TO INSPECTOR ON SITE OR
INSTALL AS PER SB-7

FRONT ELEVATION A



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

LOT NUMBER:

31

CIVIC ADDRESS:
234 ANTLER COURT

8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED – ELEVATION C MASTER BEDROOM	13/08/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-193	sheet
------------	-------

sheet
title: A4a

1/300 ROOF VENTILATION REQUIRED

MAXI-VENT ATTIC VENTILATION
(AS PER O.B.C.)

ASPHALT SHINGLES (AS
PER CONTRACT)

6" PREFIN. ALUM. FASCIA
(c/w VENTED SOFFIT)

VINYL CORNER TRIM (TYP.)

3 1/2" VINYL SURROUND
(TYP.)

HORIZ. VINYL SIDING (TYP.)

ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN.
GUARDS TO BE MIN. 36" HIGH (900mm). WHERE DECK
WALKING SURFACE TO FIN. GRADE EXCEEDS 5'-11"
(1.8m), GUARD HEIGHT TO BE 42" HIGH (1.2m)

REFER TO DETAIL SK-03 FOR WINDOW
OPENINGS > 47" TO < 56"

RAILING AS PER ATTACHED SB-7 DETAILS OR
ENSURE P.ENG STAMPED RAILING
DOCUMENTATION AND ATTACHMENT DETAILS
ARE AVAILABLE FOR REVIEW BY THE INSPECTOR

ALL GUARDS MUST BE NON-CLIMBABLE WITH
NO HORIZONTAL MEMBERS BETWEEN 5 1/2" AND
35" ABOVE THE FLOOR OR WALKING SURFACE.

REAR ELEVATION A, C, D & E

SIDING MATERIALS SHALL CONFORM TO
SECTION 9.27 OF DIVISION B OR HAVE A CCMC
OR BMCC APPROVAL, OR A MINISTERS RULING

OUTLINE FOR A&D
ELEVATION ONLY

REFER TO ATTACHED
ENGINEERED DECK BRACKET

INDIRECT CONNECTION (typ.)



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

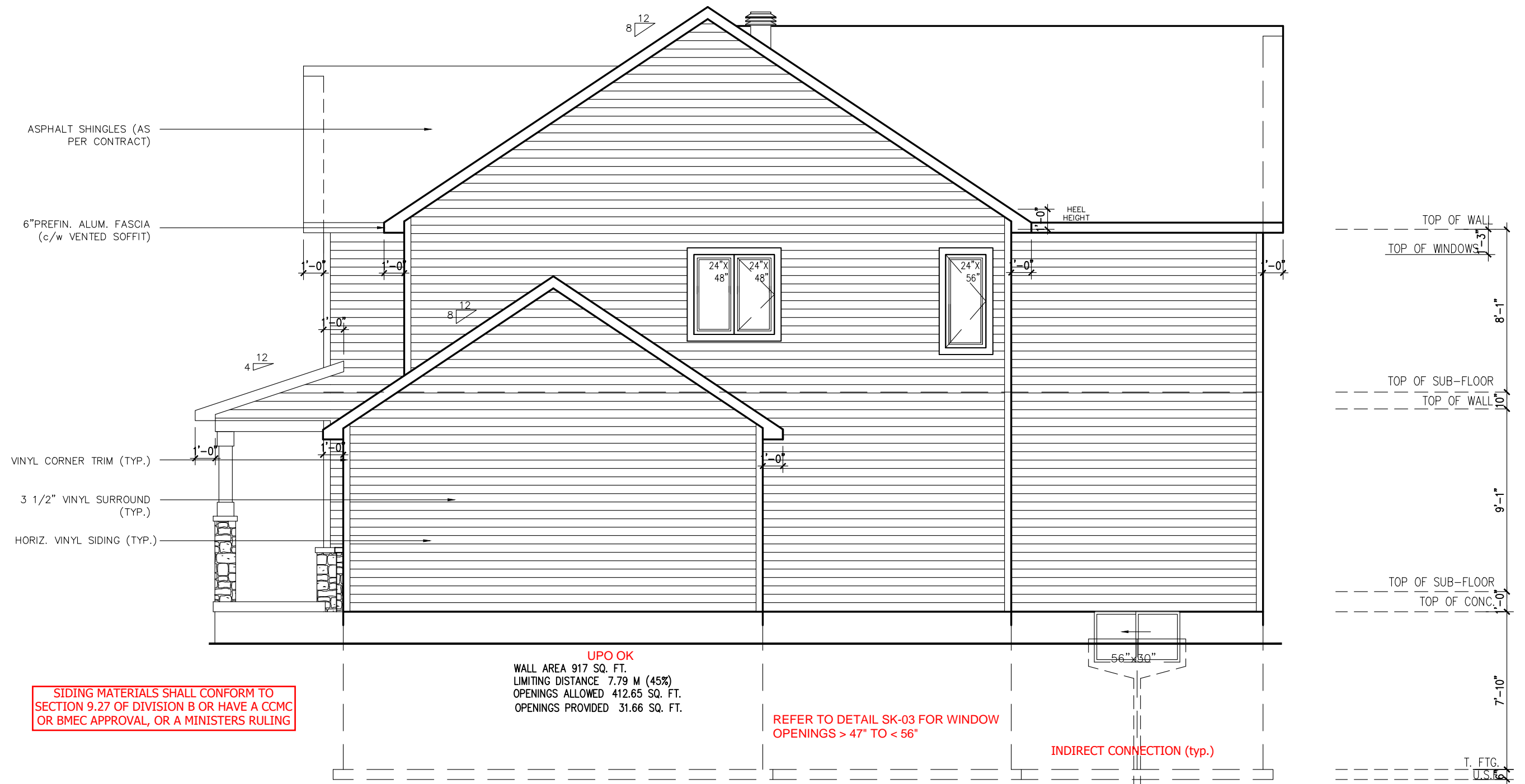
LOT NUMBER:

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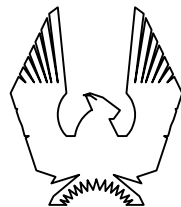
CIVIC ADDRESS:
234 ANTLER COURT

8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517	
designed by: TL	
drawn by: SP	
date: NOV/15	
scale: 3/16"=1'-0"	
D.C.L.-193	sheet
sheet title: A5	6 of 9



LEFT SIDE ELEVATION A



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

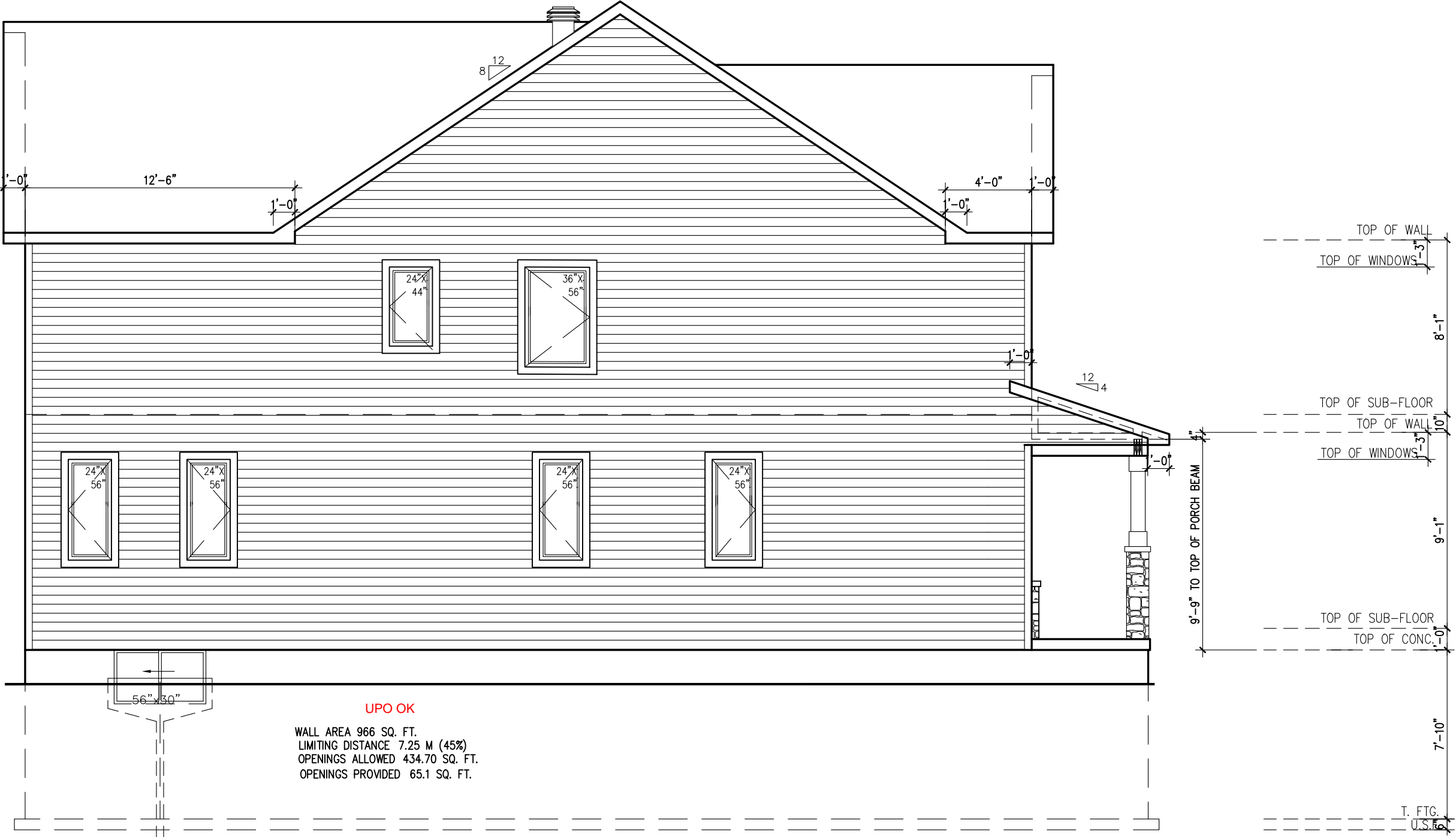
LOT NUMBER:

31

CIVIC ADDRESS:
234 ANTLER COURT

No.	Description	dd/mm/yy	By
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7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
REVISIONS			

footprint: 517
designed by: TL
drawn by: SP
date: NOV/15
scale: 3/16"=1'-0"
D.C.L.-193 sheet
sheet title: A6a
7 of 9



RIGHT SIDE ELEVATION A



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

LOT NUMBER: 31

CIVIC ADDRESS:
234 ANTLER COURT

8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

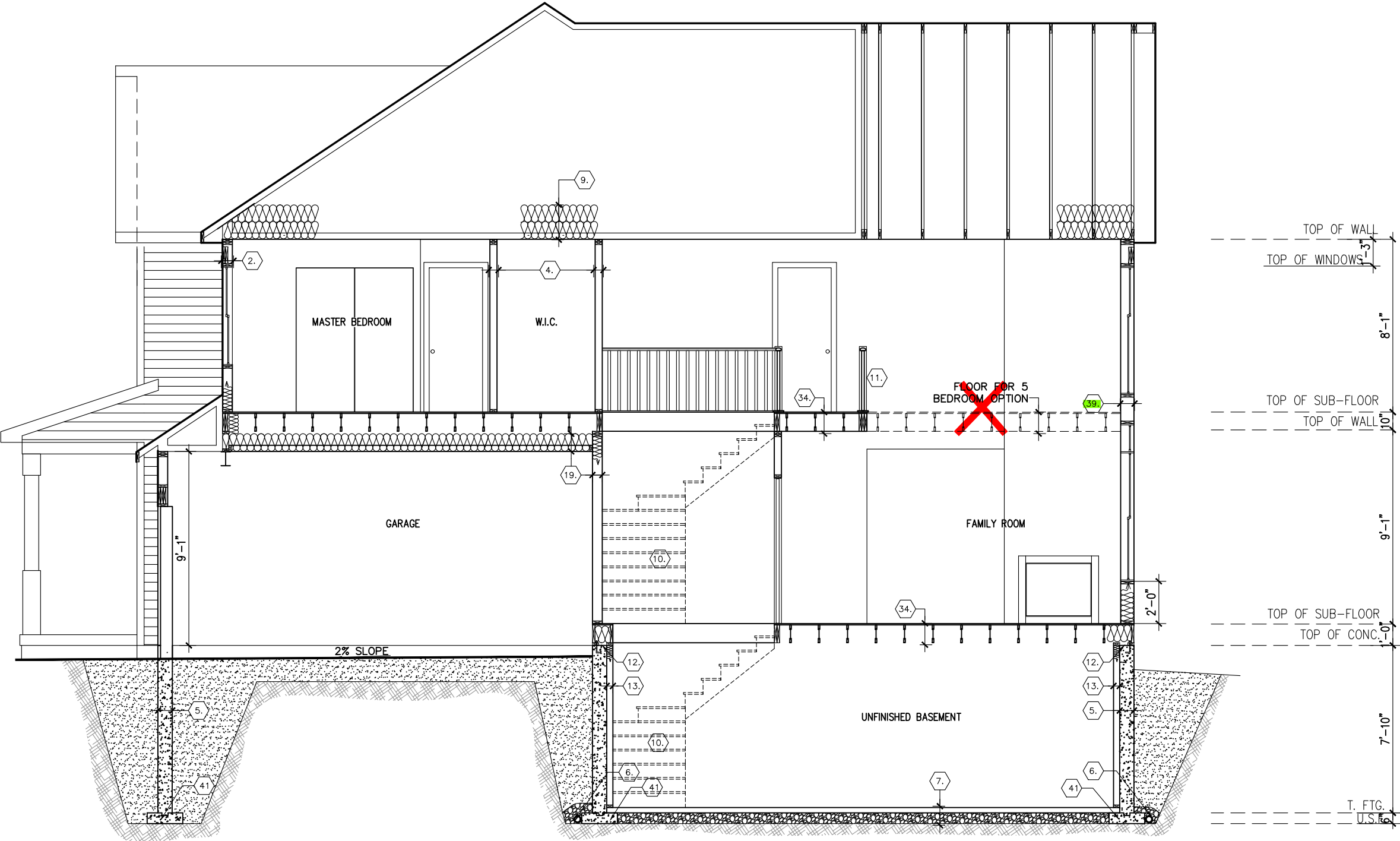
date: NOV/15

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

D.C.L.-193 sheet

sheet title: A7a

8 of 9



SECTION ELEVATION A



517-RUTHERFORD-2015

SITE: WHITE TAIL RIDGE

LOT NUMBER: 31

CIVIC ADDRESS:
234 ANTLER COURT

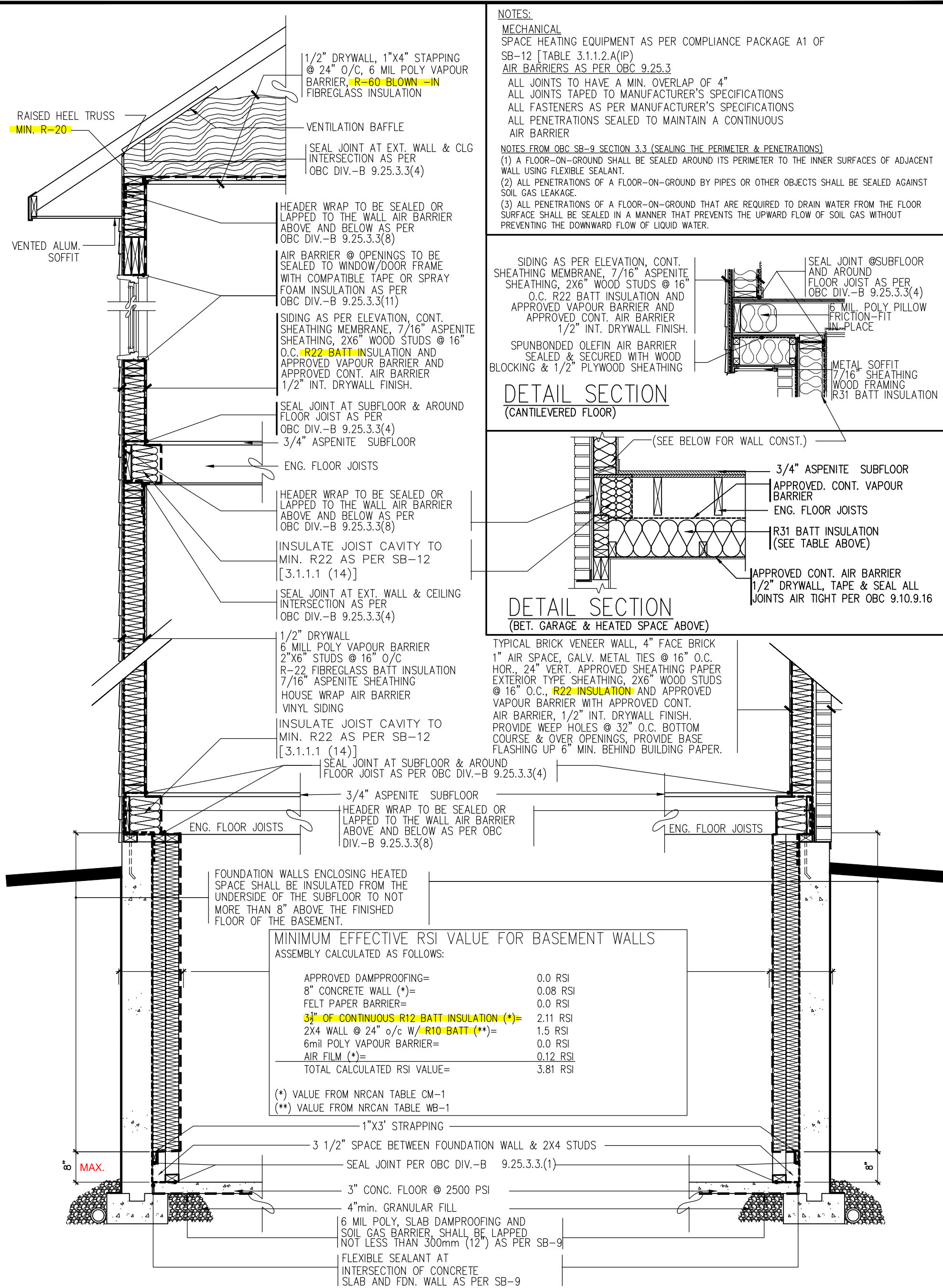
8	FOR STRUCTURAL REVIEW	27/05/21	SP
7	BEP BLACKLINES	08/03/21	SP
6	TUB CHANGED TO MAAX EXHIBIT 60X32	09/02/21	CB
5	UPDATE BASEMENT WINDOWS	01/09/19	SP
4	BEAM ADDED - ELEVATION C MASTER BEDROOM	13/08/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517
designed by: TL
drawn by: SP
date: NOV/15
scale: 3/16"=1'-0"

D.C.L.-193 sheet

sheet title: A8a

9 of 9



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	



ALL HARDWARE TO BE HOT-DIP
GALVANIZED
CONCRETE MIN. STRENGTH: 25 MPA



			Estructura Inc. TEL: (819) 316-4382 EMAIL: estructuralinc@yahoo.com				Client CUT RITE CONSTRUCTION		Sheet Title DECK CONNECTION 4'-0"x8'-0"	
							Project Name		Drawn By DS	
									Checked By -	
									Project No.	
									Scale N.T.S.	
									Date DECEMBER 2019	
									Drawing No.	
No. / Revision			Date		By				SK-1	
Contractor must verify all dimensions on the job and report any discrepancy to the architect before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. (Contractor is not to be credited)										

2 - 15M VERTICAL EACH FACE

2 - 15M VERTICAL EACH FACE

4'-8" MAX.

2'-6" MAX.

WINDOW
OPENING

2'-0"

2'-0"

1'-0"

2 - 15M @ 12" EACH FACE
HORIZONTAL

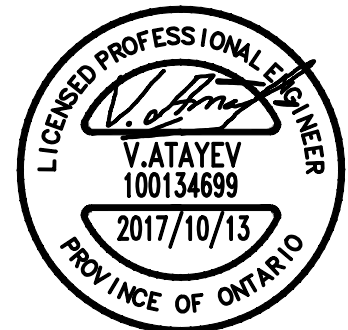
CONCRETE FOOTING

CONCRETE FOUNDATION WALL

DETAIL FOR WINDOW OPENINGS > 3'-11"

SCALE: 1/2" = 1'-0"

REINFORCING REQUIRED IN FOUNDATION WALLS,
FOOTINGS OR PORCH SLAB SHALL BE REVIEWED
PRIOR TO POURING CONCRETE (see inspector)



1	2017/10/13	ISSUED FOR REVIEW
DESIGN BY ATA ENGINEERING INC. 254 Friel Street Office: (613) 789-0261 Ottawa, ON K1N 7V9 Email: eng@ataengineering.ca		

PROJECT NAME PHOENIX HOMES

CHECKED BY V.A. SCALE AS NOTED

DRAWN BY V.A. DATE 2017/10/13

DRAWING TITLE DETAIL FOR WINDOW OPENINGS > 3'-11"

PROJECT #

DRAWING #

17-051

SK-03



Kollaard Associates

Engineers

210 Prescott Street

P.O. Box 189

Kemptville, Ontario K0G 1J0

RECEIVED
JUNE 14, 2021

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

June 2, 2021

Kollaard File # 210055 – LOT31

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, 234 Antler Court, Lot # 31 White Tail Ridge, Arnprior, Kollaard Associates File # 210055

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

- Phoenix Homes, Lot # 31 White Tail Ridge, Pages # 1 to 9, Dated 27/05/2021
- Grandor Lumber Inc., Roof Truss Layout, Rutherford "A", Dated 05/04/2021
- Grandor Lumber Inc., 2nd Floor Joist Layout, Rutherford A, Dated 04/07/2021
- Grandor Lumber Inc., 1st Floor Joist Layout, Rutherford A, 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 and 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 foundation walls adjacent the stairs to the basement are considered to be laterally unsupported as per 2012 OBC 9.15.4.3. The reinforcement noted on Phoenix Homes Pages # 2 is adequate to withstand the lateral earth pressures.
12. The foundation walls at the bottom of the window openings that exceed 47¼" in width (or the sum of the widths of the window openings exceed 25% of the length of the wall) are considered to be laterally unsupported as per 2012 OBC 9.15.4.3. The reinforcement around the window openings is designed and approved by others (ATA Engineering Inc., Dwg. # SK03, Dated 2017/10/13).
13. The remaining proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A.
14. The strip footings, proposed interior pad footings and exterior pad footings shown on Phoenix Homes Page # 2 and noted on Phoenix Homes Page # 1 are adequate.
15. The proposed deck and steel bracket support are designed and approved by others (DS Structural Design, Dwg. # SK-1, Dated December 2019).
16. 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:

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



28. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.
29. 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.
30. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
31. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

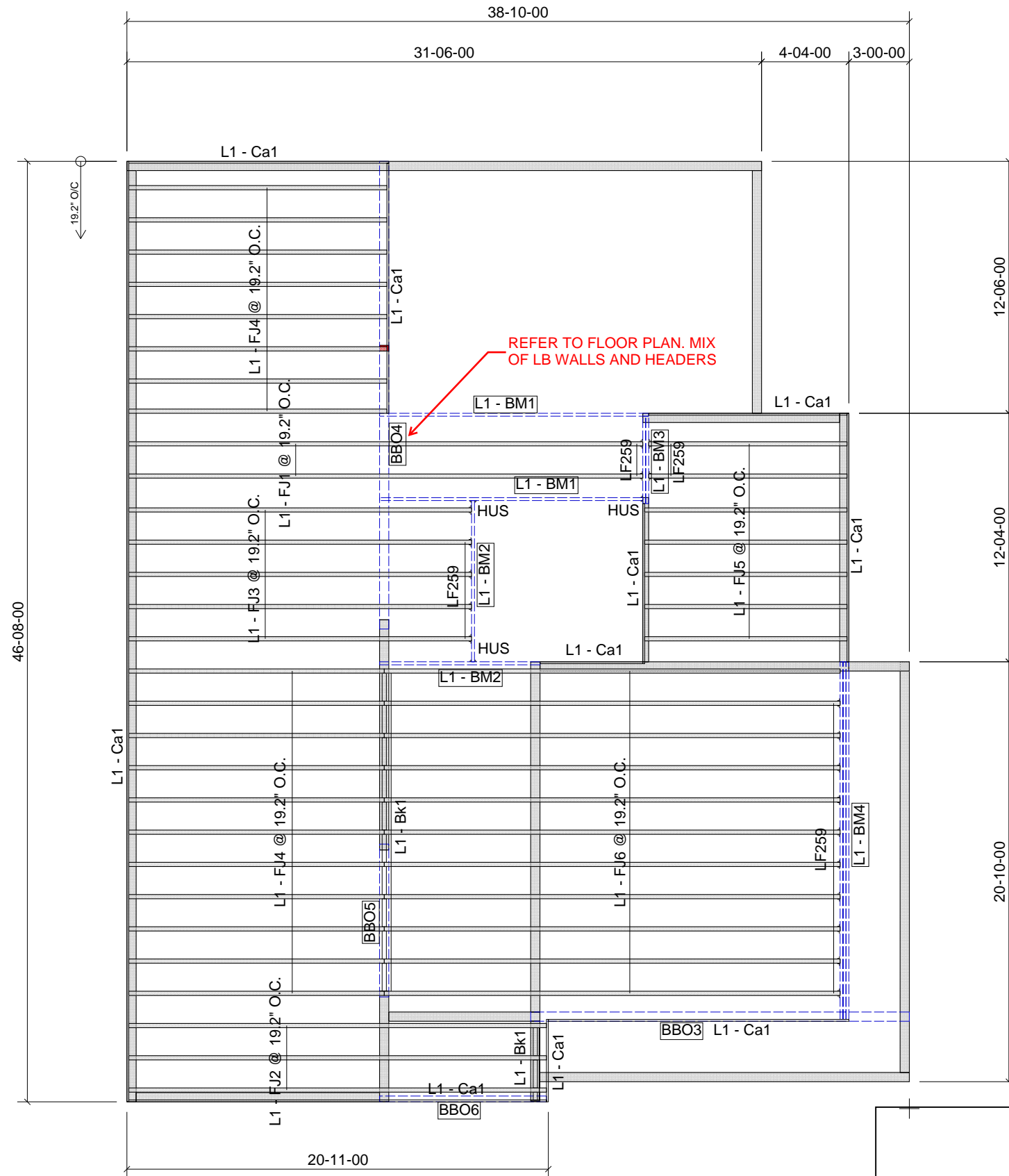
We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Sincerely,
Kollaard Associates Inc.



Christopher Cogliati, P.Eng.

DATE: 4/7/2021



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	4/7/2021
File Name:	WTR-31 Rutherford A.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.	26-00-00	9 1/2" NI-20	1	2
L1 - FJ2 @ 19.2" O.C.	22-00-00	9 1/2" NI-20	1	3
L1 - FJ3 @ 19.2" O.C.	18-00-00	9 1/2" NI-20	1	5
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	19
L1 - FJ5 @ 19.2" O.C.	11-00-00	9 1/2" NI-20	1	7
L1 - FJ6 @ 19.2" O.C.	24-00-00	9 1/2" NI-40x	1	11
L1 - BM1	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2
L1 - BM2	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2
L1 - BM3	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM4	18-00-00	1 3/4" x 14" (2.0E 3100) WestFraser LVL	3	3
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	13
L1 - Bk1	18-00-00	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	42

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
20	SIMPSON	LF259	-	9 1/2" NI-20
3	SIMPSON	HUS18110	-	9 1/2" WF LVL

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

TRUSS AND ENGINEERED FLOOR DRAWINGS SEALED BY A PROFESSIONAL ENGINEER ARE REQUIRED 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)

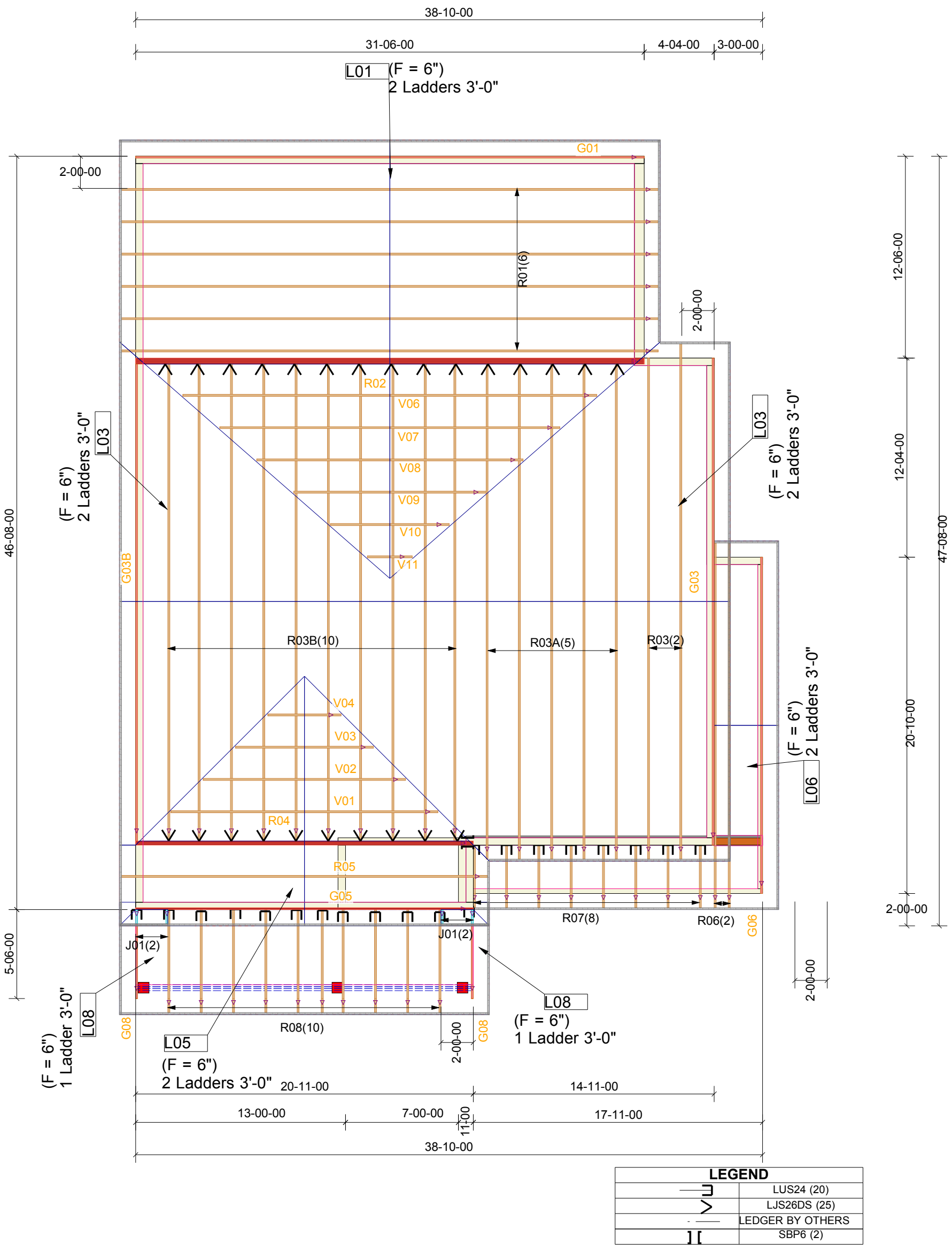
FLOOR NOTES:

- 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.



JOB:
PHOENIX HOMES
WHITE TAIL RIDGE
WTR-31
RUTHERFORD A
2ND FLOOR 2 OF 2

DATE: 4/7/2021



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

TYPICAL OTTAWA DESIGN LOADS					THIS DESIGN COMPLIES WITH:		HURRICANE AND SEISMIC TIES:		<div><div></div><div>GRANDCOR LUMBER INC.</div></div>	JOB: PHOENIX HOMES RUTHERFORD "A" PRUTA-1 WTR2 - 31
Member	Load Type	PT 9	PT 4	RSL	- PART 4 OR 9 OF OBC 2012 Reg. 332/12	- CSA 086-09	- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L	- TPIC 2011		- 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.
Top Chord	Snow	37.1	50		- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L					
	Dead	3	5-10		- TPIC 2011					
Bot Chord	Live	0	10		(REFER TO INDIVIDUAL TRUSS DRAWINGS FOR SPECIFIC LOADS & SPACING)					
	Dead	7	7							
TYPICAL SPACING = 24.0 IN C/C										DATE: 04/05/2021