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)
- (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 ●

 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.
- 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 22X100XU.79HIM (7/8 X XU.3) GALV. METAL HES ® 400HIM (16") O.C. NERTICAL. 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") 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV.

 METAL TIES ◎ 400mm (16") 0.C. HORIZONTAL 600mm (24")
 0.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.
- NITERIOR 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")
- (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. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSULE EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FOTN. WALL PRIGR 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 29.) AND AROUND WEEPING TILES.
- (8.) EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
- 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. 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 = 200 (7-7/8")
 - MAX. RISE = 255 (10-1/16") = 255 (10-1/16") = 25 (1") = 1950 (6'-5") MIN. TREAD MAX. NOSING MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR = 1070 (3'-6") = 865 (2'-11") MIN. STAIR WIDTH = 860 (2'-10")
- 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.-=900mm (2'-11") MIN. =1070mm (3'-6") MIN. =1500mm (4'-11") MIN. EXTERIOR GUARDS: (@10M ABOVE ADJ. GROUND)

- 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)
- , R12 (32") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3. 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)
- (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.

PHOENIX HOMES

- (5A) 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 Kpg. MIN. AND AS PER SOILS REPORT.
- (5B) 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
- (5C) 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")
- 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF 17.) STEEL BEAM.
- GARAGE SLAB: 100mm (4") 32MPg (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 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
- 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
- CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE CAPPED DRYER EXPAUSI VENTILD TO ENTERIOR (4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)
- 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.
- MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
- 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.

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).

- 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 **(28.)** TO THE ONTARIO GAS UTILIZATION CODE.
- 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") 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.
- 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") 0.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
- 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.
- 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)
- $\underbrace{35} \xrightarrow{\text{EXPOSED BUILDING FACE } -\text{OBC. } 9.10.14.5-}_{\text{HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min.}$ 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.
- 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.
- 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)
 - SA: SMOKE ALARMS SHALL BE LOCATED WITHIN EACH BEDROOM AND EACH ADJACENT HALLWAY OR SPACE. 9.10.19.3.(1) DIV. B, OBC. TYPICAL
 - V: VISUAL SIGNALLING COMPONENTS SHALL BE LOCATED WHERE EACH SMOKE ALARM IS REQUIRED. SHALL BE INTERCONNECTED WITH BATTERY BACK UP, SHALL HAVE SYNCHRONIZED FLASH RATES 9 10 19 1(3) AND SHALL CONFORM TO 18.5.3. NFPA 72 FOR LIGHT, COLOUR AND
 - CO: CARBON MONOXIDE DETECTORS SHALL BE LOCATED ADJACENT TO EACH BEDROOM 9.33.4. DIV. B

LOT NUMBER:

SITE:

PL

CIVIC ADDRESS:



- 15. STEEL BASEMENT COLUMN (SEE 0.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 100 Kpa. MINIMUM AND AS PER SOILS REPORT.

 15. STEEL BASEMENT COLUMN (SEE 0.B.C. 9.17.3.1, 9.17.3.4)

 38. CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 11"-7" SPAN. 38x184 (2"x8") CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS ◆ 400mm (16"0.C.), FOR MAX. 4450mm (14"-7") SPAN. RAFTERS ◆ 600mm (16"0.C.), FOR MAX. 4450mm (14"-7") SPAN. RAFTERS ◆ 600mm (16"0.C.), FOR MAX. 4450mm (14"-7") SPAN. RAFTERS ◆ 600mm (16"0.C.), FOR MAX. 4450mm (14"-7") SPAN. RAFTERS ◆ 600mm (16"0.C.), FOR MAX. 4450mm (14"-7") SPAN. RAFTERS ◆ 600mm (16"0.C.), FOR MAX. 4450mm (14"-7") SPAN. RAFTERS ◆ 600mm (16"0.C.), FOR MAX. AT 1800mm (6'-0") O.C. VERTICALLY.
 - TWO STOREY VOLUME SPACES
 FOR HIGH WALL UP TO 18"=0": CONSTRUCTION:
 2"X6" SPACING AS INDICATED BLOCKING: 3 ROWS 4'-6" 0/C \pm Sheathing: 7/16" aspenite nailing: 2" staples bet. 4" and 6" 0/C along studs

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

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

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") (UNLÈSS OTHERWISE NOTED ON PLAN)

- 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 (0.B.C.9.27.3.8.(3)
- 44. SUMP PITS (WHERE REQ'D) SEE 0.B.C. 9.14.5.2
 -MUST BE SEALED AS PER 9.25.3.3.(16)



RSM Building Consultants

01/14/2022

WINDOWS:

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"). 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")

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

- MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
 ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGAS PER OBC 9.26.18.2 AND MUN. STANDARDS.
 ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
 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)

LUMBER:

- ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
 STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
 LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED
- OTHERWISE.

 ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.

 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.
 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.
 JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH
- BUILT-UP WOOD MEMBERS.
- 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.

- STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL
- STROUTURAL STEEL SHALL CONFORM TO CANY CAS "H".

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

WOOD LINTELS AND BUILT-UP WOOD BEAMS

- 2/38 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2
- 4/38 x 184 (4/2" x 8") SPR.#2
- 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 L3
- B4
- 2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 B5
- LAMINATED VENEER LUMBER (LVL) BEAMS
- 2-1 3/4"x7 1/4" (2-45x184)
- 2-1 3/4 x7 1/4 (2-45x164) 3-1 3/4*x7 1/4* (3-45x184) 4-1 3/4*x7 1/4* (4-45x184) 2-1 3/4*x9 1/2* (2-45x240) 3-1 3/4*x9 1/2* (3-45x240) LVL3 I VI 4 LVL5
- 2-1 3/4"x11 7/8" (2-45x300) 3-1 3/4"x11 7/8" (3-45x300) LVL6

LOOSE STEEL LINTELS

- 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L) 125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L) 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L) 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 3TP = (3) 3" DIA. ADJ. ST. POSTS
- MASONRY VENEER LINTEL SCHEDULE [OBC2012]

 MASONRY VENEER LINTEL SCHEDULE [OBC2012]

 9.20.5 PROVIDE 6"MINIMUM BEARING EACH END **OPENINGS** LINTEL SIZE UP TO 8'-0' 3 1\2" x 3 1\2" x 1/4' 4" x 3 1\2" 8'-0" TO 8'-8" x 1/4 5" x 3 1\2" x 5/16' 5" x 3 1\2" x 7/16' 8'-8" TO 10'-10" 10'-10" TO 11'-5 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

LEGEND

- FXHAUST VENT
- \Rightarrow DUPLEX OUTLET (12" HIGH)
- ₩ WEATHERPROOF DUPLEX OUTLET • HEAVY DUTY OUTLET POT LIGHT
- Ҿ҉ѵ LIGHT FIXTURE (CEILING MOUNTED) ф
- \$ SWITCH (3-WAY) FLOOR DRAIN
- **⊚** ⟨⊘ ₩ 🌣 HOSE BIB DOUBLE JOIST
- TJ TRIPLE JOIST LAMINATED VENEER LVL
- ×6^ POINT LOAD FROM ABOVE PRESSURE TREATED LUMBER P.T.
- G.T. GIRDER TRUSS BY ROOF TRUSS MANUF. _________F.A.________FLAT ARCH

DJ

CURVED ARCH

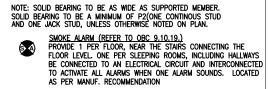
M.C. MEDICINE CABINET

12'-6"

DOUBLE VOLUME WALL SEE NOTE (39.) SOLID WOOD BEARING



TO 13'-4"

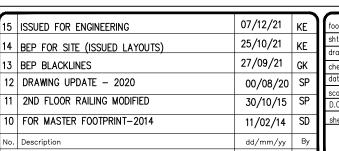


CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IA A DWELLING
UNIT, A CARBON MONOXIDE ALARM CONFORMING INSTALLED

OF THE ORDER OF UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL203 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 IF REQUIRED. (SEE ALSO O.B.C.

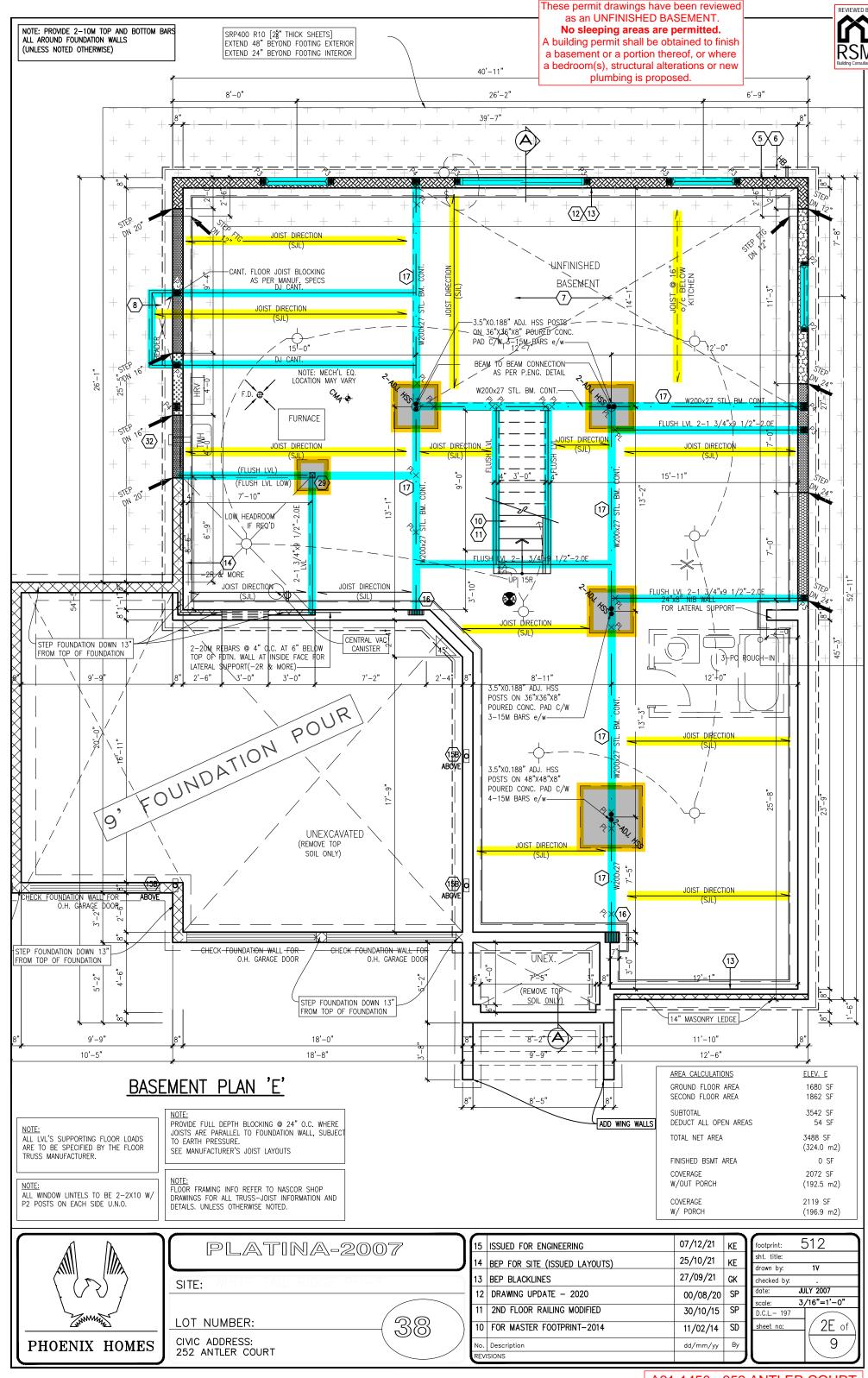
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

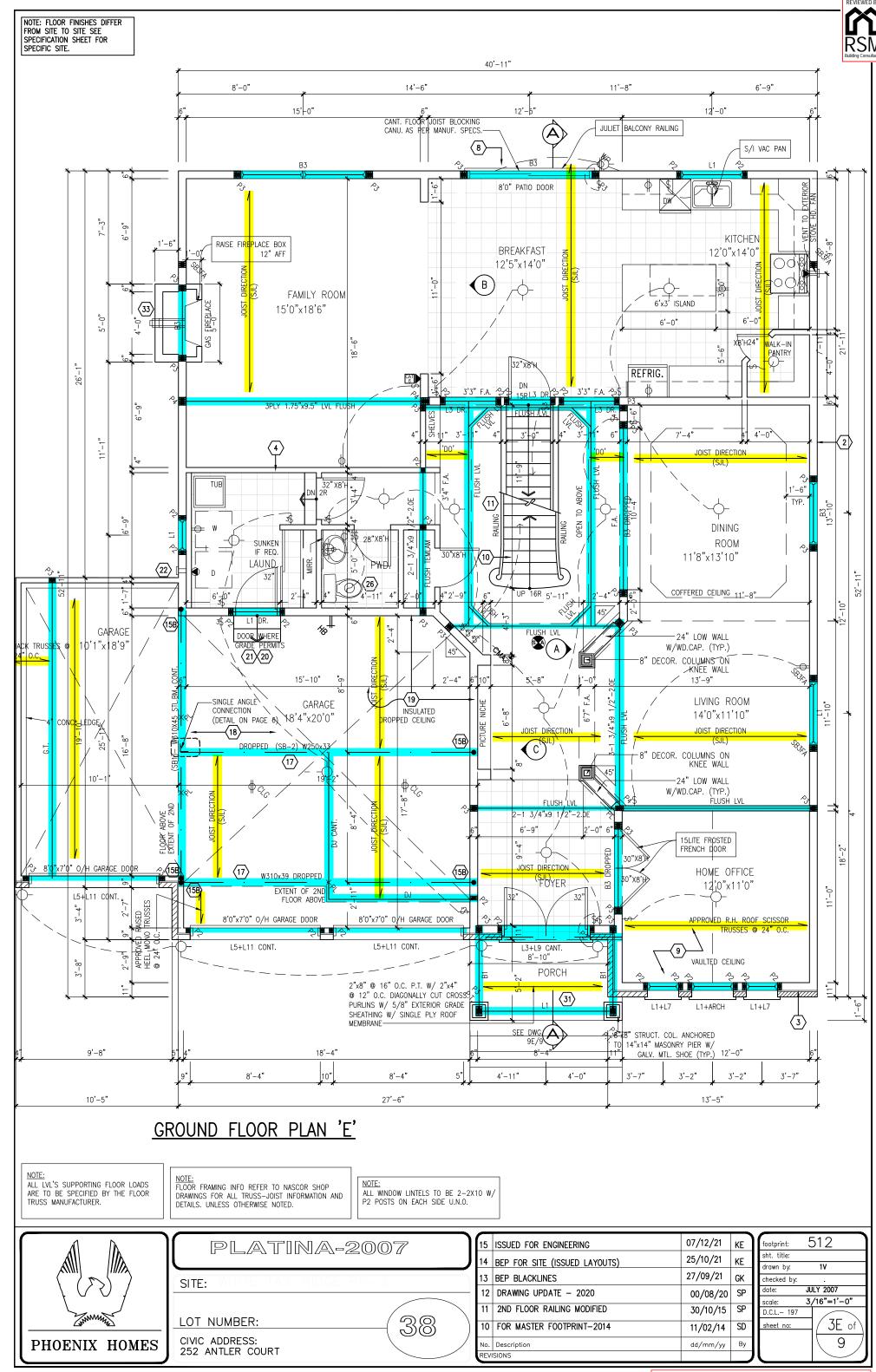


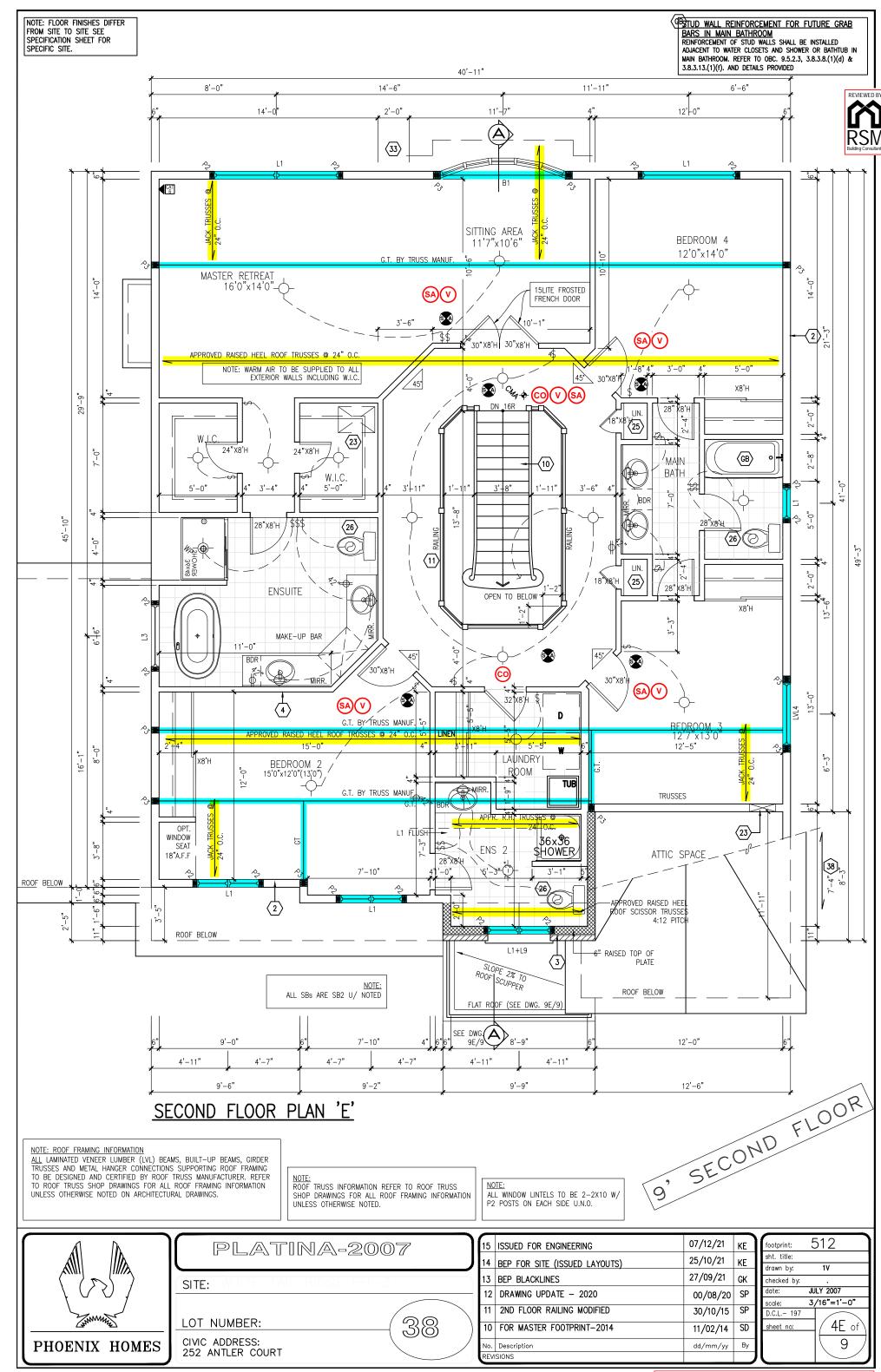
512 footprint: sht. title: drawn by: 17 checked by: JULY 2007 3/16"=1'-0 scale: D.C.L.- 197 of sheet no 9

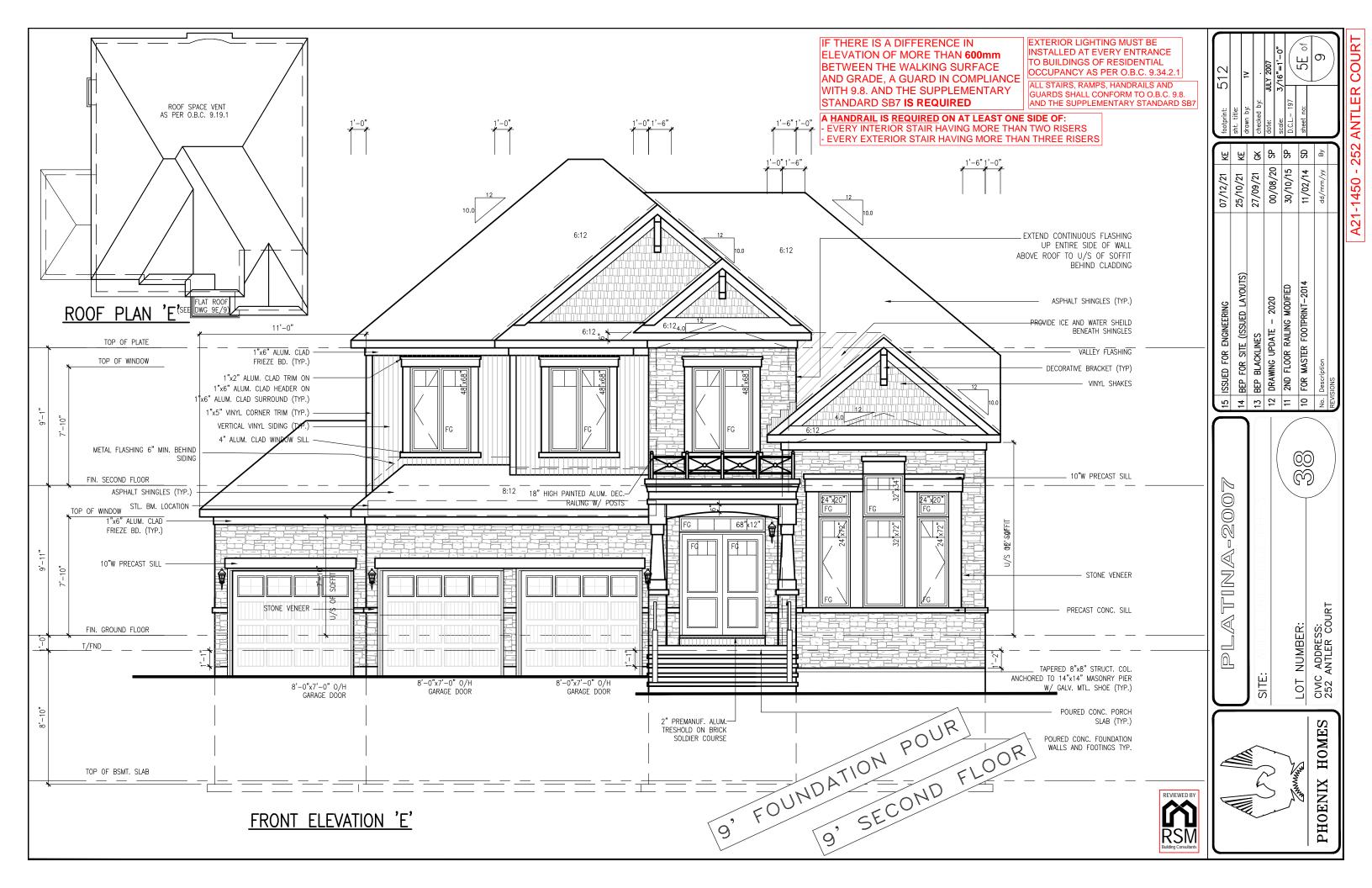
A21-1450 - 252 ANTLER COURT

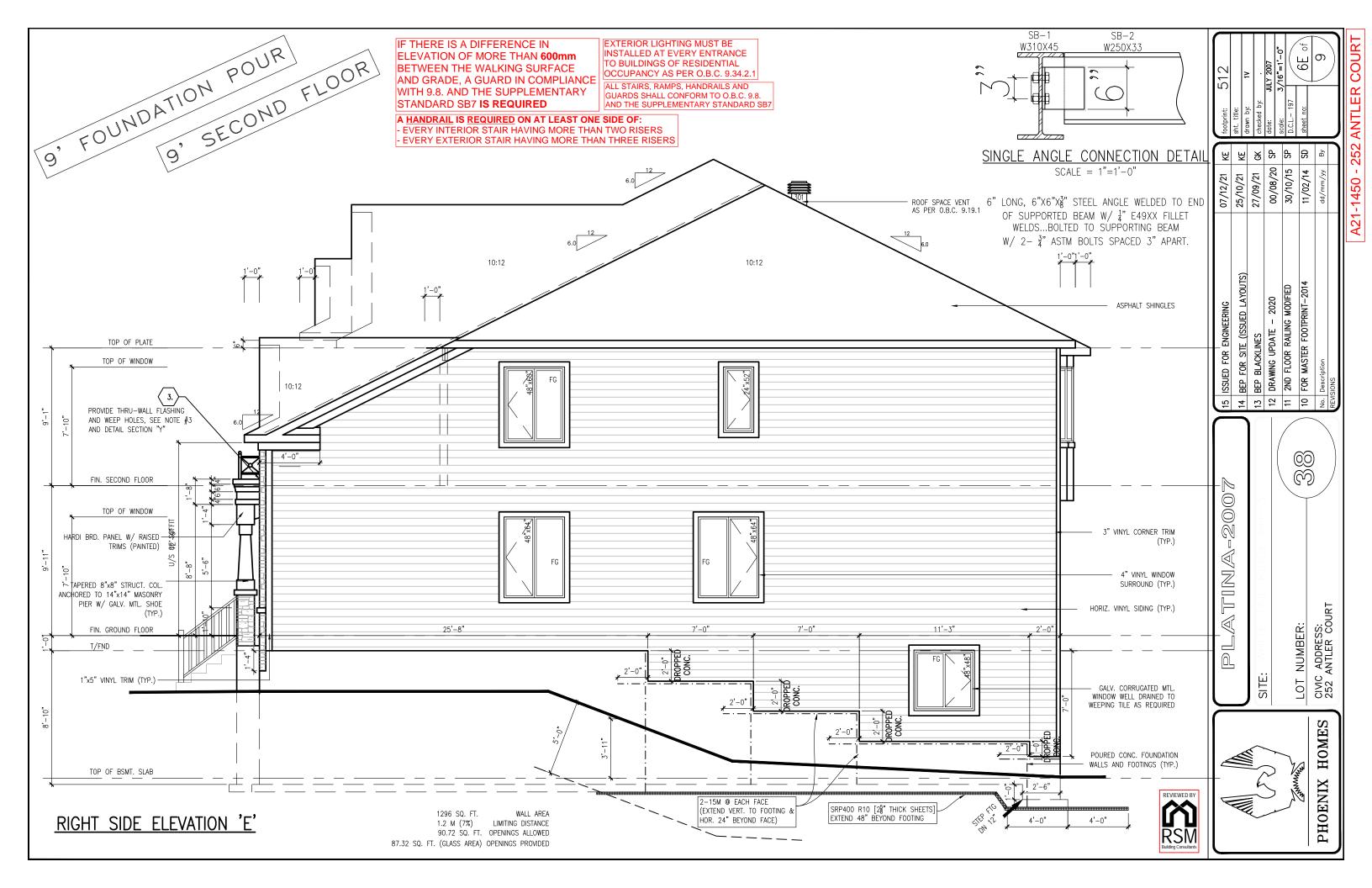
252 ANTLER COURT

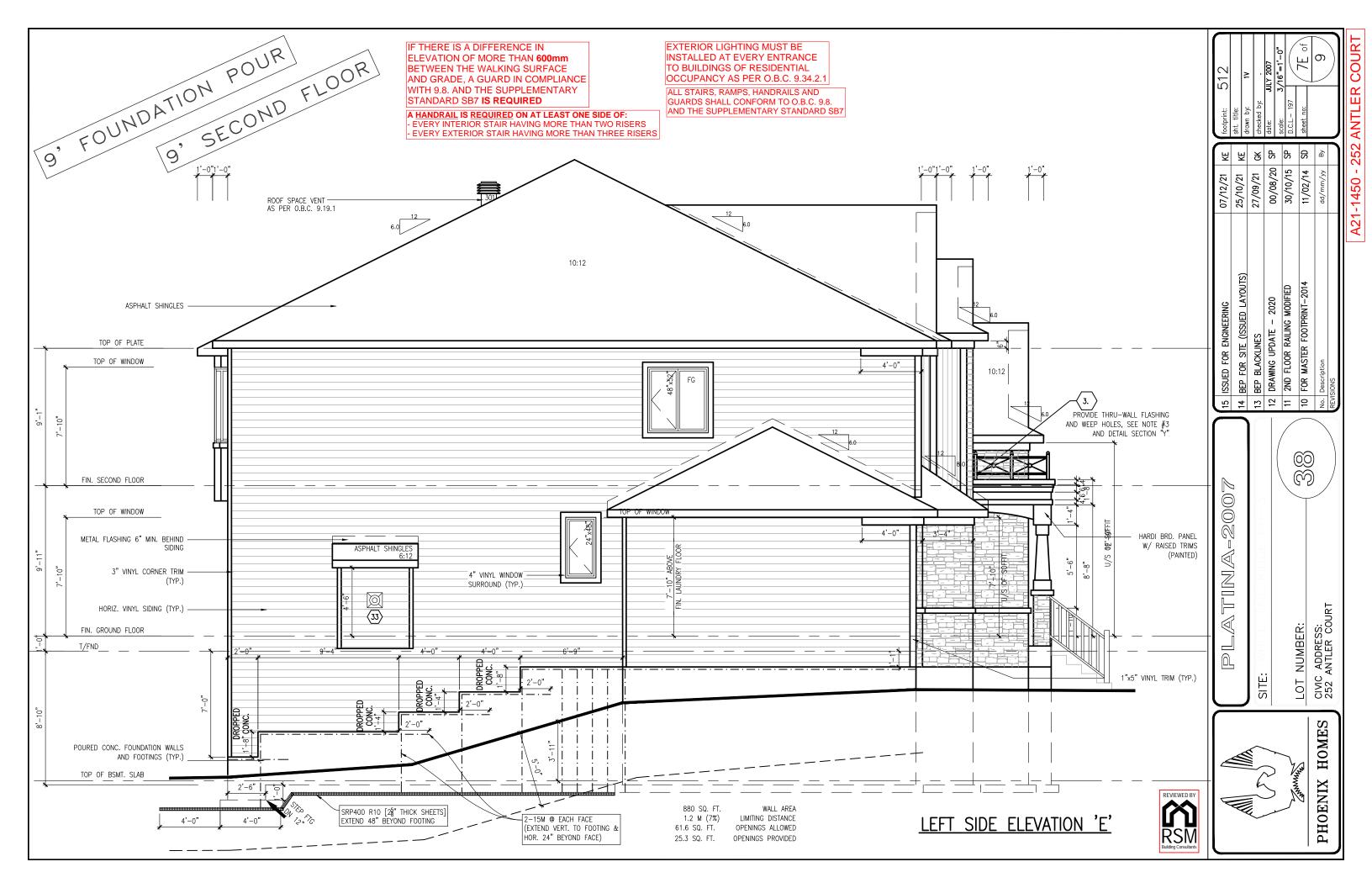


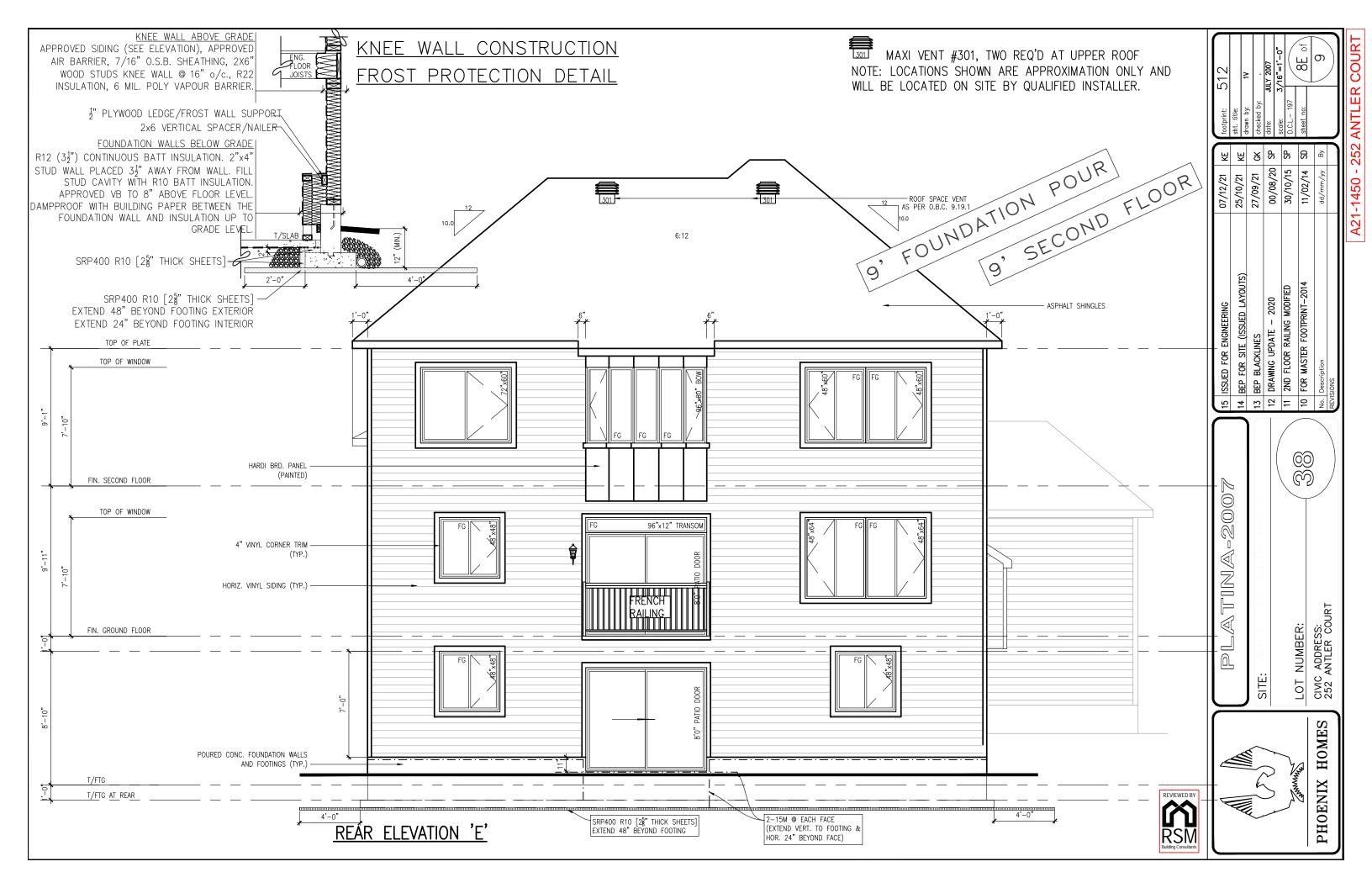


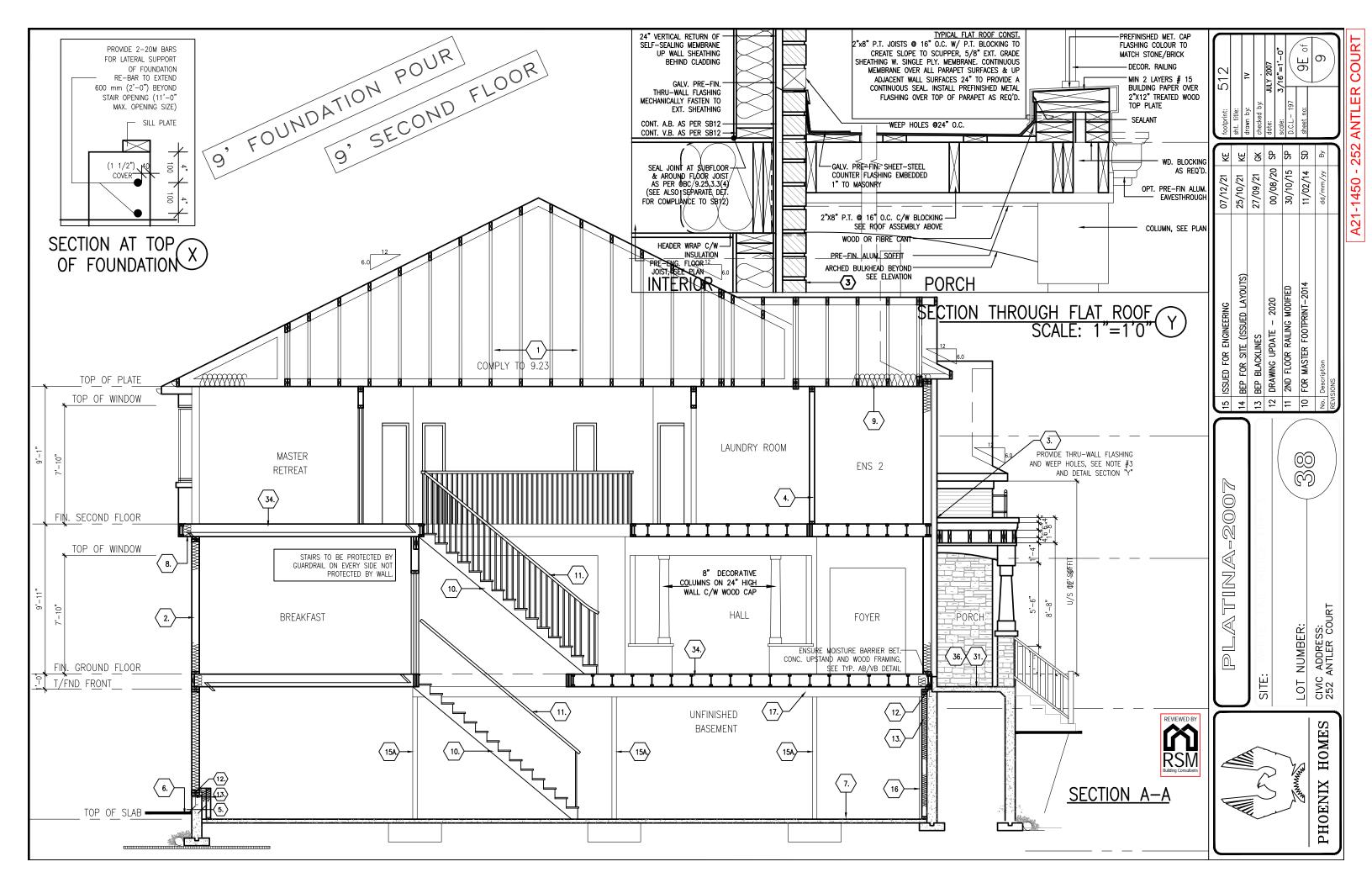


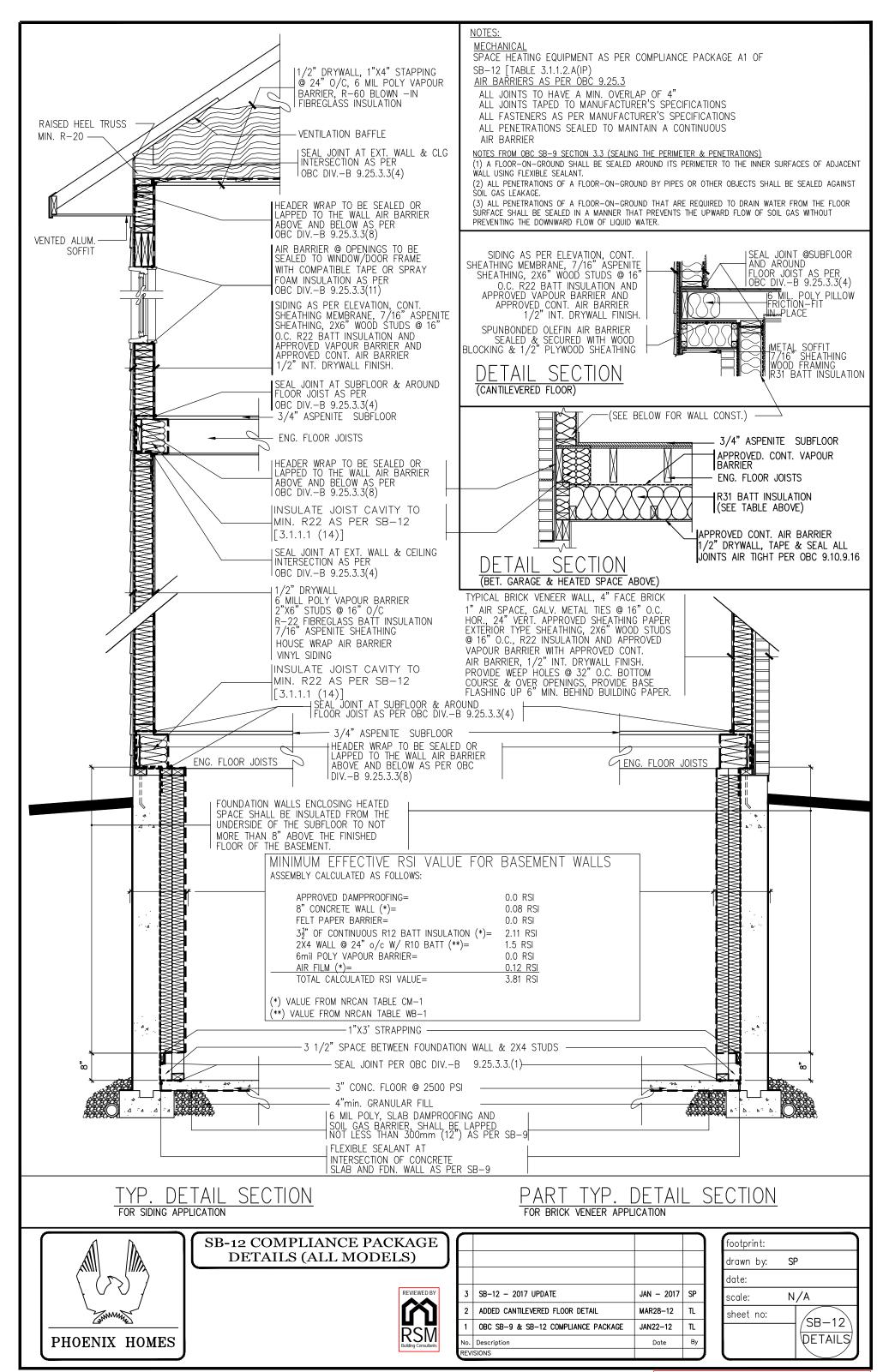


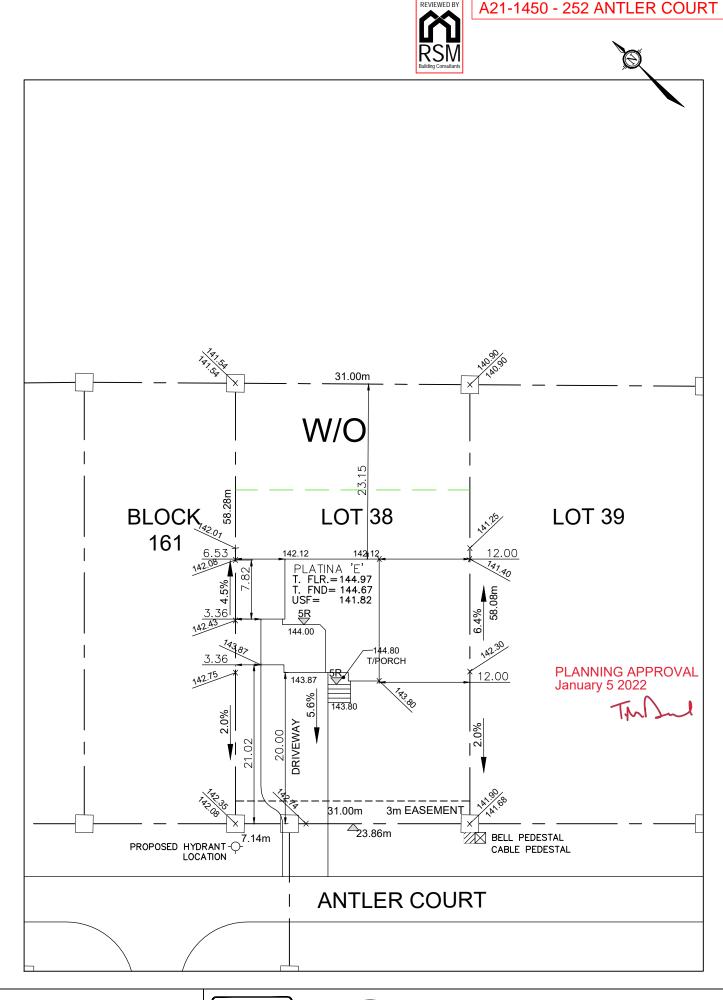












Dwner/Applicant

DCR/PHOENIX HOMES

Telephone # 723-9227
Plan # 27M-47
Project name: PATHWAYS
Civic Address: 252 ANTLER COURTHOUSE model: PLATINA 'E'

 Bldg. Ht.
 m

 Lot coverage
 11.9
 %

 Scale
 1:500

 Sod Area
 1148
 m²

 Asphalt Area
 216
 m²

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



LOT SITE/GRADING PLAN
38 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

THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E,0&E.

A21-1450 - 252 ANTLER COURT

Civil • Geotechnical •

Structural • Environmental •

Hydrogeology •

FAX: (613) 258-0475

(613) 860-0923

210 Prescott Street P.O. Box 189 Kemptville, Ontario K0G 1J0

Kollaard Associates

December 10, 2021

Kollaard File # 210055 – LOT38

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

Attn: Sandy Pollock Tel: 613-723-9227 x 165

Email: spollock@phoenixhomes.ca

Re: Proposed Single Family Dwelling, 252 Antler Court, Lot # 38 White Tail Ridge, Arnprior, Kollaard Associates File # 210055

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

- Phoenix Homes, Lot #38 White Tail Ridge, Pages #1, 2E to 9E, Dated 07/12/2021
- Grandor Lumber Inc., Roof Truss Layout, PPLAE4-2 LOT WTR3-38, Dated 11/02/2021
- Grandor Lumber Inc., 2nd Floor Joist Layout, WTR3-38 Platina E, Dated 12/01/2021
- Grandor Lumber Inc., 1st Floor Joist Layout, WTR3-38 Platina E, Dated 12/01/2021

Kollaard Associates offers the following comments:

Second Floor Plan - Pages # 4E:

- 1. It is the opinion of Kollaard Associates that the proposed beams, lintels and built-up wood posts shown on Phoenix Homes Pages # 4E are adequate.
- 2. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 4E and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).
- Truss design is by others.

Ground Floor Plan - Pages # 3E:

- 4. It is the opinion of Kollaard Associates that the proposed lintels, beams, steel posts and built-up wood posts shown on Phoenix Homes Pages # 3E are adequate
- 5. Ramset a 2x6 to the top flange of all steel beams to attach the above framing, floor joists and flush LVL beams.
- The proposed front porch roof joists shown on Phoenix Homes Pages # 3E are adequate.
- 7. The proposed single angle connection detail shown on Phoenix Homes Page # 6E is adequate.





210055 – LOT38 (Dec. 10, 2021)

Page 2

- Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages #
 3E and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior
 walls unless noted).
- 9. Truss design is by others.
- 10. Floor joist design and flush LVL beams within the floor structure are by the manufacturer. The posts supporting the flush LVL lintels shown on Phoenix Homes Pages # 3E are adequate.

Basement Plan - Pages # 2E:

- 11. It is the opinion of Kollaard Associates that the proposed steel beams, steel posts and built-up wood posts shown on Phoenix Homes Pages # 2E are adequate.
- 12. The front porch slab reinforcement described on Phoenix Homes Pages # 1 is adequate.
- 13. The proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A.
- 14. The strip footings and proposed interior pad footings shown on Phoenix Homes Page # 2E and noted on Phoenix Homes Page # 1 are adequate.
- 15. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels/beams shown on Phoenix Homes Pages # 2E are adequate.

General Notes:

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





210055 – LOT38 (Dec. 10, 2021)

- 28. 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.
- 29. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
- 30. 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.

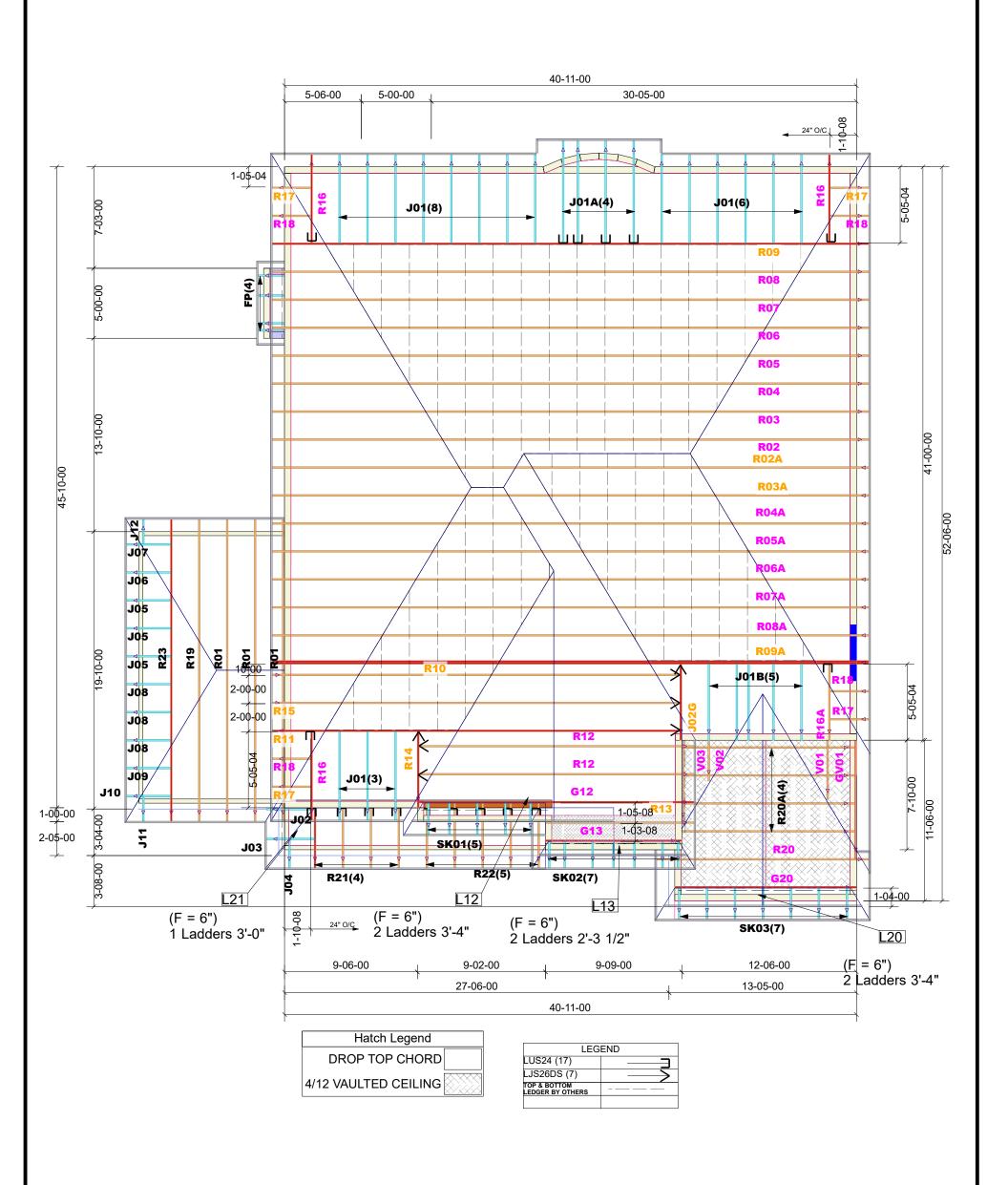


Christopher Cogliati, P.Eng.



TRUSS LAYOUT AND P.ENG SEALED TRUSS PROFILES MUST BE SUBMITTED TO THE BUILDING SERVICES DIVISION PRIOR TO FRAMING INSPECTION. SUBMIT MINIMUM OF 10 DAYS PRIOR TO INSPECTION





TYPICAL OTTAWA DESIGN LOADS

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

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12

HURRICANE AND SEISMIC TIES: - ANY TIES SPECIFIED ON THIS LAYOUT FOR UPLIFT OR - PART 4 OR 9 OF OBC 2012 Reg. 332/12
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2011
- TPIC 2011
- (REFER TO INDIVIDUAL TRUSS DRAWINGS FOR SPECIFIC LOADS & SPACING)
- TRUST SPECIFIC LOADS & SPACING)

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.

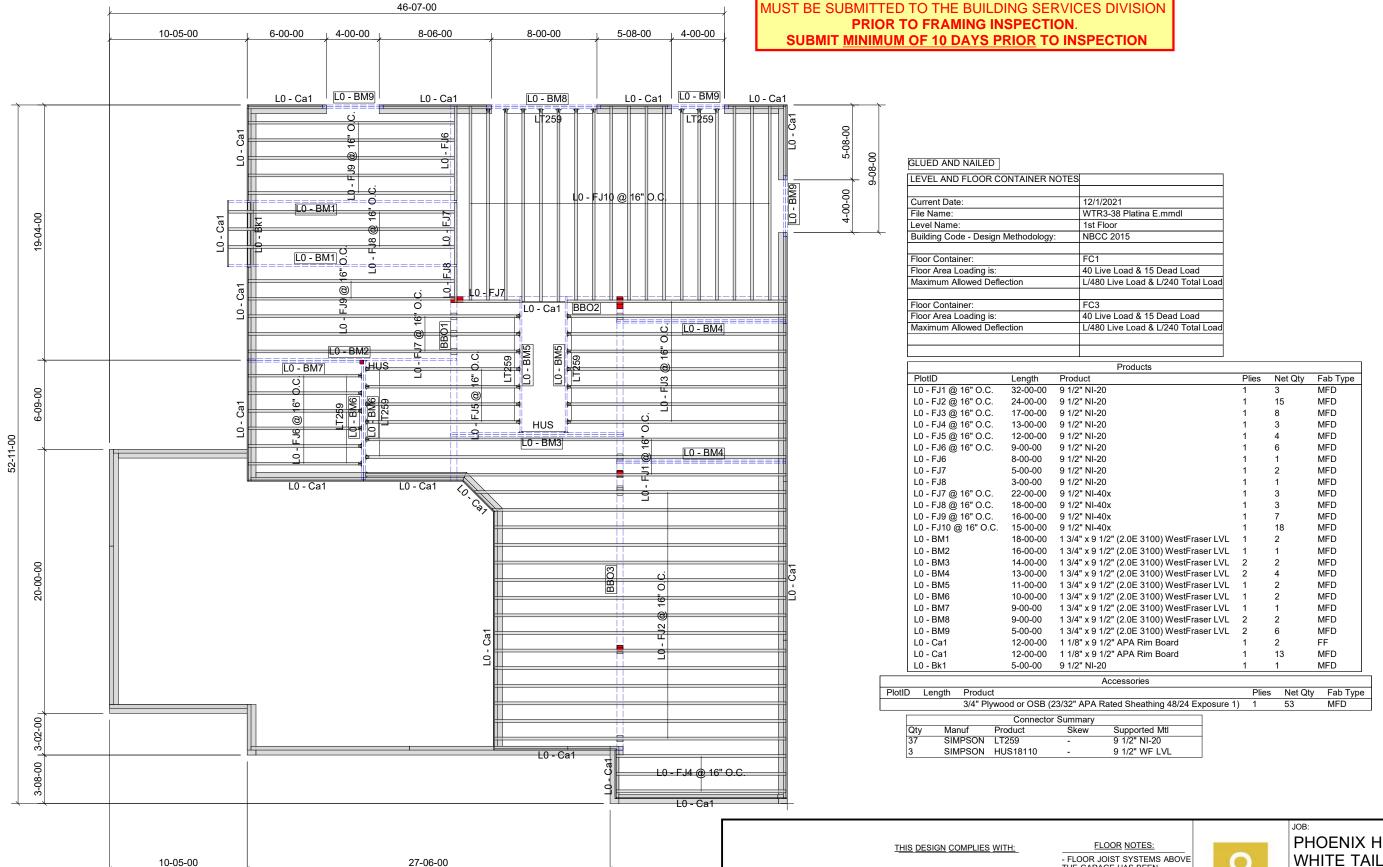


PHOENIX HOMES PLATINA 'E' PPLAE4-2 LOT WTR3-38 J.....

11/2/2021

FLOOR LAYOUT AND LVL SPECIFICATION SHEETS MUST BE SUBMITTED TO THE BUILDING SERVICES DIVISION PRIOR TO FRAMING INSPECTION.





- 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 PLAN.

FOR SPECIFIC LOADS & SPACING)

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



PHOENIX HOMES WHITE TAIL RIDGE WTR3-38 PLATINA E 1ST FLOOR 1 OF 2

DATE: 12/1/2021





L1 - Ca1

L1 - FJ4 @ 16" O.C.

HUS 5 D L1 - BM4 C HUS

HUS L1 - BM5 V HHUS

(9)

L1 - Ca1

9-02-08

:===<u>=</u><u>=#</u>

HGUS

1- F-10 @ 16" O.C.

L1 - FJ2 @ 16" O.CO

L1 - Ca1

L1 - Ca1

L1 - FU5 @ 16 O.C.

.9 (9)

L1 - BM1

L1 - Ca1

LT259 L1 - BM2

L1 - FJ4 @ 16" O.C.

- FJ3 @ 16" O.C.

L1 - Ca1 BBO8

10-05-00

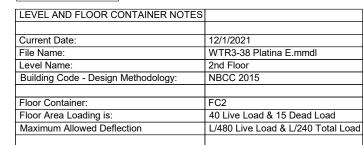
BBO7

18-08-00

Ö

BBO4

L1 - FJ5 @ 16" D.C



		Products			
PlotID	Length	Product	Plies	Net Qty	Fab Type
L1 - FJ1 @ 16" O.C.	26-00-00	9 1/2" NI-20	1	1	MFD
L1 - FJ2 @ 16" O.C.	19-00-00	9 1/2" NI-20	1	5	MFD
L1 - FJ3 @ 16" O.C.	18-00-00	9 1/2" NI-20	1	8	MFD
L1 - FJ4 @ 16" O.C.	16-00-00	9 1/2" NI-20	1	6	MFD
L1 - FJ5 @ 16" O.C.	15-00-00	9 1/2" NI-20	1	35	MFD
L1 - FJ6 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	9	MFD
L1 - FJ7 @ 16" O.C.	11-00-00	9 1/2" NI-20	1	1	MFD
L1 - FJ8 @ 16" O.C.	10-00-00	9 1/2" NI-20	1	14	MFD
L1 - FJ9 @ 16" O.C.	6-00-00	9 1/2" NI-20	1	1	MFD
L1 - FJ10 @ 16" O.C.	3-00-00	9 1/2" NI-20	1	7	MFD
L1 - FJ11 @ 16" O.C.	19-00-00	9 1/2" NI-40x	1	3	MFD
L1 - FJ12 @ 16" O.C.	16-00-00	9 1/2" NI-40x	1	6	MFD
L1 - BM1	23-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM2	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - BM3	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM4	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM5	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM6	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - BM7	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L1 - BM8	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM9	3-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	4	MFD
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	14	MFD
L1 - Bk1	17-00-00	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	59	MFD

	Connector Summary						
Qty	Manuf	Product	Skew	Supported Mtl			
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			
4	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" WF LVL			
8	SIMPSON	LSSUI25	-	1 3/4" x 9 1/2" WF LVL			
61	SIMPSON	LT259	-	9 1/2" NI-20			

FLOOR LAYOUT AND LVL SPECIFICATION SHEETS MUST BE SUBMITTED TO THE BUILDING SERVICES DIVISION PRIOR TO FRAMING INSPECTION. **SUBMIT MINIMUM OF 10 DAYS PRIOR TO INSPECTION**

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

FLOOR NOTES:

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



PHOENIX HOMES WHITE TAIL RIDGE WTR3-38 PLATINA E 2ND FLOOR 2 OF 2

12/1/2021

(REFER TO INDIVIDUAL FLOOR DRAWINGS PLAN. FOR SPECIFIC LOADS & SPACING) - BLOOK



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/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

			For use by P	rincipal Au	uthority		
Application No:				Model/	Certification Number		
A. Project Informatio	n			<u> </u>			
Building number, street name						Unit number	Lot/Con
Municipality		Postal	code	Reg. PI	an number / other descrip	otion	
B. Prescriptive Co	mpliance	e [indicate the	building code co	ompliance	package being emp	loyed in this house o	design]
SB-12 Prescriptive (inp	ut design p	oackage): F	Package:		Tab	le:	
C. Project Design Co	nditions						
Climatic Zone (SB-1):			quipment Effi	ciency	Space Heating		
□ Zone 1 (< 5000 degree day		□ ≥ 92% AF			□ Gas □ Oil	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree day	rs)	□ ≥ 84% <	92% AFUE		□ Oil	□ Electric	□ Earth Energy
Ratio of Windows, Skylight	s & Glass	(W, S & G) to	o Wall Area		Other Building	Characteristics	
					□ Log/Post&Bea	m □ ICF Above	Grade □ ICF Baseme
Area of walls =m ² or_	ft ²	W. S & C	9 % =			d □ Walkout Ba	
		1, 0 0			☐ Air Conditionir	ng 🗆 Combo Uni	t
	•	Utilize window	averaging: 🗆	∕es □No	□ Air Sourced H	eat Pump (ASHP))
Area of W, S & G = $_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{1}}}}}}}}$	rft ²				☐ Ground Source	ed Heat Pump (G	iSHP)
D. Building Specifica	itions [pro	ovide values ar	nd ratings of the	energy ef	ficiency components	proposed]	
Energy Efficiency Subs	titutions						
□ ICF (3.1.1.2.(5) & (6) / 3.1.	1.3.(5) & (6))					
□ Combined space heating a		* *	ting systems ((3.1.1.2.(7) / 3.1.1.3.(7))		
-			9 -,	(. , , , , , , , , , , , , , , , , , , ,		
□ Airtightness substitution(s)					Б.		
Airtightness test required	□ Table 3	.1.1.4.B Re	quirea:	Permitted Substitution:			
(Refer to Design Guide Attached)	□ Table 3	.1.1.4.C Re	quired:	Permitted Substitution:			
,			quired:	Permitted Substitution:			
Building Compone	nt	Minimum R	SI / R values		Building Comp	Efficiency Ratings	
		or Maximu	m U-Value ⁽¹⁾				
Thermal Insulation		Nominal	Effective	Windo	ws & Doors Pro	vide U-Value ⁽¹⁾ or ER	rating
Ceiling with Attic Space				Windows/Sliding Glass Doors			
Ceiling without Attic Space)			Skylights/Glazed Roofs			
Exposed Floor				Mecha	hanicals		
Walls Above Grade				Heating Equip.(AFUE)			
Basement Walls				HRV Efficiency (SRE% at 0°C)			
Slab (all >600mm below grade)				DHW Heater (EF)			
Slab (edge only ≤600mm below	grade)			DWHR (CSA B55.1 (min. 42% efficiency)) # Showers_			
Slab (all ≤600mm below grade,	or heated)			Combir	ned Heating Syste	em	
(1) U value to be provided in eith					on all and branches to such	atautiata that daalaa	and the best the second of
E. Designer(s) [name(s)] Qualified Designer Declaration	, ,						n meets the building code]
	ion or design	iei to nave iev	ieweu and take		mry for the design wo		
Name				BCIN		Signature	
				1			

Guide to the Prescriptive Energy Efficiency Design Summary Form

This form must accurately reflect the information contained on the drawings and specifications being submitted. Refer to Supplementary Standard SB-12 for details about building code compliance requirements. Further information about energy efficiency requirements for new buildings is available from the provincial building code website or the municipal building department.

The building code permits a house designer to use one of four energy efficiency compliance options:

- 1. Comply with the SB-12 Prescriptive design tables (this form is for this option (Option 1)),
- 2. Use the SB-12 Performance compliance method, and model the design against the prescriptive standards,
- 3. Design to Energy Star, or
- 4. Design to R2000 standards.

COMPLETING THE FORM

B. Compliance Options

Indicate the compliance option being used.

• <u>SB-12 Prescriptive</u> requires that the building conforms to a package of thermal insulation, window and mechanical system efficiency requirements set out in Subsection 3.1.1. of SB-12. Energy efficiency design modeling and testing of the building is not required under this option. Certain substitutions are permitted. In which case, the applicable airtightness targets in Table 3.1.1.4.A must be met.

C. Project Design Conditions

Climatic Zone: The number of degree days for Ontario cities is contained in Supplementary Standard SB-1 Windows, Skylights and Glass Doors: If the ratio of the total gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the total gross area of walls is more than 17%, higher efficiency glazing is required. If the ratio is more than 22%, the SB-12 Prescriptive option may not be used. The total area is the sum of all the structural rough openings. Some exceptions apply. Refer to 3.1.1.1. of SB-12 for further details. Fuel Source and Heating Equipment Efficiency: The fuel source and efficiency of the proposed heating equipment must be specified in order to determine which SB-12 Prescriptive compliance package table applies. Other Building Conditions: These construction conditions affect SB-12 Prescriptive compliance requirements.

D. Building Specifications

Thermal Insulation: Indicate the RSI or R-value being proposed where they apply to the house design. Under the <u>SB-12 Prescriptive</u> option, alternative ICF wall insulation is permitted in certain conditions where other design elements meet higher standards. Refer to SB-12 for further details. Where effective insulation values are being used, the Authority Having Jurisdiction may require supporting documentation.

BUILDING CODE REQUIREMENTS FOR AIRTIGHTNESS IN NEW HOUSES

All houses must comply with increased air barrier requirements in the building code. Notice of air barrier completion must be provided and an inspection conducted prior to it being covered.

The air leakage rates in Table 3.1.1.4.A are not requirements. This provision is a voluntary provision for when credits for airtightness are claimed. Credit for air tightness allows the designer to substitute the requirements of compliance packages as set out in Table 3.1.1.4.B or 3.1.1.4.C. Neither the air leakage test nor compliance with airtightness targets given in Table 3.1.1.4.A are required, unless credit for airtightness is claimed. Table 3.1.1.4.A provides airtightness targets in three different metrics; ACH, NLA, NLR. Any one of them can be used. OBC Reference Default Air Leakage Rates (Table 3.1.1.4.A)

D. ildia a T	Airtightness Targets								
Building Type	ACH @ 50 Pa	NLA @	2 10 Pa	NLR @ 50 Pa					
Detached dwelling	2.5	1.26 cm ² /m ²	1.81 in ² /100ft ²	0.93 L/s/m ²	0.18 cfm50/ft ²				
Attached dwelling	3.0	2.12 cm ² /m ²	3.06 in ² /100ft ²	1.32 L/s/m ²	0.26 cfm50/ft ²				

The building code requires that a blower door test be conducted to verify the air tightness of the house during construction if the <u>SB-12 Prescriptive</u> option with airtightness credit being applied. Results of the airtightness test may need to be submitted to the Authority Having Jurisdiction. Airtightness of less than 2.5 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of detached houses, or 3.0 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of attached houses is necessary to meet the required energy efficiency standard.

E. House Designer

The building code requires designers providing information about whether a building complies with the building code to have a BCIN. Exemptions apply to architects, engineers and owners designing their own house.





DCR/PHOENIX GROUP OF COMPANIES

Sandy Pollock 613-723-9227 ex. 165 spollock@phoenixhomes.ca

18a Bentley Avenue Ottawa, ON, K2E-6T8 January 10, 2022

Re: Application #A21-1450 for lot 38 in White Tail Ridge (252 Antler Court)

Attention plans examiner:

With respect to the HVAC documents you requested for this building permit application, our mechanical contractor is currently backlogged with design requests, therefore this file has been placed in the queue line for development.

I am providing you with the Designer Schedule 1 and the Mechanical Design report which identifies the mechanical equipment that will be installed within this dwelling. The remaining documents will be provided minimum 10 prior to systems inspection.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Sandy Pollock

613-723-9227 ex. 165

spollock@phoenixhomes.ca

Designer/Technologist (BCIN-33536)

Land Peller.

Phoenix Homes

Mechanical Design Report Low rise residential



Location of	Address						House Builder PHOENIX				
Installation	Application Number	r				House Model (if applicable)					
	Name						PLATINA				
	HARDING N	HARDING MECHANCIAL									
Installing	Address 2210 CAVANMORE RD										
Contractor	City OTTAWA						Postal Code KOA 1LO				
	Telephone Number					Fax Number					
CVCTEM DE	613-831-2257						613-831-9011				
	SIGN PARAN				Hootin	· · ·	Systom				
	ppliances 9.32.3 vent (sealed con					_	System red Air				
· <u>!!</u>	vent (sealed convergence)	,	firenla	ces)			-Forced Air (Other -	_)		
´ <u> </u>	l draft, B-vent o	` *	•	,			tric Space Heat)		
, —	Fuel (including f		торгас	- •			iant Floor Heat (atta	ch nine de	tails)		
_	mbustion Applia				□ G	ieo	thermal (attach loop	o, pipe & w	vell details)		
House Type 9.							h Velocity Residenti on System	al (attach o	duct details)		
	or b) appliance	s only, no solid	fuel				N/CSA-F326				
	except with soli	•		ace)	□ н	RV	/ - Exhaust Ducts / I	Forced Air	System		
	ype c) appliance			,			/ - Simplified Conn		•	ystem	
☐ IV Electric	c space heat	_			∐ Н	RV	/ - Full Ducting / No	ot Coupled	to Forced A	Air System	
	orced air = Option	on 4			□ Pa	art	6 Design (Other)		
EQUIPMEN	T DESIGN RE	EQUIREMEN	ITS								
Total Ventilati	ion Capacity 9.3	32.3.3.(1)						,	TOTAL		
Master Bedroon	m	1	X	10 L	/s =	=	10 L/s				
Unfinished Bas	ement	1	X	10 L	/ _S =	=	10				
Other Habitable	e Rooms	14	X	5 L/	s =	=	70		90	T.V.C.	
Principal Vent	tilation Capacit	y 9.32.3.4.(1)									
Master Bedroon	m	1	X	15 L			15				
•	m	y 9.32.3.4.(1) 1 3	x x	15 L 7.5 L			15 22.5	<u>-</u>	37.5	_ P.V.C.	
Master Bedroon	m	1 3	X	7.5 L	./s =	=	•			_	
Master Bedroom Other Bedroom	m	1 3 red Supplemen	x atal Ve	7.5 L	/s = n Capac	= city	22.5 (T.V.C. less P.V.C	(C.) =		_	
Master Bedroom Other Bedroom Furnace size:	m Requir	1 3 red Supplemen 96080 80,000 I	x ntal Ver BTU'S	7.5 L	/s =	eity	22.5 (T.V.C. less P.V.C	C.) =KJ	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione	RequiremGMEC	1 3 red Supplemen 96080 80,000 I	x STU'S S 3.0 TO	7.5 L	/s =	eity	22.5 (T.V.C. less P.V.C	C.) =KJ If provided	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione	RequiremGMEC	1 3 red Supplemen 96080 80,000 I	x STU'S S 3.0 TO	7.5 L	/s =	eity	22.5 (T.V.C. less P.V.C	C.) =KJ If provided	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione Heating / Cooli	RequiremGMEC	1 3 red Supplemen 96080 80,000 IGSX13036	x BTU'S 3.0 TO to heat	7.5 L ntilation ON loss/gain	/s =	eity	22.5 (T.V.C. less P.V.C	C.) =KJ If provided	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione Heating / Cooli Geothermal Eq	Requirement si	1 3 red Supplemen 96080 80,000 I GSX13036 Zed according to	x BTU'S 3.0 TO to heat	7.5 L ntilation ON loss/gain CSA-C44	n Capac	eity	22.5 (T.V.C. less P.V.C	(S.) = KJ If provided Yes	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione Heating / Cooli Geothermal Eq Hydronic Equip Duct (and pipe)	Requirement size: Ing Equipment size: Ing Equipment designed and schematic attace	1 3 red Supplemen 96080 80,000 I GSX13036 Zed according to daccording to CA hed including s	x BTU'S 3.0 TO to heat CAN/C	7.5 L ntilation ON loss/gain CSA-C44 A-B214:	n Capac	eity	22.5 (T.V.C. less P.V.C KJ (cons of CAN/CSA F2	E.) =KJ If provided 280: Yes No	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione Heating / Cooli Geothermal Eq Hydronic Equip Duct (and pipe) VENTILATI	Requirement size: mg Equipment size: uipment designed and schematic attactors on EQUIPME	1 3 red Supplemen 96080 80,000 I GSX13036 Zed according to daccording to CA hed including s	x BTU'S 3.0 TO to heat CAN/C	7.5 L ntilation ON loss/gain CSA-C44 A-B214:	n Capac	eity	22.5 (T.V.C. less P.V.C KJ (cons of CAN/CSA F2	KJ If provided No No	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione Heating / Cooli Geothermal Eq Hydronic Equip Duct (and pipe) VENTILATI Heat Recovery	Requirement size: Ing Equipment size: Ing Equipment designed and in schematic attace ON EQUIPMENT Ventilator	1 3 red Supplemen 96080 80,000 I GSX13036 Zed according to daccording to CA hed including s ENT	x BTU'S 3.0 TC co heat CAN/C AN/CSA izes, ru	7.5 L ntilation ON loss/gain CSA-C44 A-B214:	n Capac	eity	22.5 (T.V.C. less P.V.C KJ (cons of CAN/CSA F2	KJ If provided No No	52.5	=	
Master Bedroom Other Bedroom Furnace size: Air conditione Heating / Cooli Geothermal Eq Hydronic Equip Duct (and pipe) VENTILATI Heat Recovery	Requirement size: mg Equipment size: uipment designed and schematic attactors on EQUIPME	1 3 red Supplemen 96080 80,000 I GSX13036 Zed according to daccording to CA hed including s ENT	x BTU'S BTU'S 3.0 TO co heat CAN/CS AN/CS izes, ru	7.5 L ntilation ON loss/gain CSA-C44 A-B214:	n Capac	eity	22.5 (T.V.C. less P.V.C KJ (cons of CAN/CSA F2	KJ If provided No No	52.5	=	

Building Code Services Jan 2020

Exhaust Fans Principal or Supplemental Location Model L/sSones **PDRM** 45 2.5 1 DX90 PRINCIPAL 2 **ENSUITE** EC50 25 3. SUPPLEMENTAL 25 3. 3 EC50 SUPPLEMENTAL BATH3. 4 BATH 2 EC50 25 **SUPPLEMENTAL**

EQUIPMENT EFFICIENCIES	(Please also	refer to E	nergy Efficiency	y Design 8	Summary
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Cooling system (if applicable):

Water heater:

HRV: 75 % sensible efficiency at 0 degrees:

60 % sensible efficiency at -25 degrees:

DESIGNER	CERTIFICATION

I hereby certify that this ventilation system has been designed in accordance with the 2012 Ontario Building Code.

Name: LINDA MCPARLAN Company Name: HARDING MECHANICAL

Signature: Date: JAN 10/22 BCIN 24379 HRAI # 6080

HEAT LOSS AND GAIN CALCULATIONS COMPLETED BY COMPETENT PERSON(S), VENTILATION DESIGN SUMMARY, HEAT LOSS AND GAIN SUMMARY SHEET, DUCT LAYOUTS, AND SCHEDULE 1 FOR THE HVAC DESIGN MUST BE SUBMITTED TO THE BUILDING SERVICES DIVISION PRIOR TO FRAMING INSPECTION.

SUBMIT MINIMUM OF 10 DAYS PRIOR TO INSPECTION



Building Code Services Jan 2020

MUNICIPALITY OF MISSISSIPPI MILLS

Plumbing Information Sheet

Site Address: 252 Antler Crt
Application is to: ✓ Construct Alter Repair
Owner's Name: DCR Phoenix Homes (Authorized representative Sandy Pollock)
Owner's Phone: (613)723-9227 ext. 165
Owners Email: spollock@phoenixhomes.ca
Plumber's Name: Ben Cinnamon
Company Name (if applicable): ABC Plumbing
Plumber's Phone: 613-489-0120
Plumber's License #: 13269183

Total Number of Fixtures _	21	
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Please fill in total amount of fixtures installed on the corresponding floor level(s).

Fixture Type	Basement	1 st Floor	2 nd Floor	3 rd Floor
Toilet / Bidet			3	
Bathroom Sink		V	5	
Shower			2	
Bathtub			2	
Kitchen Sink				
Washing Machine				
Laundry Sink				
Floor Drain				
Hot Water Tank				
Water Softener	-			
Urinal				
Grease Trap				
Oil Interceptor				
Pumps				
Backwater Valves				
Special Fixture				



