

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1.

ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
2.

FRAME WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
- 2A.

FRAME WALL CONSTRUCTION (2"x4")
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.

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 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 FOOTINGSS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 100kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOAD OF 2.4kpa(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'-1"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.
6.

100mm (4") DIA. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
7.

BASEMENT SLAB OBC. 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3")MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa. (2200psi) CONC. WITH DAMPPROOFING BELOW SLAB.
8.

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 RSI 8.81 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.
10.

STAIRS, STEPS, HANDRAILS -OBC. 9.8.-
-9.8.2.1(1) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 7/8")
-9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)
STAIR COMPONENT MINIMUM MAXIMUM
RISE 125mm (4 11/16") 200mm (7 8/16")
RUN 255mm (10 1/16") 355mm (14")
-9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm
-BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
-9.8.4.6(1)(b) MAX. NOSING 25mm (1")
-9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 11/16")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 11/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
11.

GUARDS -OBC. 9.8.8.3.-
(1) EXT. GUARDS HEIGHT: =1070mm (42 8/16") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 7/16") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 8/16") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 11/16")
12.

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

R12 (3/4") 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.

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

15.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CGSB-7.2M, AND WITH 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.
- 15A.

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

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

STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3-1/2") DIA.X4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
16.

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")
17.

19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.
18.

GARAGE SLAB: 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.
19.

13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER. TAPE AND SEAL ALL JOINTS AIR TIGHT.
20.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
21.

WOOD STEP, C/W HANDRAIL & LANDING IF MORE THAN 3 RISERS, MAX.RISE 200mm (7-7/8") MIN.TREAD 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
28.

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. 2-15mm 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.

RESERVED
37.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 5/8") THICK TO A MAX. DEPTH OF 350mm (13 3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)

38.

CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'-7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.
39.

TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'-6" O/C ± SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS
40.

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
- STUD SPACING WITH VARIOUS FINISHES:

 - SIDING-METAL OR VINYL- 2"x6" @12" O/C
 - STUCCO -2"x6" @16" O/C
 - BRICK TO 4'-0" -2"x6" @16" O/C
 - BRICK FULL HEIGHT -2-2"x6" @12" O/C
41.

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

42.

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

43.

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

44.

SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2
-MUST BE SEALED AS PER 9.25.3.3.(16)
- WINDOWS:
- 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) & 3.8.3.13.(1)(f).
- 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 AT LEAST 150mm (6") ABOVE THE GROUND.
- STEEL:
- 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".
 - REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- WOOD LINTELS AND BUILT-UP WOOD BEAMS
- | | |
|----|--------------------------------|
| L1 | 2/38 x 184 (2/2" x 8") SPR.#2 |
| B1 | 3/38 x 184 (3/2" x 8") SPR.#2 |
| B2 | 4/38 x 184 (4/2" x 8") SPR.#2 |
| L3 | 2/38 x 235 (2/2" x 10") SPR.#2 |
| B3 | 3/38 x 235 (3/2" x 10") SPR.#2 |
| B4 | 4/38 x 235 (4/2" x 10") SPR.#2 |
| L5 | 2/38 x 286 (2/2" x 12") SPR.#2 |
| B5 | 3/38 x 286 (3/2" x 12") SPR.#2 |
| B6 | 4/38 x 286 (4/2" x 12") SPR.#2 |
- LOOSE STEEL LINTELS
- | | |
|-----|---|
| L7 | 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) |
| L8 | 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) |
| L9 | 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L) |
| L10 | 125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L) |
| L11 | 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L) |
| L12 | 150 x 100 x 10.0L (6"x 4" x 3/8"L) |
- STEEL COLUMNS (UNLESS NOTED OTHERWISE)
- TP = (1) 3" DIA. ADJ. ST. POST
2TP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST
- LAMINATED VENEER LUMBER (LVL) BEAMS
- | | |
|------|-----------------------------|
| LVL1 | 2-1 3/4"x7 1/4" (2-45x184) |
| LVL2 | 3-1 3/4"x7 1/4" (3-45x184) |
| LVL3 | 4-1 3/4"x7 1/4" (4-45x184) |
| LVL4 | 2-1 3/4"x9 1/2" (2-45x240) |
| LVL5 | 3-1 3/4"x9 1/2" (3-45x240) |
| LVL6 | 2-1 3/4"x11 7/8" (2-45x300) |
| LVL7 | 3-1 3/4"x11 7/8" (3-45x300) |
- | MASONRY VENEER LINTEL SCHEDULE [OBC2012]
PROVIDE 6"MINIMUM BEARING EACH END 9.20.5.2B | | |
|--|------------------------|--|
| OPENINGS | LINTEL SIZE | |
| UP TO 8'-0" | 3 1\2" x 3 1\2" x 1\4" | |
| 8'-0" TO 8'-8" | 4" x 3 1\2" x 1\4" | |
| 8'-8" TO 10'-10" | 5" x 3 1\2" x 5\16" | |
| 10'-10" TO 11'-5" | 5" x 3 1\2" x 7\16" | |
| 11'-5" TO 11'-9" | 5" x 3 1\2" x 1\2" | |
| 11'-9" TO 12'-6" | 6" x 3 1\2" x 7\16" | |
| 12'-6" TO 13'-4" | 6" x 3 1\2" x 1\2" | |
- LEGEND
- M.C.

MEDICINE CABINET

DOUBLE VOLUME WALL

SEE NOTE 39

SOLID WOOD BEARING

P2 - 2 MEMBER BUILT-UP STUD
P3 - 3 MEMBER BUILT-UP STUD
P4 - 4 MEMBER BUILT-UP STUD
P5 - 5 MEMBER BUILT-UP STUD

NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2 (ONE CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.)

SMOKE ALARM -OBC 9.10.19.

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

CARBON MONOXIDE ALARM (OBC 9.33.4)

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

SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4, & SB9)

CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1)

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

EXHAUST VENT

DUPLEX OUTLET (12" HIGH)

WEATHERPROOF DUPLEX OUTLET

HEAVY DUTY OUTLET

POT LIGHT

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

SWITCH

SWITCH (3-WAY)

FLOOR DRAIN

HOSE BIB

DOUBLE JOIST

LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

PRESSURE TREATED LUMBER

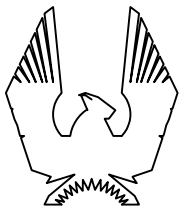
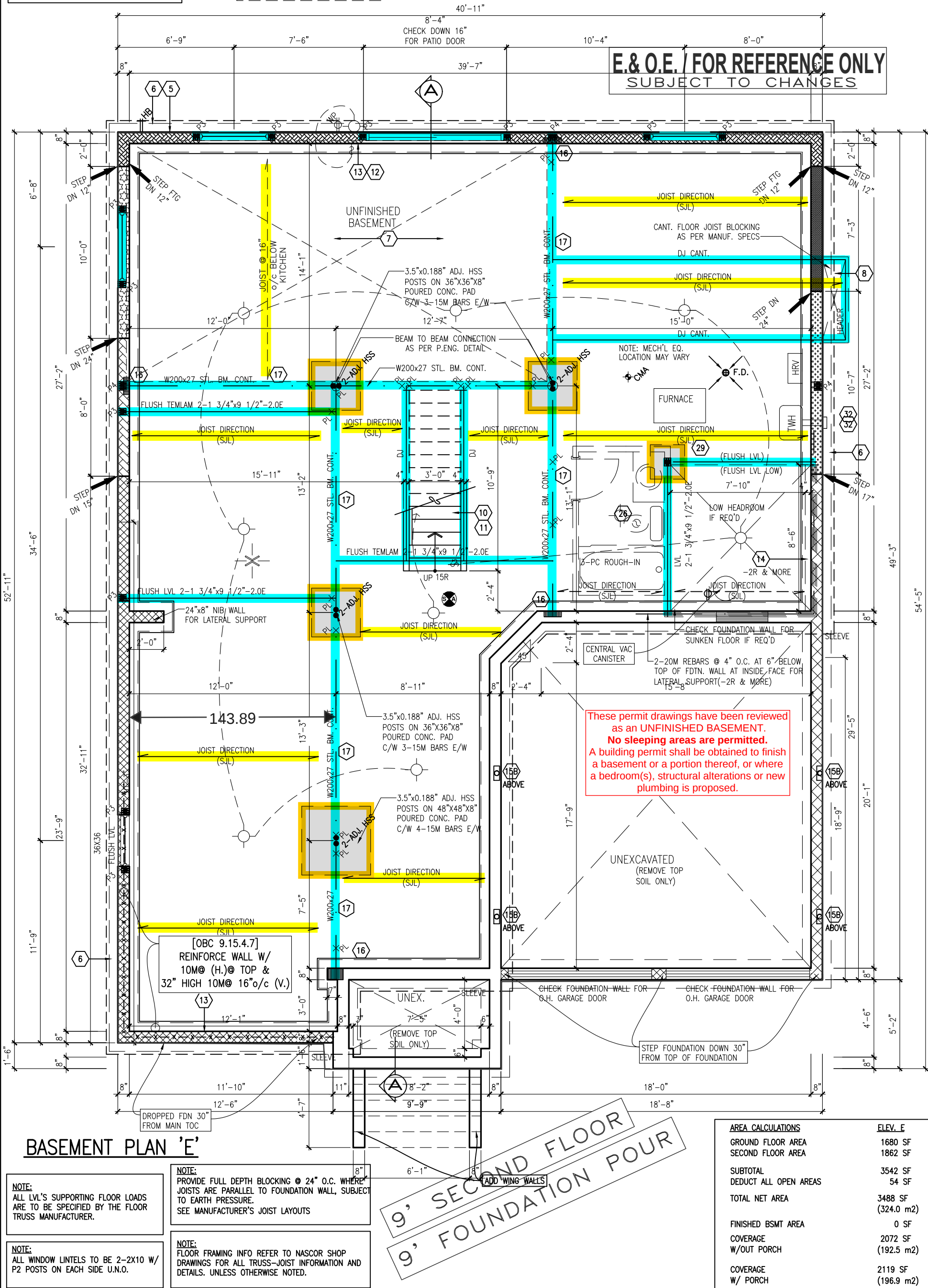
GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH

CURVED ARCH
-
- PLANNED
SITE:
LOT NUMBER:
CIVIC ADDRESS:
264 ANTLER COURT
- 41
- | | | | |
|-----------|---------------------------------------|----------|----|
| 17 | SENT FOR ENGINEERING LAYOUTS- REVISED | 02/03/22 | GK |
| 16 | SENT FOR ENGINEERING LAYOUTS | 02/02/22 | GK |
| 15 | SENT FOR LAYOUTS | 24/01/22 | GK |
| 14 | REVISED BEP BLACKLINES | 20/01/22 | GK |
| 13 | BEP BLACKLINES | 06/01/22 | GK |
| 12 | DRAWING UPDATE - 2020 | 00/08/20 | SP |
| No. | Description | dd/mm/yy | By |
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| drawn by: | 1V |
| checked by: | . |
| date: | JULY 2007 |
| scale: | 3/16"=1'-0" |
| D.C.L. - 194 | |
| sheet no: | 1 of 9 |
- A22-1042 - 264 ANTLER COURT

NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS
ALL AROUND FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)

SRP400 R10 [28" THICK SHEETS]
EXTEND 48" BEYOND FOOTING EXTERIOR
EXTEND 24" BEYOND FOOTING INTERIOR



PHOENIX HOMES

PLATINA-2007

SITE:

LOT NUMBER:

CIVIC ADDRESS:
264 ANTLER COURT

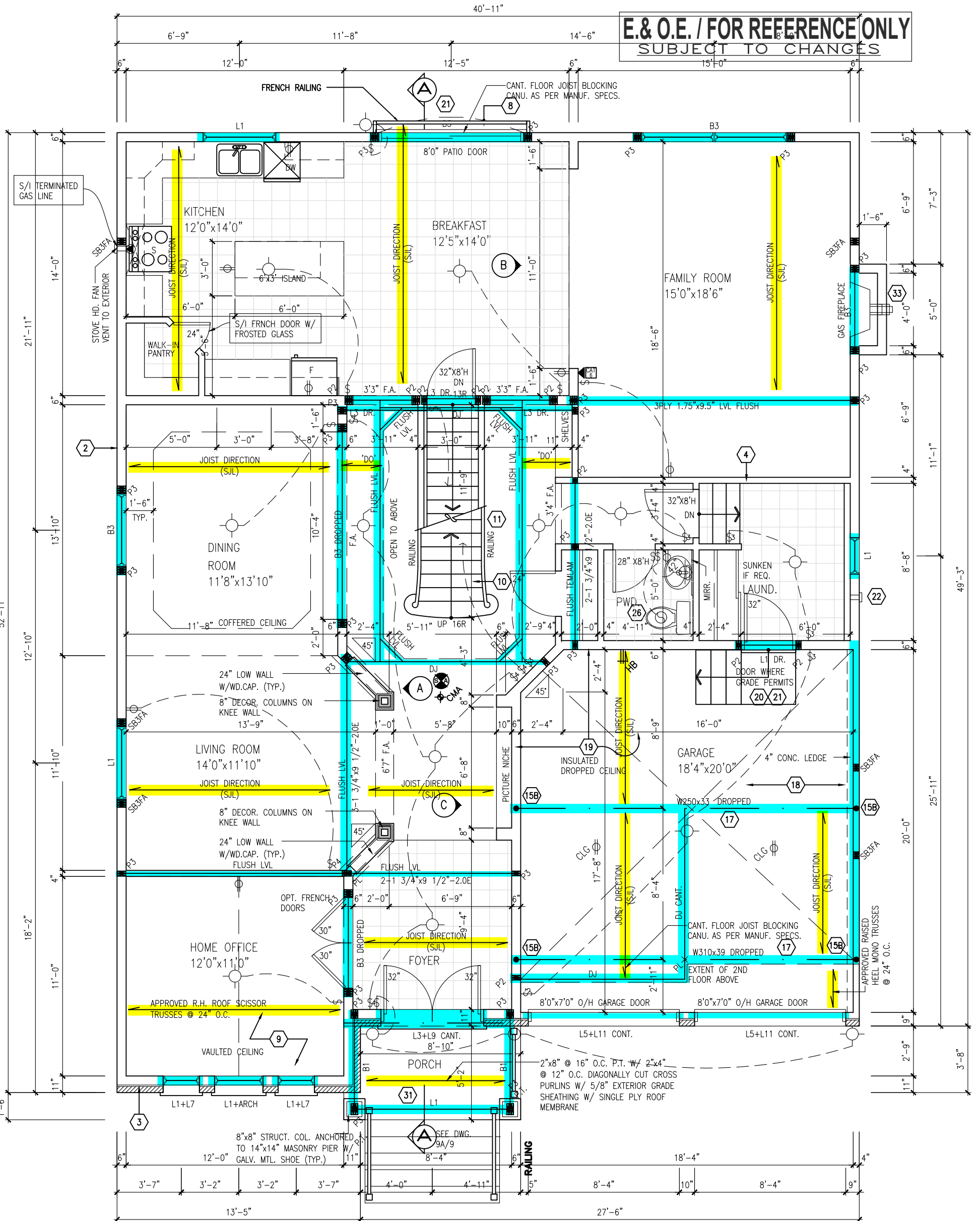
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14	REVISED BEP BLACKLINES	20/01/22	GK
13	BEP BLACKLINES	06/01/22	GK
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A22-1042 - 264 ANTLER COURT

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE. SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

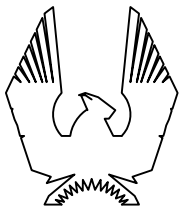


GROUND FLOOR PLAN 'E'

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO REFER TO NASCOR SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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



PHOENIX HOMES

PLATINA-2007

SITE: WHITE ANTLEND PLOT 3

LOT NUMBER:

CIVIC ADDRESS:
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17	SENT FOR ENGINEERING LAYOUTS- REVISED	02/03/22	GK
16	SENT FOR ENGINEERING LAYOUTS	02/02/22	GK
15	SENT FOR LAYOUTS	24/01/22	GK
14	REVISED BEP BLACKLINES	20/01/22	GK
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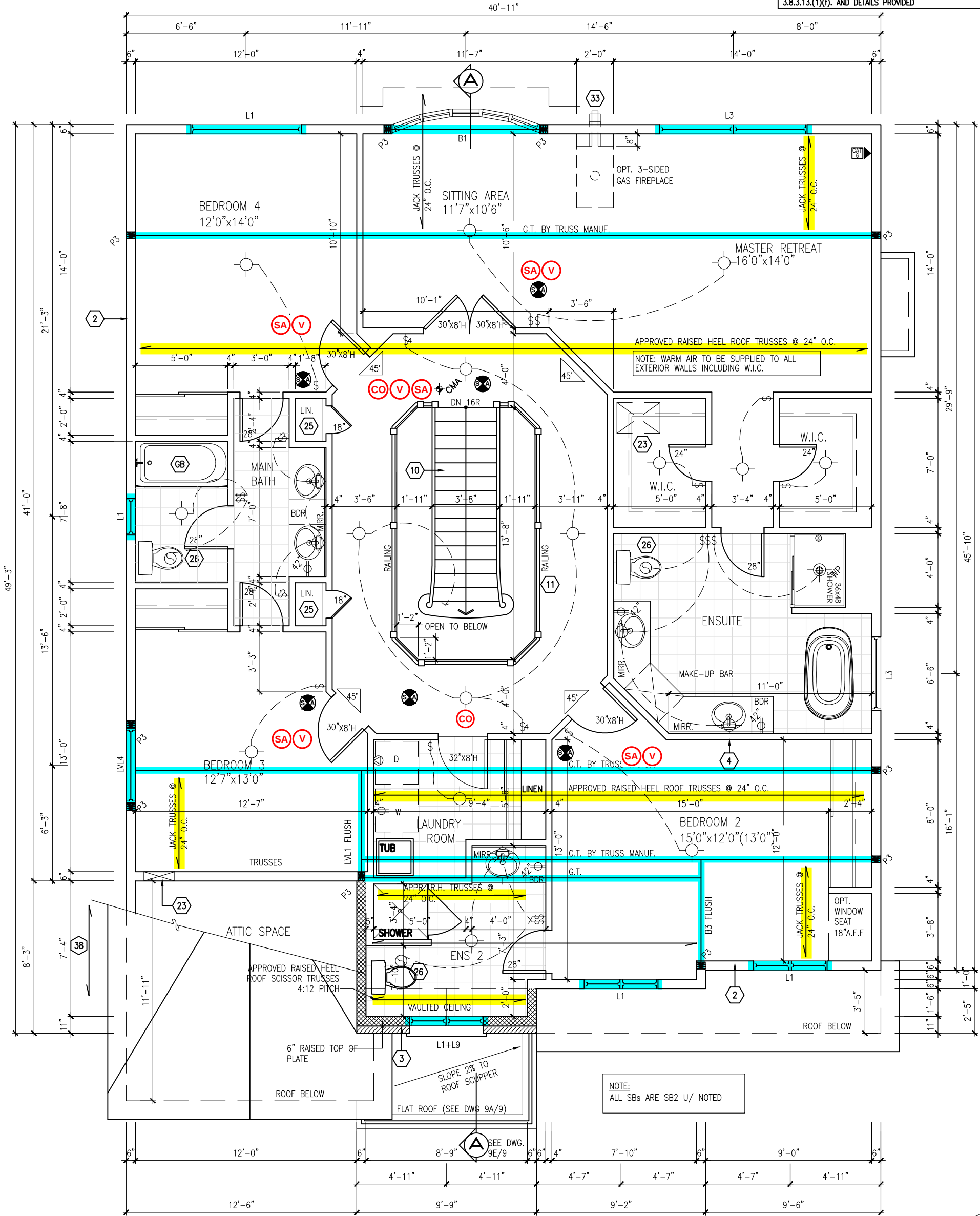
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sheet no:	3A of 9

A22-1042 - 264 ANTLER COURT

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

E.& O.E. / FOR REFERENCE ONLY
SUBJECT TO CHANGES

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED



SECOND FLOOR PLAN 'E'

NOTE: ROOF FRAMING INFORMATION

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

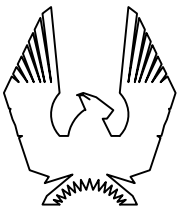
NOTE:

ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE:

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

9' SECOND FLOOR



PHOENIX HOMES

PLATINA-2007

SITE:

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CIVIC ADDRESS:
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13	BEP BLACKLINES	06/01/22	GK
12	DRAWING UPDATE - 2020	00/08/20	SP
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sheet no:	4A of 9

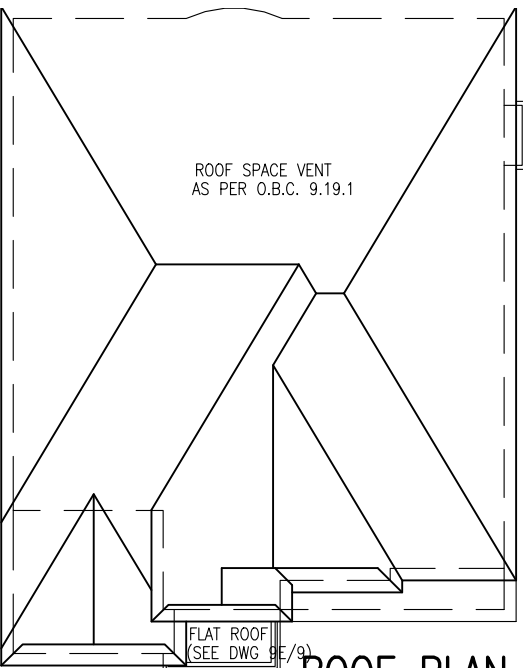
A22-1042 - 264 ANTLER COURT

IF THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN **600mm** BETWEEN THE WALKING SURFACE AND GRADE, A GUARD IN COMPLIANCE WITH 9.8. AND THE SUPPLEMENTARY STANDARD SB7 **IS REQUIRED**

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

EXTERIOR LIGHTING MUST BE INSTALLED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY AS PER O.B.C. 9.34.2.1
ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8. AND THE SUPPLEMENTARY STANDARD SB7

E.& O.E. / FOR REFERENCE ONLY
SUBJECT TO CHANGES



ROOF PLAN 'E'

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No.	Description	dd/mm/yy	By
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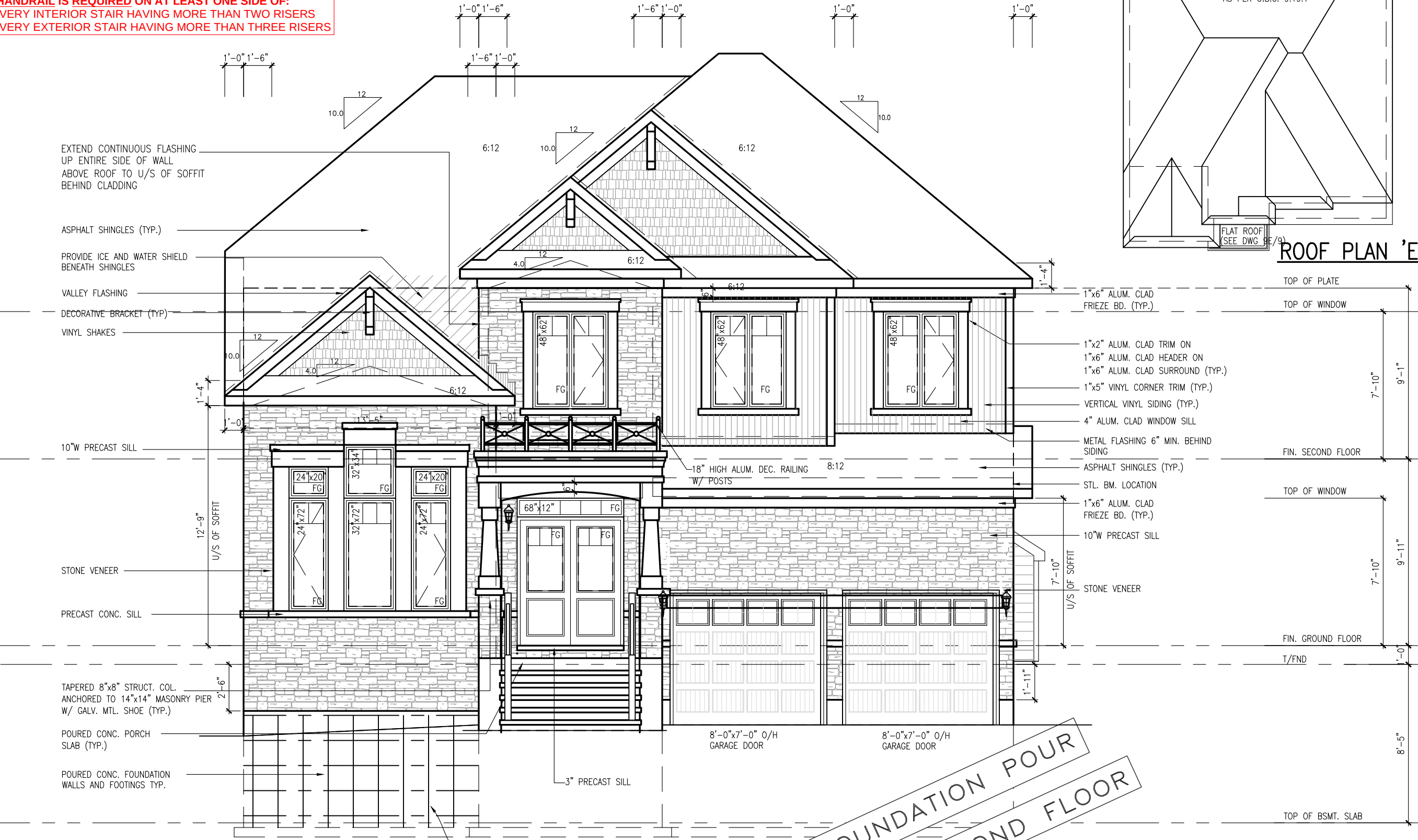
PLATINA-2007

SITE: 264 ANTLER COURT

LOT NUMBER: 41

CIVIC ADDRESS: 264 ANTLER COURT

PHOENIX HOMES



FRONT ELEVATION 'E'

-15M VERTICAL AND HORIZONTAL BARS @16" O/C
-15M BENT DOWELS (32"x12") @16" O/C CONNECTING THE FOUNDATION WALLS TO FOOTINGS

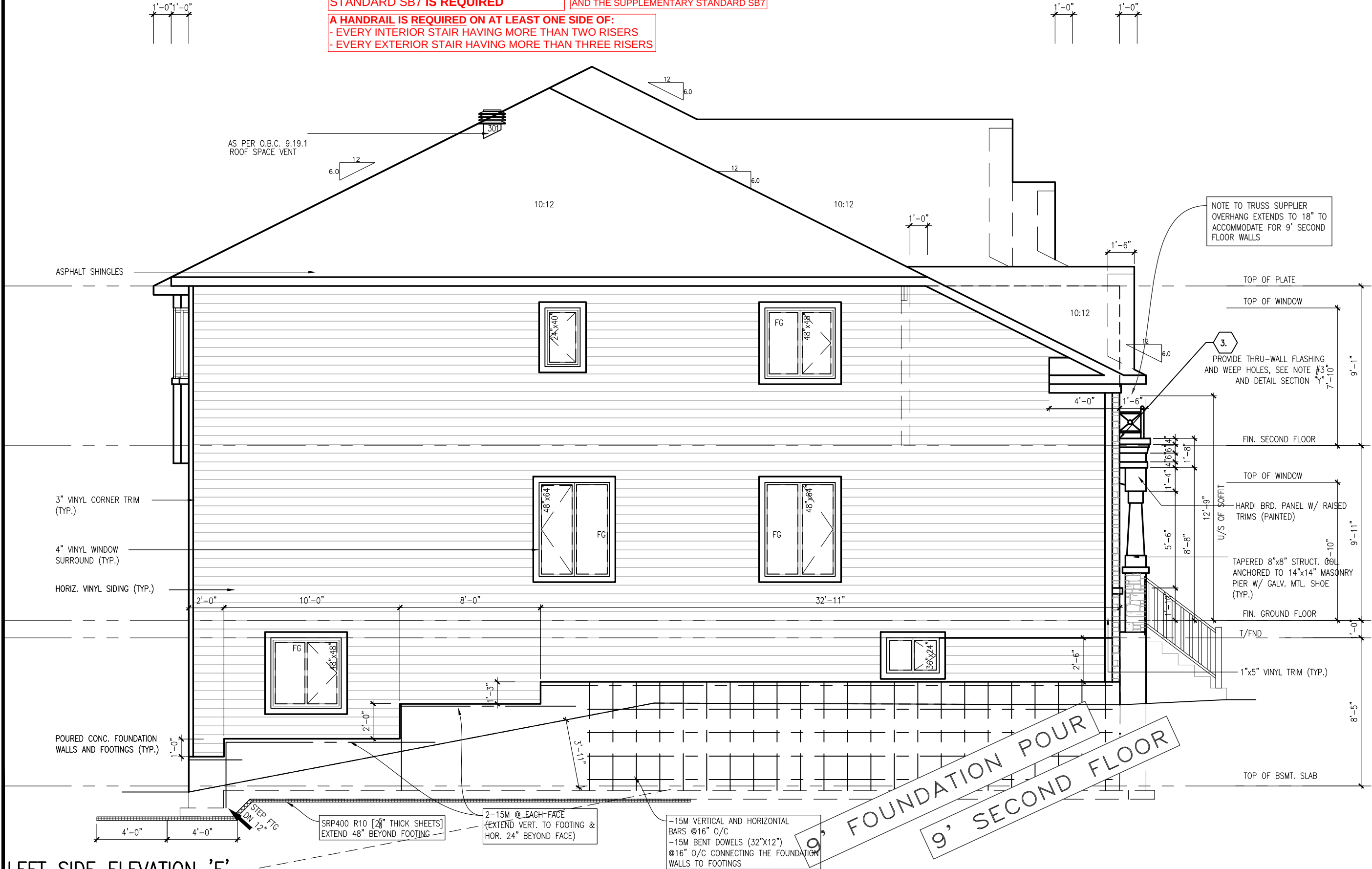
9' FOUNDATION POUR
9' SECOND FLOOR

IF THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600mm BETWEEN THE WALKING SURFACE AND GRADE, A GUARD IN COMPLIANCE WITH 9.8. AND THE SUPPLEMENTARY STANDARD SB7 IS REQUIRED

EXTERIOR LIGHTING MUST BE INSTALLED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY AS PER O.B.C. 9.34.2.1

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8. AND THE SUPPLEMENTARY STANDARD SB7

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

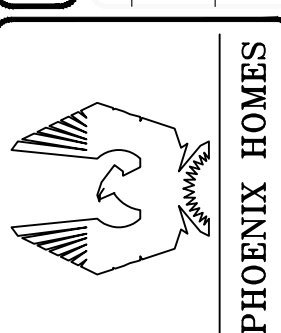


LEFT SIDE ELEVATION 'E'

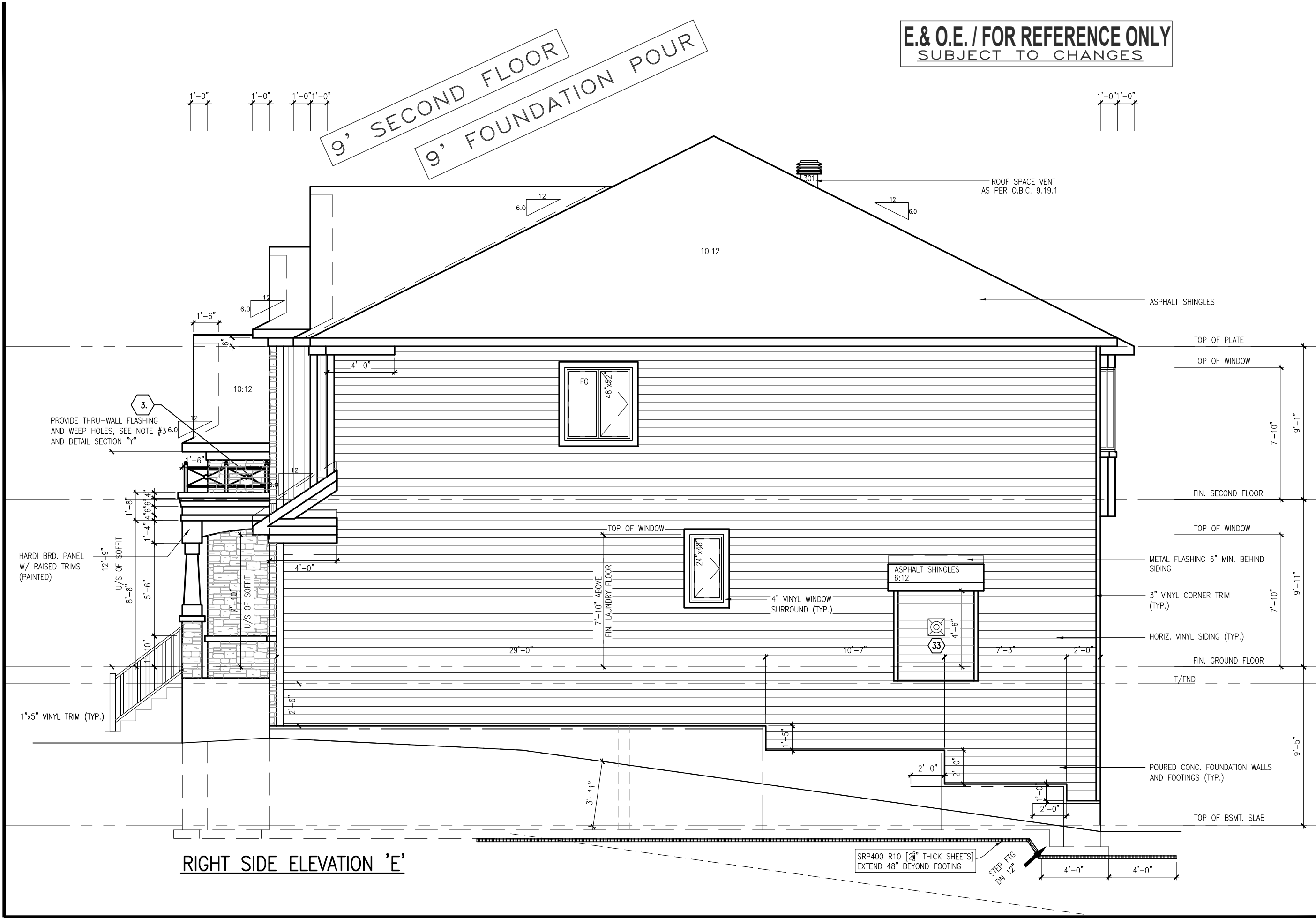
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6E of	9

No.	Description	dd/mm/yy	By
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12	DRAWING UPDATE - 2020	00/08/20	SP

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CIVIC ADDRESS: 264 ANTLER COURT



A22-1042 - 264 ANTLER COURT

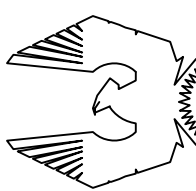


E. & O.E. / FOR REFERENCE ONLY
SUBJECT TO CHANGES

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PLATINA-2007	41
SITE:	LOT NUMBER:
CIVIC ADDRESS:	



PHOENIX HOMES

A22-1042 - 264 ANTLER COURT

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

IF THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600mm BETWEEN THE WALKING SURFACE AND GRADE, A GUARD IN COMPLIANCE WITH 9.8. AND THE SUPPLEMENTARY STANDARD SB7 IS REQUIRED

EXTERIOR LIGHTING MUST BE INSTALLED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY AS PER O.B.C. 9.34.2.1

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8. AND THE SUPPLEMENTARY STANDARD SB7

MAXI VENT #301, TWO REQ'D AT UPPER ROOF
NOTE: LOCATIONS SHOWN ARE APPROXIMATION ONLY AND WILL BE LOCATED ON SITE BY QUALIFIED INSTALLER.

E.& O.E. / FOR REFERENCE ONLY
SUBJECT TO CHANGES



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sheet no:	8E of 9

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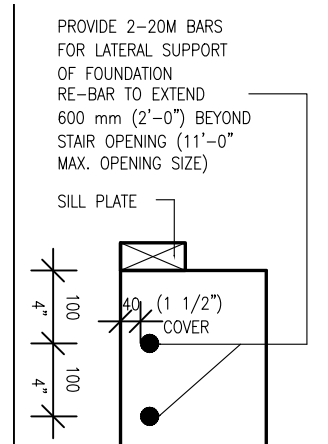
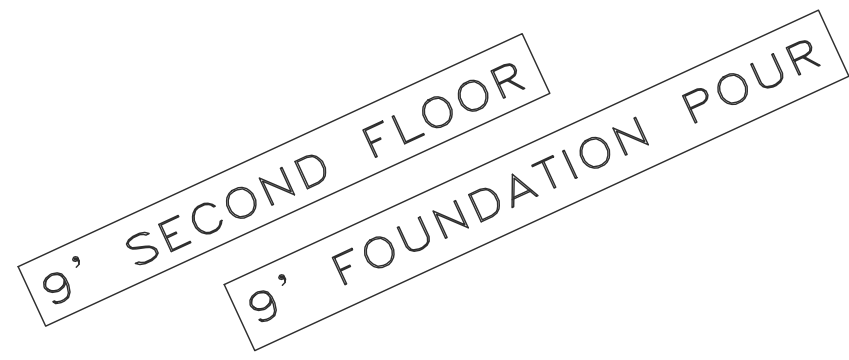
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SITE: WHITE TAIL BRIDGE PH

LOT NUMBER: 41

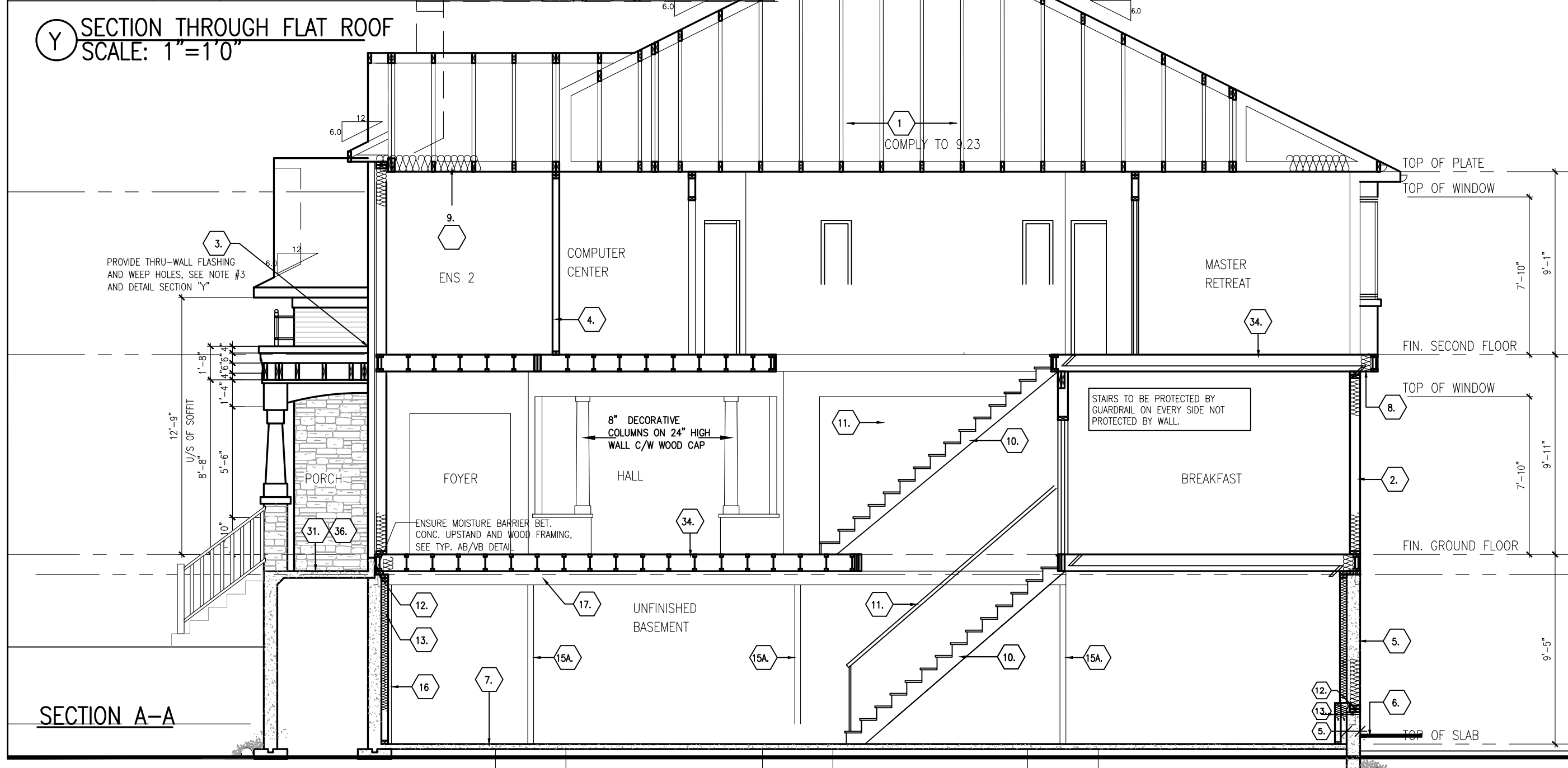
CIVIC ADDRESS: 264 ANTLER COURT

PHOENIX HOMES



(X) SECTION AT TOP
OF FOUNDATION

SECTION THROUGH FLAT ROOF
SCALE: 1"=1'0"



SECTION A-A

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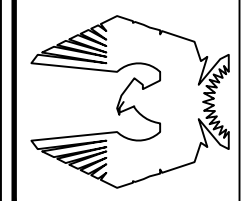
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264 ANTLER COURT



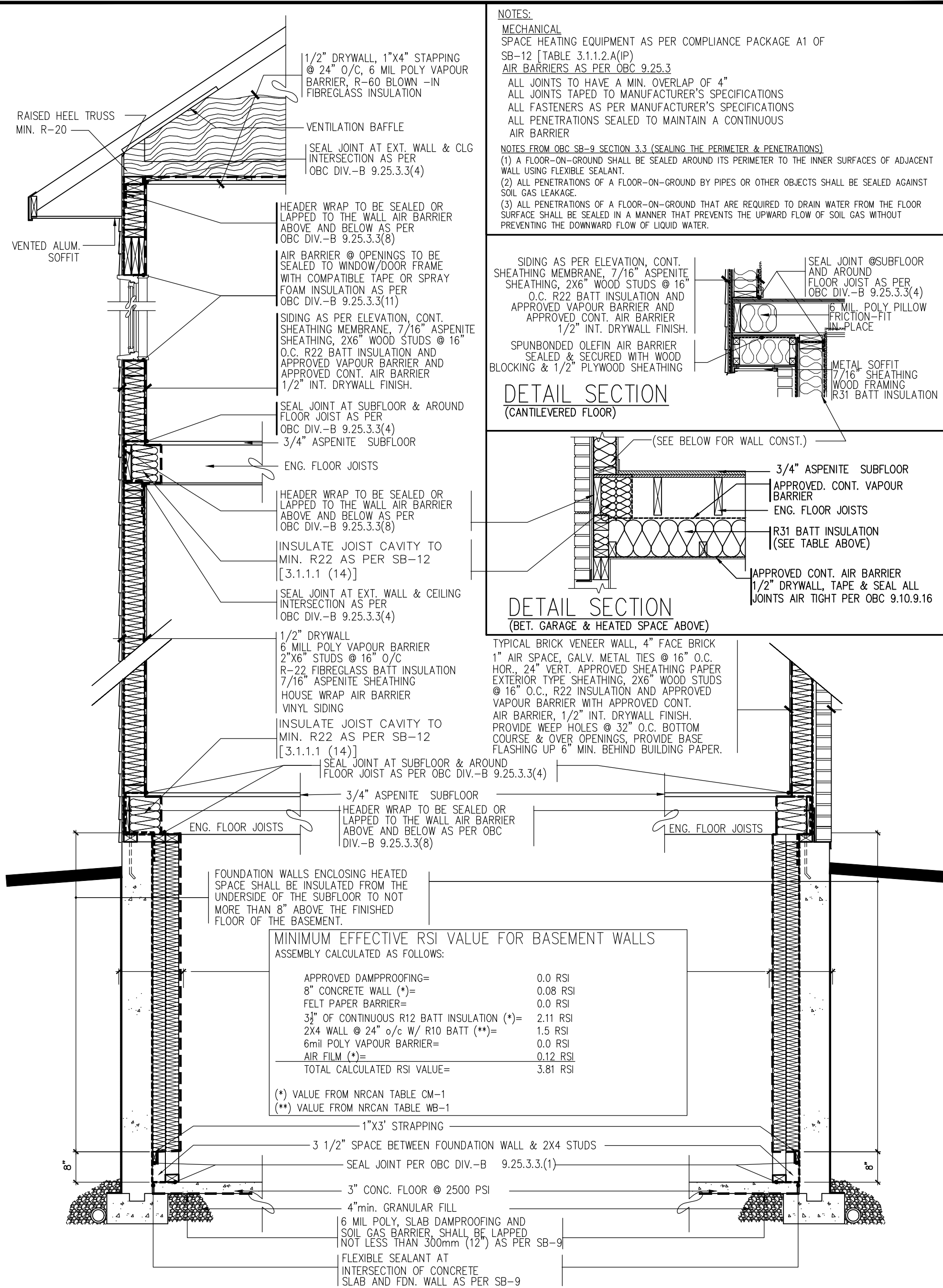
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CIVIC ADDRESS:
264 ANTLER COURT



PHOENIX HOMES

A22-1042 - 264 ANTLER COURT



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	



Kollaard Associates

Engineers

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

A22-1042 - 264 ANTLER COURT

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

March 2, 2022 (Revised)

Kollaard File # 220020 – LOT41

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, 264 Antler Court, Lot # 41 White Tail Ridge, Arnprior, Kollaard Associates File # 220020

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

- Phoenix Homes, 264 Antler Court, Pages # 1, 2A to 4A, 5E to 9E, Dated 02/03/2022
- Grandor Lumber Inc., Roof Truss Layout, PPLAE4-1 LOT WTR3-41, Dated 01/25/2022
- Grandor Lumber Inc., 2nd Floor Joist Layout, WTR3-41 Platina E, Dated 02/01/2022
- Grandor Lumber Inc., 1st Floor Joist Layout, WTR3-41 Platina E, Dated 02/01/2022

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4A:

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

Ground Floor Plan – Pages # 3A:

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 # 3A 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.
6. The proposed front porch roof joists shown on Phoenix Homes Pages # 3A are adequate.
7. The proposed single angle connection detail shown on Phoenix Homes Page # 6A is adequate.



8. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 3A 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 # 2A:

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 # 2A are adequate.
12. The front porch slab reinforcement described on Phoenix Homes Pages # 1 is adequate.
13. The stepped down foundation walls with framed knee walls above are considered laterally unsupported where the grade difference between the basement slab and the exterior grade exceeds 3'-11". The proposed foundation reinforcement shown on Phoenix Homes Pages # 6E & 7E are adequate to withstand the lateral earth pressures.
14. The remaining proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A.
15. The strip footings and proposed interior pad footings shown on Phoenix Homes Page # 2A and noted on Phoenix Homes Page # 1 are adequate.
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/beams shown on Phoenix Homes Pages # 2A 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.



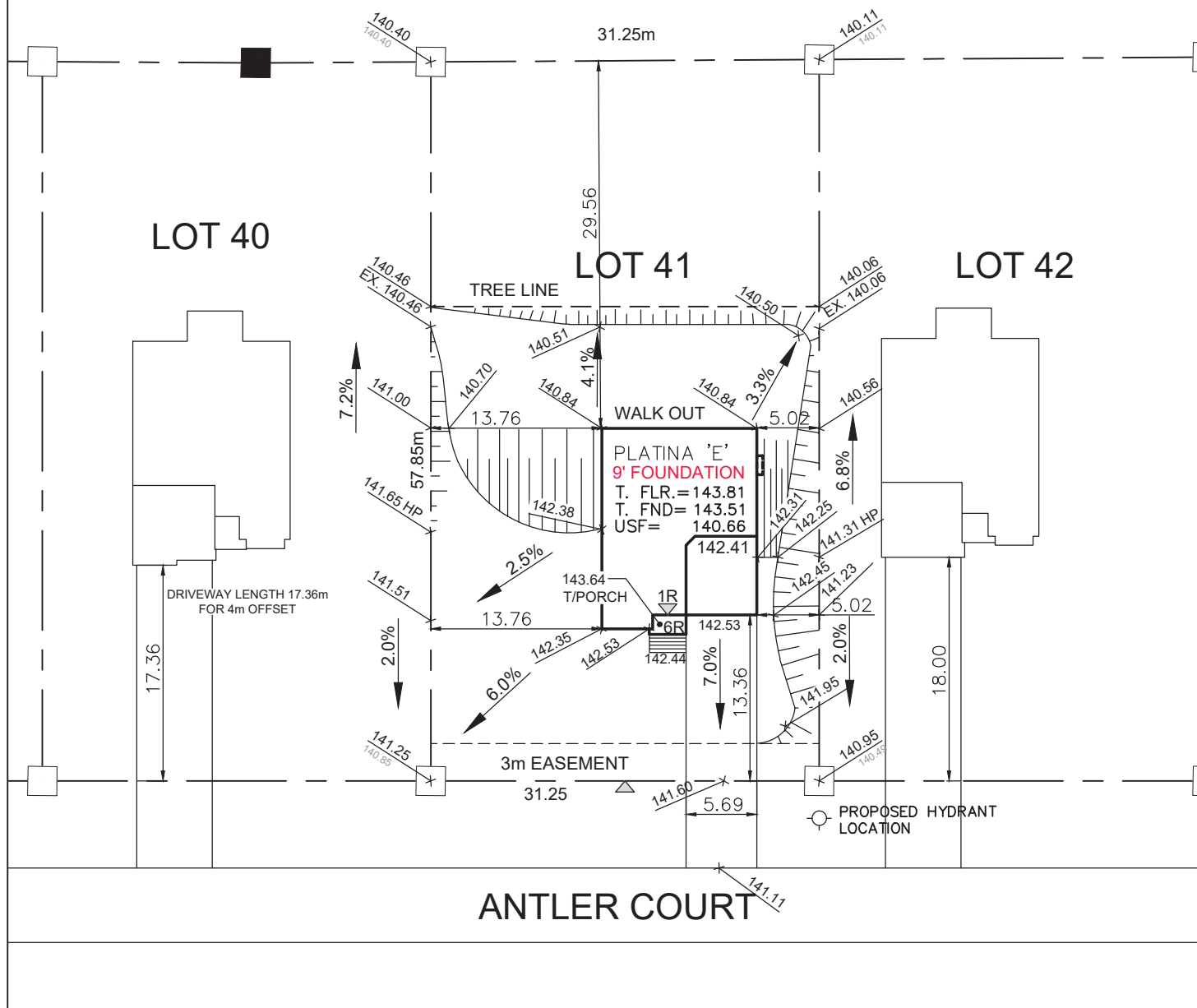
Christopher Cogliati, P.Eng.

PLANNING APPROVAL
MARCH 10, 2022

A22-1042 - 264 ANTLER COURT



THE FINAL GRADING OF THIS PROPERTY SHALL NOT ADVERSELY AFFECT THE DRAINAGE OF ADJACENT PROPERTIES OR THE OVERALL GRADING CONTROL PLAN.



Owner/Applicant

DCR/PHOENIX HOMES

Telephone # 723-9227

Plan # 27M- 77

Project name: WHITE TAIL III

Civic Address: 264 ANTLER COURT

House model: PLATINA 'E'



SITE/GRADING PLAN

WHITE TAIL RIDGE PH.II

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

Bldg. Ht. _____m

Lot coverage 10.8 %

Scale_____ 1:500

Sod Area 1714 m²

Asphalt Area 120 m²

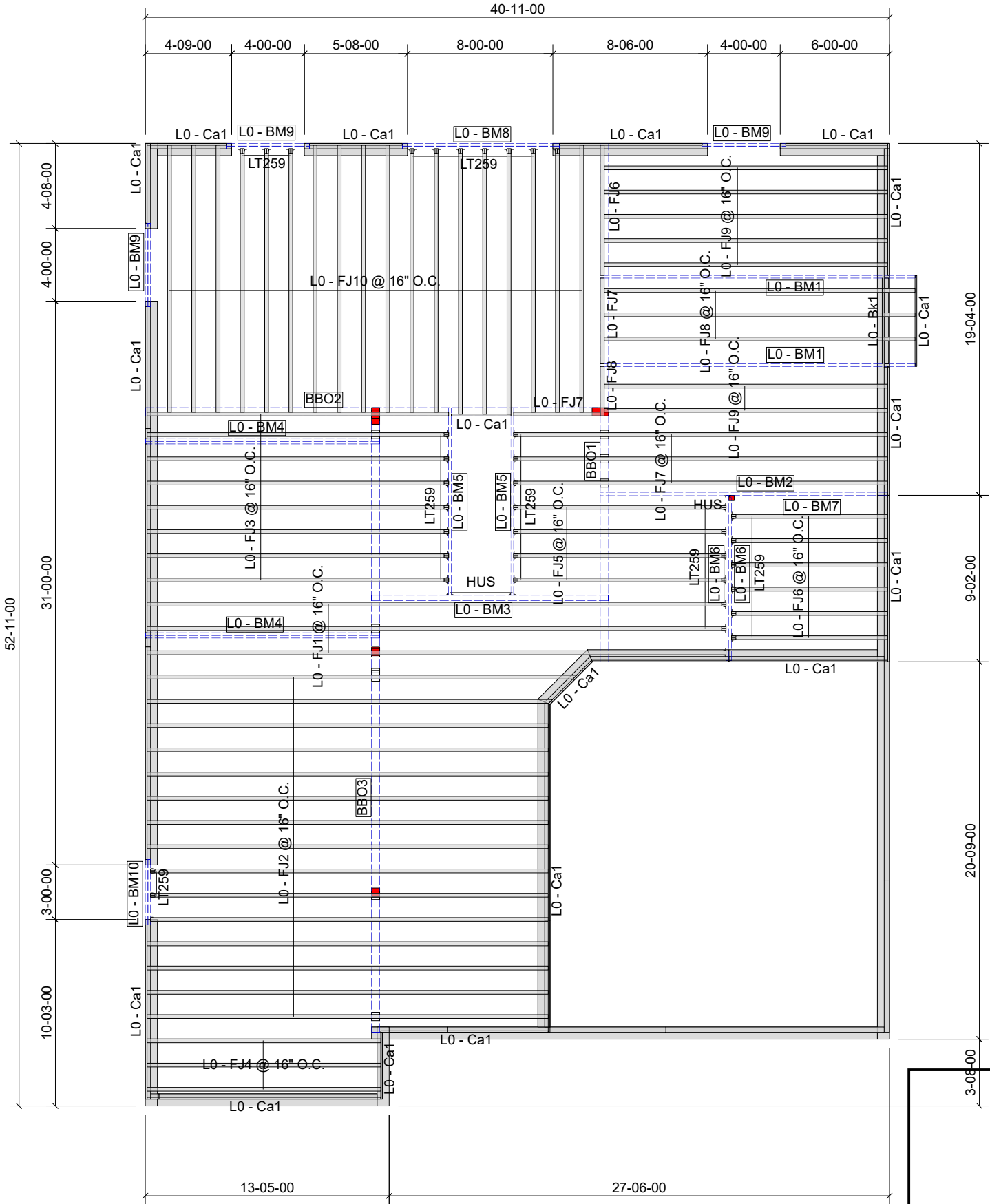
NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION
PLAN WITHIN THE MEANING OF PLANNING ACT.

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

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

FEB 8, 2022

FEB 15, 2022 sp



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	2/1/2022
File Name:	WTR3-41 Platina E.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
Floor Container:	FC3
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
L0 - FJ1 @ 16" O.C.	32-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ2 @ 16" O.C.	24-00-00	9 1/2" NI-20	1	15	MFD
L0 - FJ3 @ 16" O.C.	17-00-00	9 1/2" NI-20	1	8	MFD
L0 - FJ4 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ5 @ 16" O.C.	12-00-00	9 1/2" NI-20	1	4	MFD
L0 - FJ6 @ 16" O.C.	9-00-00	9 1/2" NI-20	1	6	MFD
L0 - FJ6	8-00-00	9 1/2" NI-20	1	1	MFD
L0 - FJ7	5-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ8	3-00-00	9 1/2" NI-20	1	1	MFD
L0 - FJ7 @ 16" O.C.	22-00-00	9 1/2" NI-40x	1	3	MFD
L0 - FJ8 @ 16" O.C.	18-00-00	9 1/2" NI-40x	1	3	MFD
L0 - FJ9 @ 16" O.C.	16-00-00	9 1/2" NI-40x	1	7	MFD
L0 - FJ10 @ 16" O.C.	15-00-00	9 1/2" NI-40x	1	18	MFD
L0 - BM1	18-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM2	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM3	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - BM5	11-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM6	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM7	9-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM8	9-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM9	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	6	MFD
L0 - BM10	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	14	MFD
L0 - Bk1	5-00-00	9 1/2" NI-20	1	1	MFD

Accessories					
PlotID	Length	Product	Plies	Net Qty	Fab Type
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	53	MFD

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
40	SIMPSON	LT259	-	9 1/2" NI-20
3	SIMPSON	HUS18110	-	9 1/2" WF LVL

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)

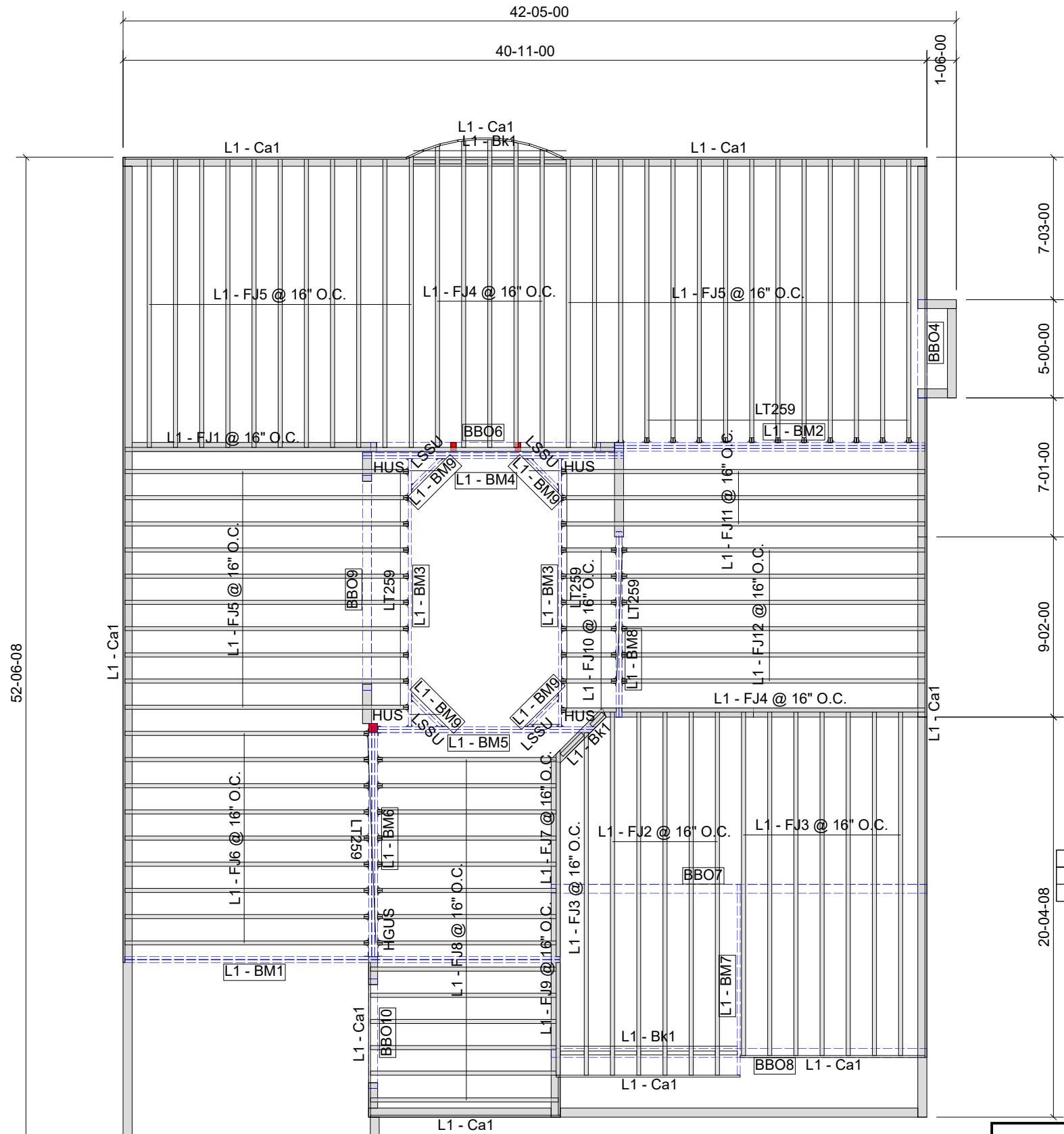
FLOOR NOTES:

- 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
WTR3-41 PLATINA E
1ST FLOOR 1 OF 2

DATE: 2/1/2022



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	2/1/2022
File Name:	WTR3-41 Platina E.mmdl
Level Name:	2nd Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC2
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
L1 - FJ1 @ 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

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)

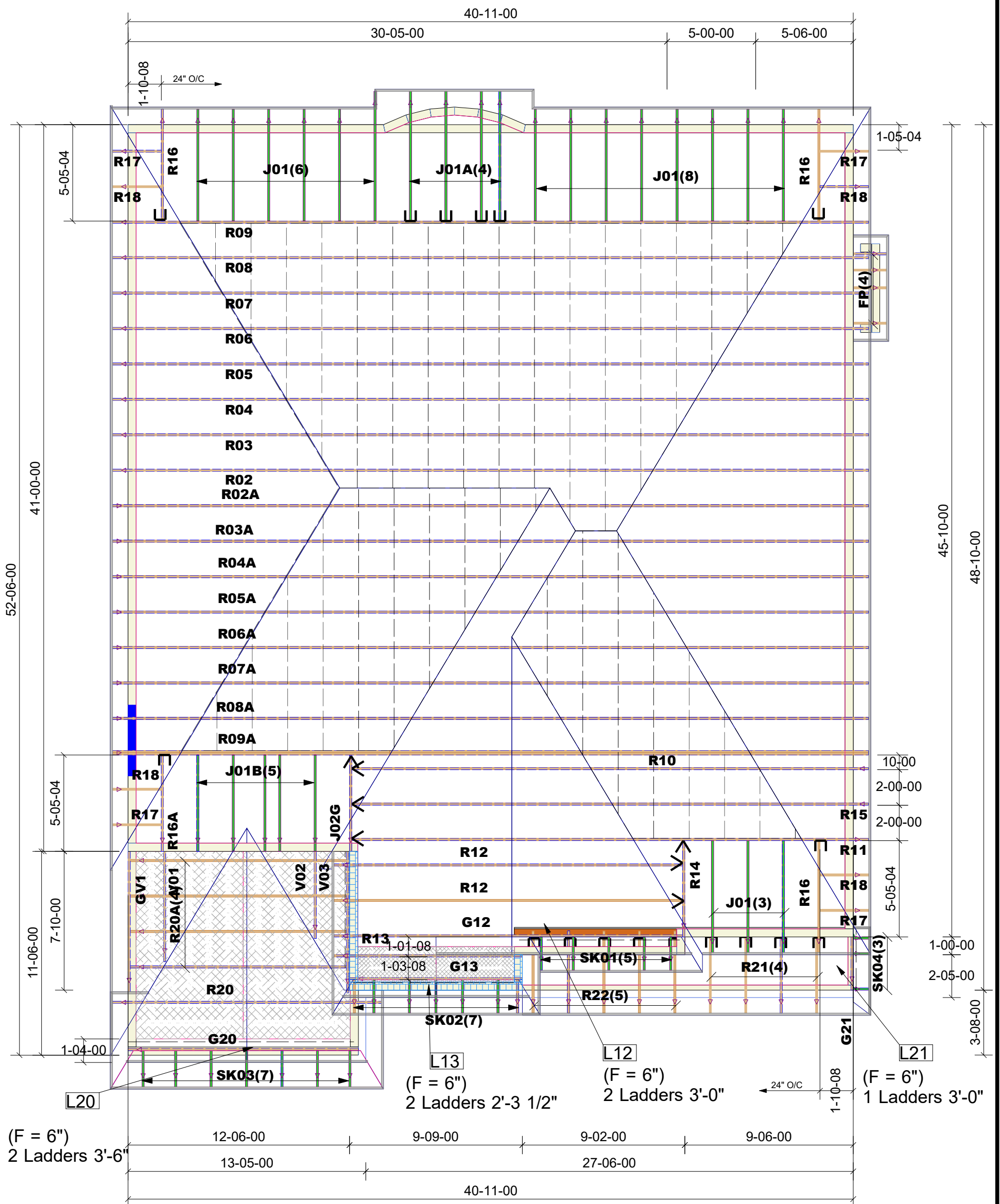
FLOOR NOTES:

- 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
WTR3-41 PLATINA E
2ND FLOOR 2 OF 2

DATE: 2/1/2022



LEGEND	
	LUS24 (17)
	LJS26DS (7)
	TOP & BOTTOM LEDGER BY OTHERS

Hatch Legend	
	6" HGH WALL
	DROP TOP CHORD
	4/12 VAULTED CEILING

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
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2011

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

HURRICANE AND SEISMIC TIES:

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



GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
PLATINA 'E'
PPLAE4-1
WTR3-41

DATE: 1/25/2022

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

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

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

A. Project Information

Building number, street name		Unit number	Lot/Con
Municipality	Postal code	Reg. Plan number / other description	

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

SB-12 Prescriptive (input design package): Package: _____ Table: _____

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source
☐ Zone 1 (< 5000 degree days)	☐ ≥ 92% AFUE	☐ Gas ☐ Propane ☐ Solid Fuel
☐ Zone 2 (≥ 5000 degree days)	☐ ≥ 84% < 92% AFUE	☐ Oil ☐ Electric ☐ Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m ² or _____ ft ²	W, S & G % = _____	☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement
Area of W, S & G = _____ m ² or _____ ft ²	Utilize window averaging: ☐ Yes ☐ No	☐ Slab-on-ground ☐ Walkout Basement
		☐ Air Conditioning ☐ Combo Unit
		☐ Air Sourced Heat Pump (ASHP)
		☐ Ground Sourced Heat Pump (GSHP)

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

Energy Efficiency Substitutions				
☐ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6)) ☐ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7)) ☐ Airtightness substitution(s) Airtightness test required (Refer to Design Guide Attached) ☐ Table 3.1.1.4.B Required: _____ Permitted Substitution: _____ ☐ Table 3.1.1.4.C Required: _____ Permitted Substitution: _____ Required: _____ Permitted Substitution: _____				
Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾		Building Component	Efficiency Ratings
Thermal Insulation	Nominal	Effective	Windows & Doors Provide U-Value ⁽¹⁾ or ER rating	
Ceiling with Attic Space			Windows/Sliding Glass Doors	
Ceiling without Attic Space			Skylights/Glazed Roofs	
Exposed Floor			Mechanicals	
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)			Combined Heating System	

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

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

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

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.

- SB-12 Prescriptive 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 SB-12 Prescriptive 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)

Building Type	Airtightness Targets				
	ACH @ 50 Pa	NLA @ 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 SB-12 Prescriptive 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

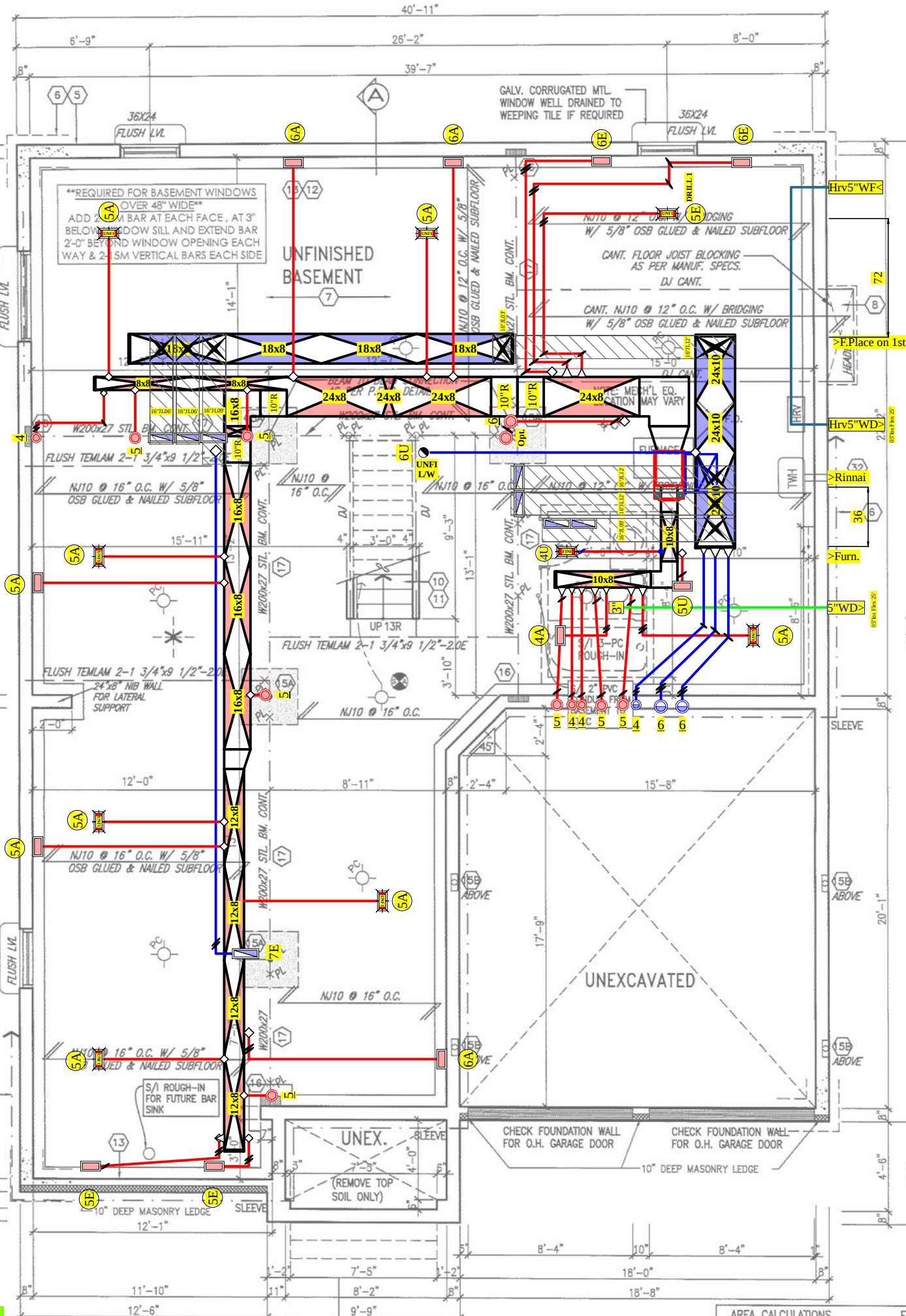
The building code requires designers providing information about whether a building complies with the building code to have a BCIN. Exemptions apply to architects, engineers and owners designing their own house.

0B-3pc Bath

1st-Std & No Sunken in Laundry

! 2nd-4Bdrm+3Bath & No Computer Center

Room Name	Heat Loss		Ctg cfm	Htg cfm	btu
	Htg cfm	btu			
ASSESSMENT	435	132	249	19	
BATH	16	15	915		
BEDROOM 2	60	60	3441		
BEDROOM 3	40	30	2267		
BEDROOM 4	44	44	2514		
BREAKFAST	44	67	2544		
COMPUTER	9	12	530		
DINING ROOM	27	23	1531		
EN SUITE	42	26	2412		
EN SUITE 2	33	38	1871		
FAMILY ROOM	58	115	3318		
FOYER	50	15	2638		
KITCHEN	33	335	1884		
LAUNDRY	34	18	1956		
LIVING ROOM	26	23	1517		
MASTER BEDROOM	54	60	3096		
OFFICE	113	123	6473		
PDRM	10	9	582		
PET TREAT	36	51	2079		
W.I.C. 1	6	2	371		
W.I.C. 2	2	2	96		
	1172	1200	67154		

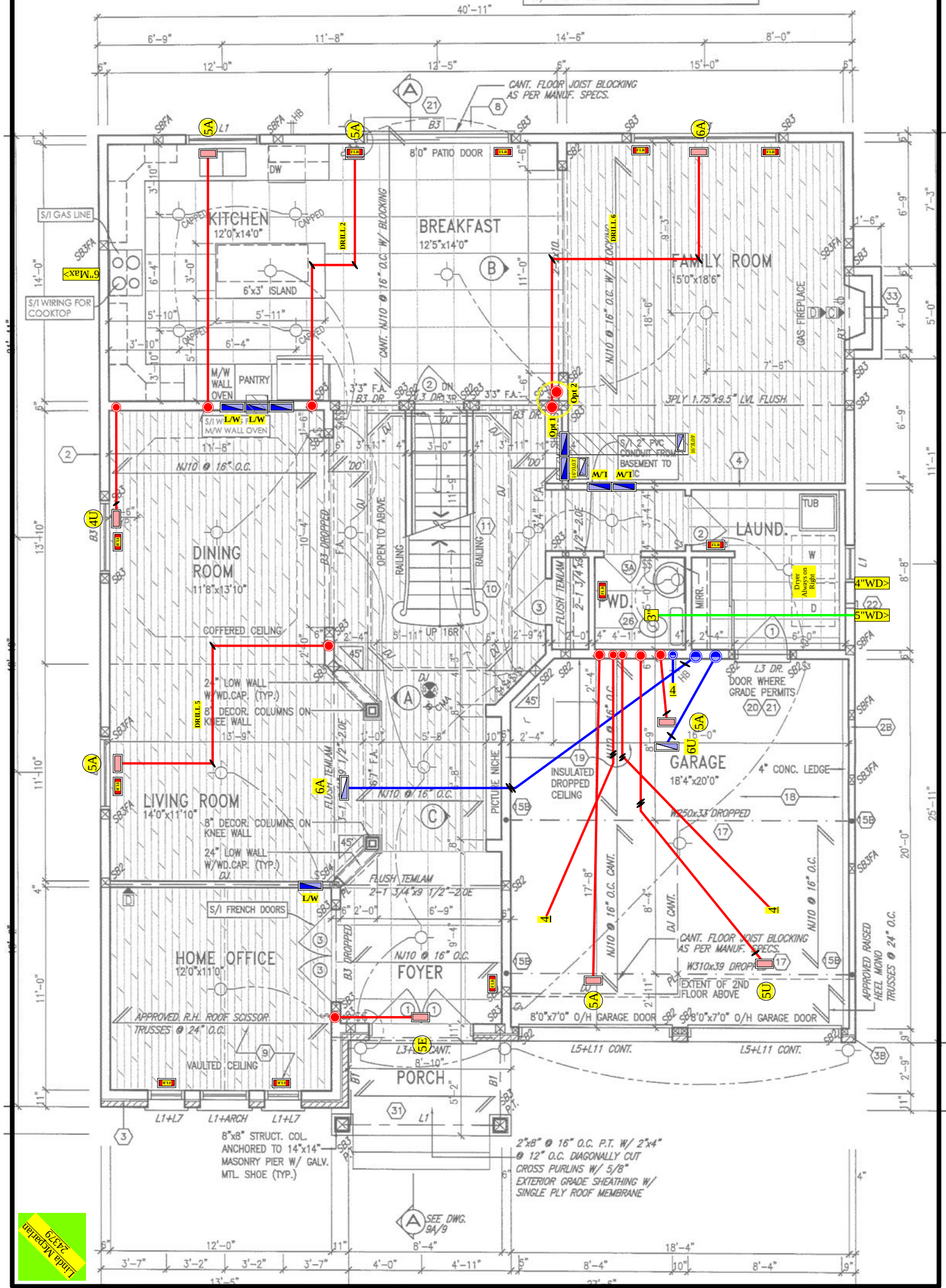


NOTE:
PROVIDE FULL DEPTH BLOCKING @ 24" O.C.
WHERE JOISTS ARE PARALLEL TO FOUNDATION
WALL, SUBJECT TO EARTH PRESSURE.
SEE MANUFACTURER'S JOIST LAYOUTS

AREA CALCULATIONS
GROUND FLOOR AREA
SECOND FLOOR AREA
SUBTOTAL
DEDUCT ALL OPEN AREAS
TOTAL NET AREA

ELEV
1680
1862
3542
54
3480
(324.0

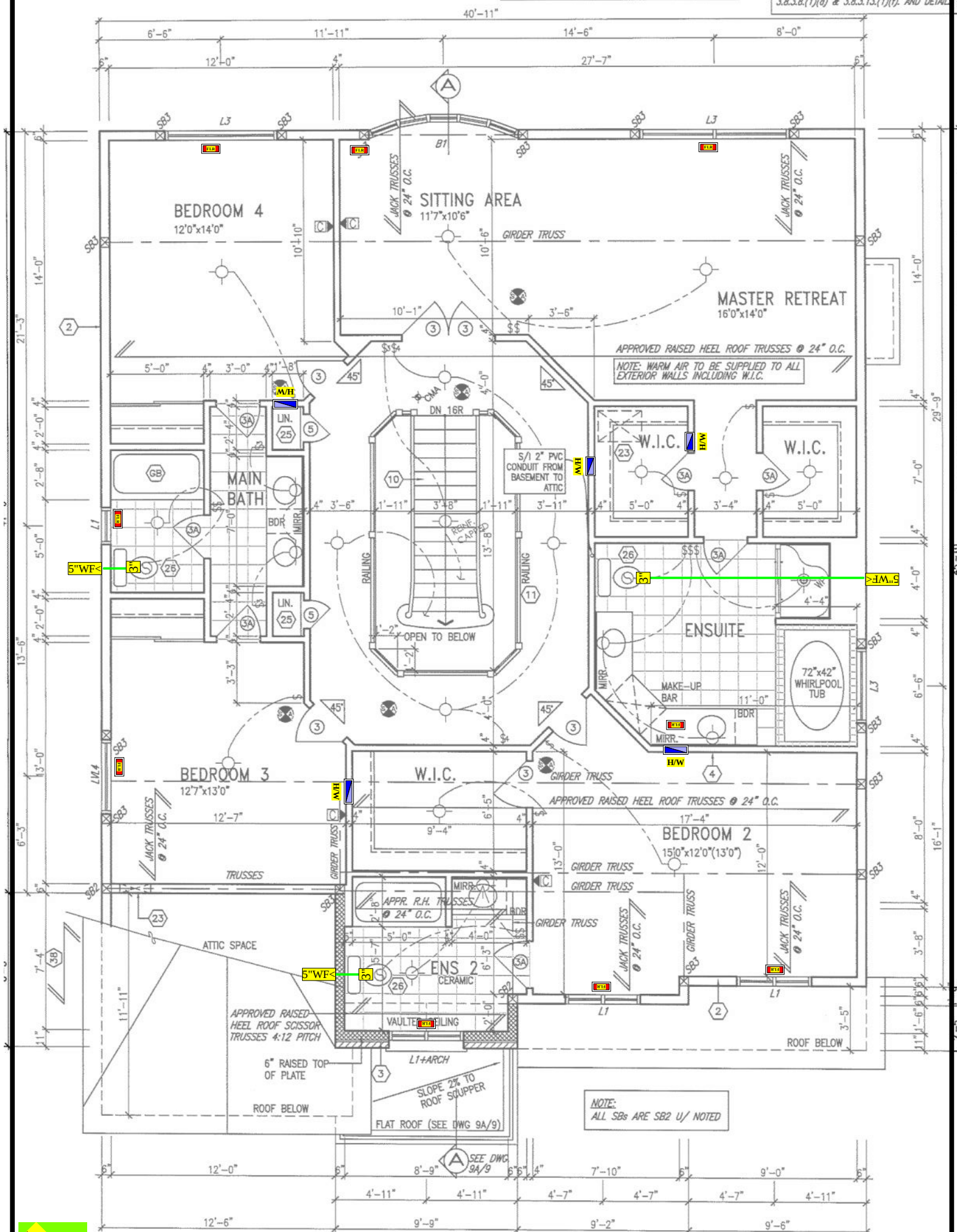
ALL WINDO
W/ P2 POSTS ON EACH SIDE U.N.O



Heat Loss	Room Name	Htg	Cig	Htg
		cfm	cfm	btu
	BASEMENT	435	132	24919
	BATH	16	15	915
	BEDROOM 2	60	60	3441
	BEDROOM 3	40	30	2267
	BEDROOM 4	44	44	2514
	BREAKFAST	44	67	2544
	COMPUTER	9	12	530
	DININGROOM	27	23	1531
	ENSUITE	42	26	2412
	ENSUITE 2	33	38	1871
	FAMILYROOM	58	115	3318
	FOYER	50	15	2838
	KITCHEN	33	335	1884
	LAUNDRY	34	18	1956
	LIVINGROOM	26	23	1517
	MASTERBEDROOM	54	60	3096
	OFFICE	113	123	6473
	PDRM	10	9	582
	RETREAT	36	51	2079
	W.I.C. 1	6	2	371
	W.I.C. 2	2	2	96
		1172	1200	67154

ALL WINDOW LIN
W/ P2 POSTS ON EACH SIDE U.N.O.

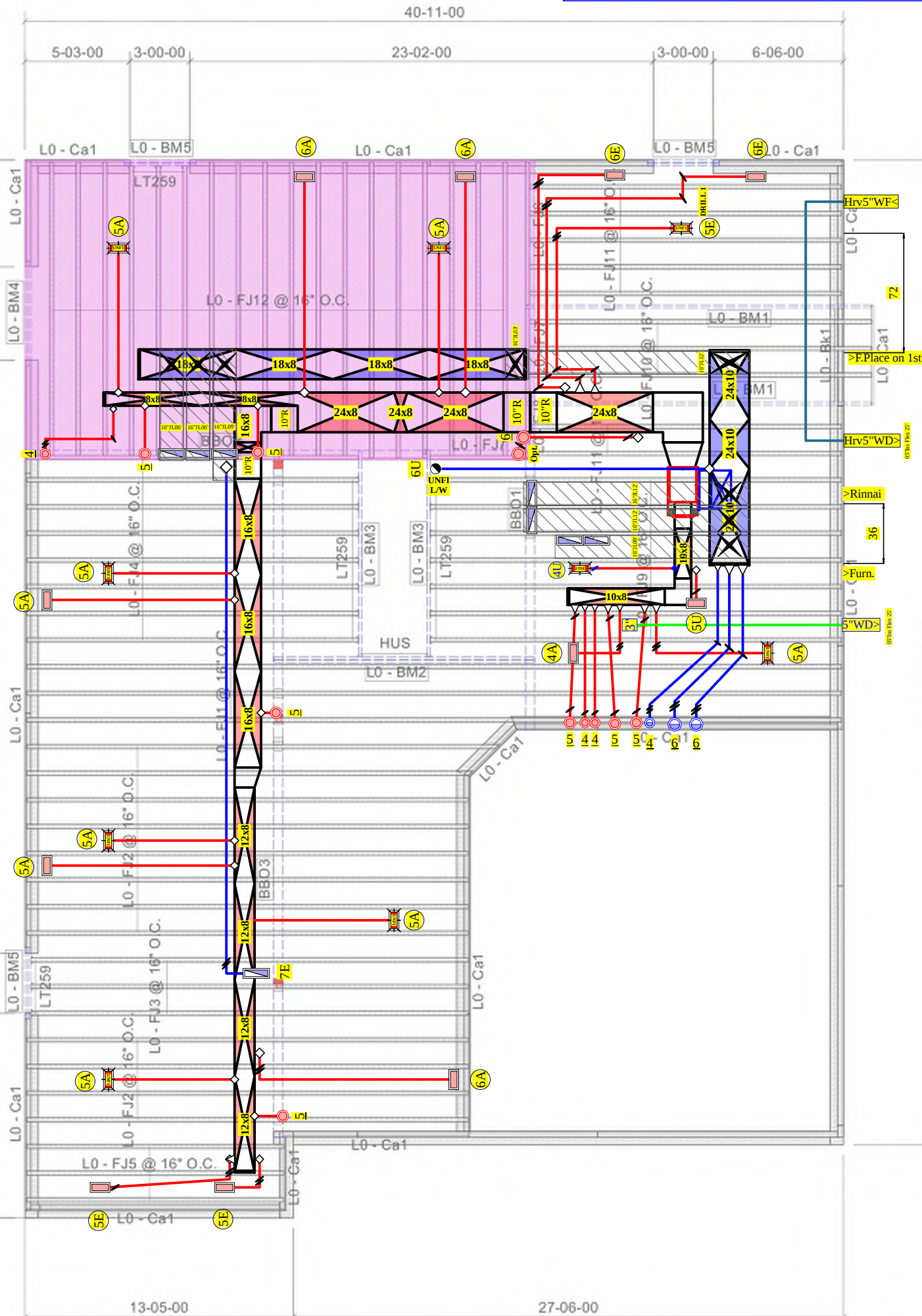
BATHTUB IN MAIN BATHROOM. REFER TO OBS
3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAIL



SECOND FLOOR PLAN 'A'

Linda Mcparlan
24379

Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
BASEMENT	435	132	24919
BATH	16	15	915
BEDROOM 2	60	60	3441
BEDROOM 3	40	30	2267
BEDROOM 4	44	44	2514
BREAKFAST	44	67	2544
COMPUTER	9	12	530
DININGROOM	27	23	1531
ENSUITE	42	26	2412
ENSUITE 2	33	38	1871
FAMILYROOM	58	115	3318
FOYER	50	15	2838
KITCHEN	33	335	1884
LAUNDRY	34	18	1956
LIVINGROOM	26	23	1517
MASTERBEDROOM	54	60	3096
OFFICE	113	123	6473
PDRM	10	9	582
RETREAT	36	51	2079
W.I.C. 1	6	2	371
W.I.C. 2	2	2	96
	1172	1200	67154

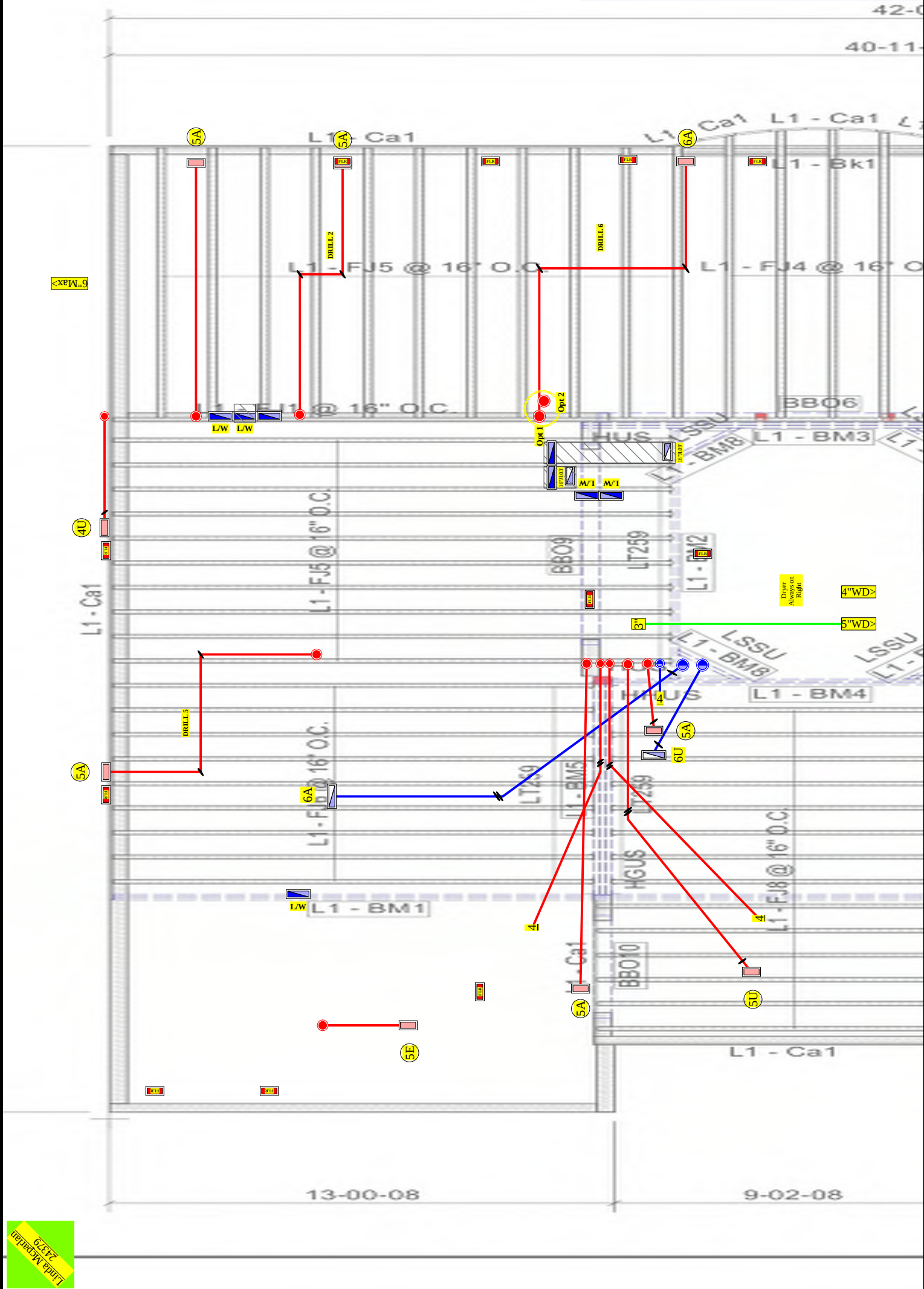


1"=50.88247955'	Description
10/30/2019	1st Floor Plan B Submittal
10/30/2019	1st Floor Plan C Submittal
10/30/2019	1st Floor Plan D Submittal
10/30/2019	1st Floor Plan E Submittal
10/30/2019	1st Floor Plan F Submittal
10/30/2019	1st Floor Plan G Submittal
10/30/2019	1st Floor Plan H Submittal
10/30/2019	1st Floor Plan I Submittal
10/30/2019	1st Floor Plan J Submittal
10/30/2019	1st Floor Plan K Submittal
10/30/2019	1st Floor Plan L Submittal
10/30/2019	1st Floor Plan M Submittal
10/30/2019	1st Floor Plan N Submittal
10/30/2019	1st Floor Plan O Submittal
10/30/2019	1st Floor Plan P Submittal
10/30/2019	1st Floor Plan Q Submittal
10/30/2019	1st Floor Plan R Submittal
10/30/2019	1st Floor Plan S Submittal
10/30/2019	1st Floor Plan T Submittal
10/30/2019	1st Floor Plan U Submittal
10/30/2019	1st Floor Plan V Submittal
10/30/2019	1st Floor Plan W Submittal
10/30/2019	1st Floor Plan X Submittal
10/30/2019	1st Floor Plan Y Submittal
10/30/2019	1st Floor Plan Z Submittal

A22-1042 - 264 ANTLER COURT

! 0B-3pc Bath
! 1st-Sid & No Sunken in Laundry
! 2nd-4Bdm+3Bath & No Computer Center

Room Name	Heat Loss	
	Htg cfm	Htg btu
BASEMENT	435	132,249.19
BATH	16	15,915
BEDROOM 2	60	60,344.1
BEDROOM 3	40	30,226.7
BEDROOM 4	44	44,251.4
BREAKFAST	44	67,254.4
COMPUTER	9	12,530
DININGROOM	27	23,153.1
ENSUITE 2	42	26,241.2
FAMILYROOM	33	38,187.1
FOYER	58	115,331.8
KITCHEN	33	335,188.4
LAUNDRY	34	18,195.6
LIVINGROOM	26	23,151.7
MASTERBEDROOM	54	60,309.6
OFFICE	113	123,647.3
PDRM	10	9,582
RETREAT	36	51,207.9
W.I.C. 1	6	2,371
W.I.C. 2	2	2,96
	1172	1200,671.54

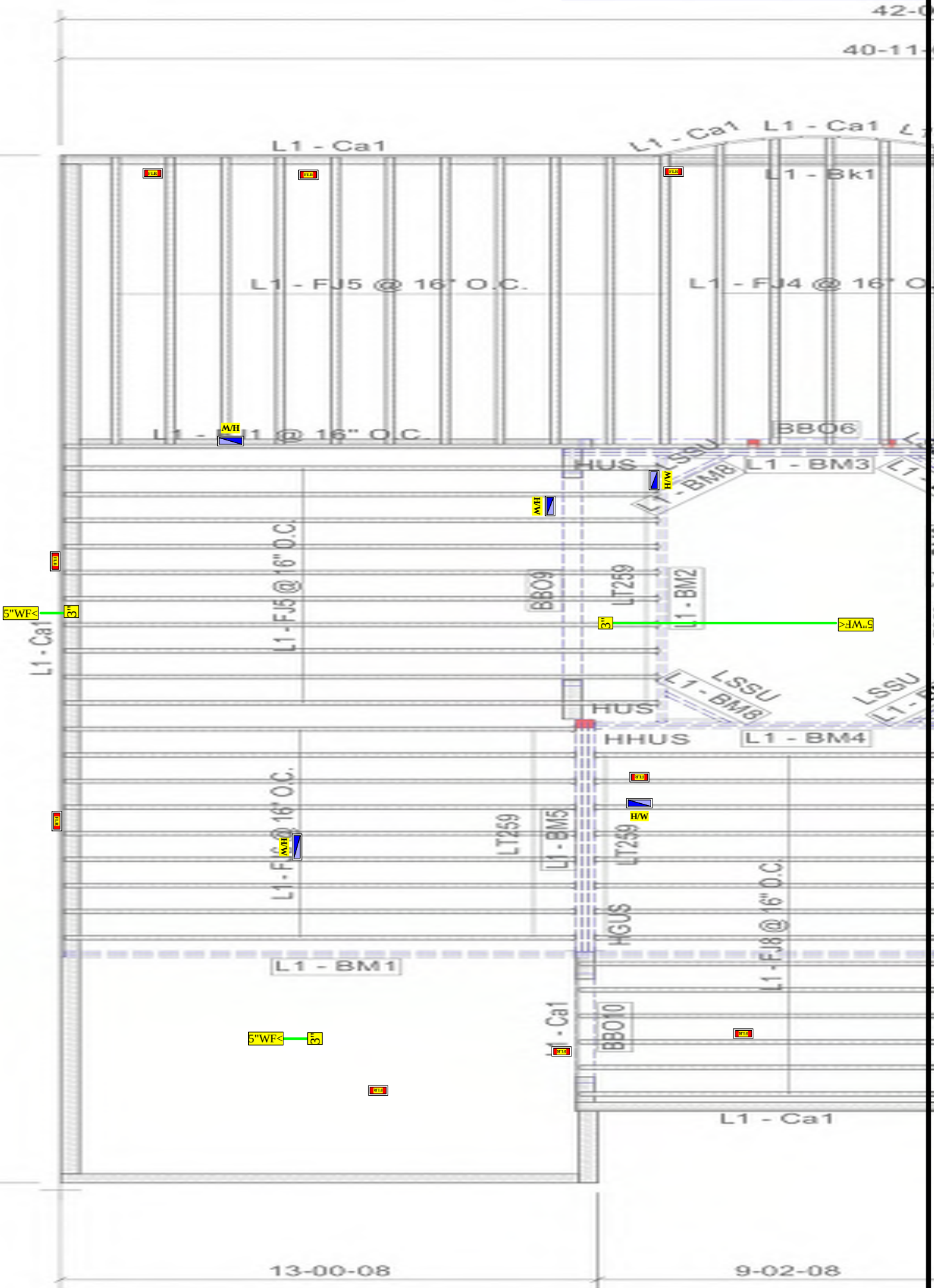


Description	
100303-A Phoenix B Std Apt 40 DV	
101031-A Phoenix Custom Apt 4000 SM 24 Granite Vene	
200929.3AR Phoenix B Std Apt 40 DV	
200929.3AR Phoenix B Std Apt 40 DV	

A22-1042 - 264 ANTLER COURT

! 0B-3pc Bath
! 1st-Sid & No Sunkn in Laundry
! 2nd-4Bdmm+3Bath & No Computer Center

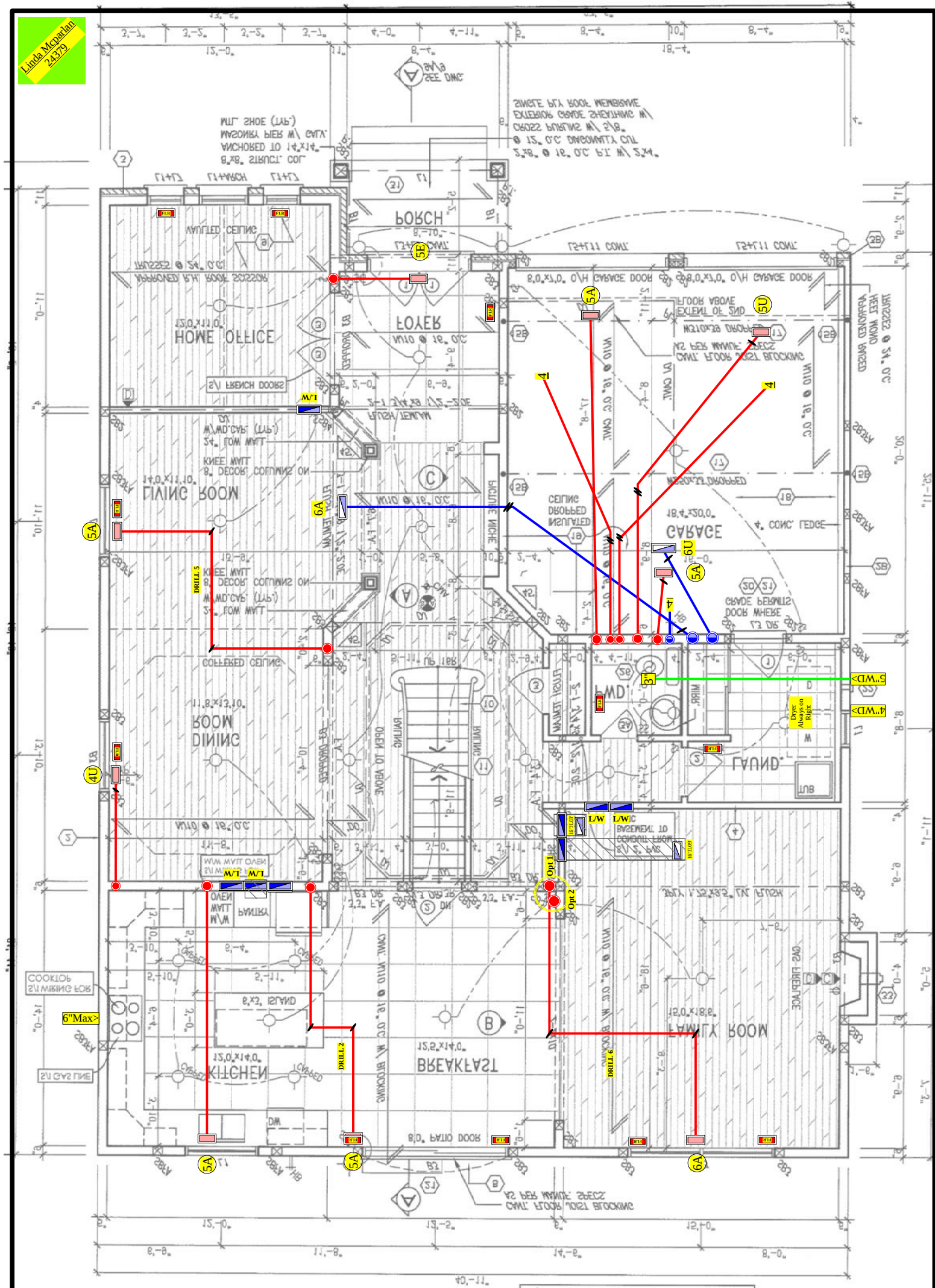
Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
BASEMENT	435	132	24919
BATH	16	15	915
BEDROOM 2	60	60	3441
BEDROOM 3	40	30	2267
BEDROOM 4	44	44	2514
BREAKFAST	44	67	2544
COMPUTER	9	12	530
DININGROOM	27	23	1531
ENSUITE	42	26	2412
ENSUITE 2	33	38	1871
FAMILYROOM	58	115	3318
FOYER	50	15	2838
KITCHEN	33	335	1884
LAUNDRY	34	18	1956
LIVINGROOM	26	23	1517
MASTERBEDROOM	54	60	3096
OFFICE	113	123	6473
PDRM	10	9	582
RETREAT	36	51	2079
W.I.C. 1	6	2	371
W.I.C. 2	2	2	96
	1172	1200	67154



Line Marking
24379

	1172	1
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Linda McDaniel
24379



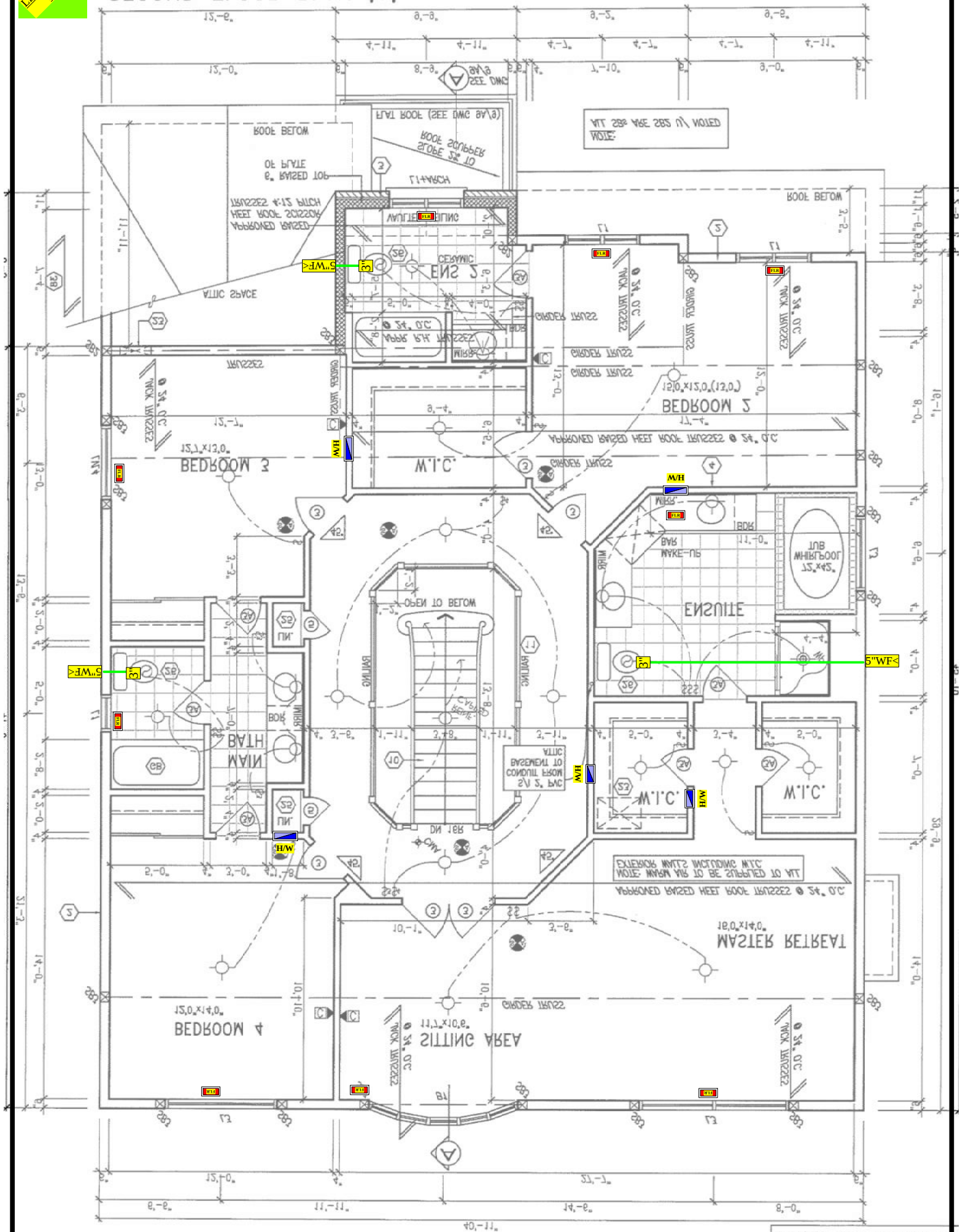
A22-1042 - 264 ANTLER COURT

! 0B-3pc Bath
! 1st-Std & No Sunken in Laundry
! 2nd-4Bdms-3Bath & No Computer Center

Room Name	Heat Loss		Htg cfm	Htg bu
	Htg cfm	Clg cfm		
BASEMENT	435	132	24919	
BATH	16	15	915	
BEDROOM 2	60	60	3441	
BEDROOM 3	40	30	2267	
BEDROOM 4	44	44	2514	
BREAKFAST	44	67	2544	
COMPUTER	9	12	530	
DININGROOM	27	23	1531	
ENSUITE	42	26	2412	
ENSUITE 2	33	38	1871	
FAMILYROOM	58	115	3318	
FOYER	50	15	2838	
KITCHEN	33	335	1884	
LAUNDRY	34	18	1956	
LIVINGROOM	26	23	1517	
MASTERBEDROOM	54	60	3096	
OFFICE	113	123	6473	
PDRM	10	9	582	
RETREAT	36	51	2079	
W.I.C. 1	6	2	371	
W.I.C. 2	2	2	96	
	1172	1200	67154	

Linda McDaniel
24379

SECOND FLOOR PLAN, A.



NOTE:
ALL 288 ARE 288 W/ MOVED

EXTERIOR WALLS INCLUDING M.T.C.
NOTE: M.W.M. HAS TO BE SUPPLIED TO ALL
APPROVED WATERS HEAT ROOF 18'22'22' @ 34.0°C

TEST(1)(1) & TEST(1)(1) AND DEMO
BATHING IN MAIN BATHROOM REFER TO 08

W/ 65 POSTS ON EACH SIDE O'N.O.
ALL WINDOW P.V.

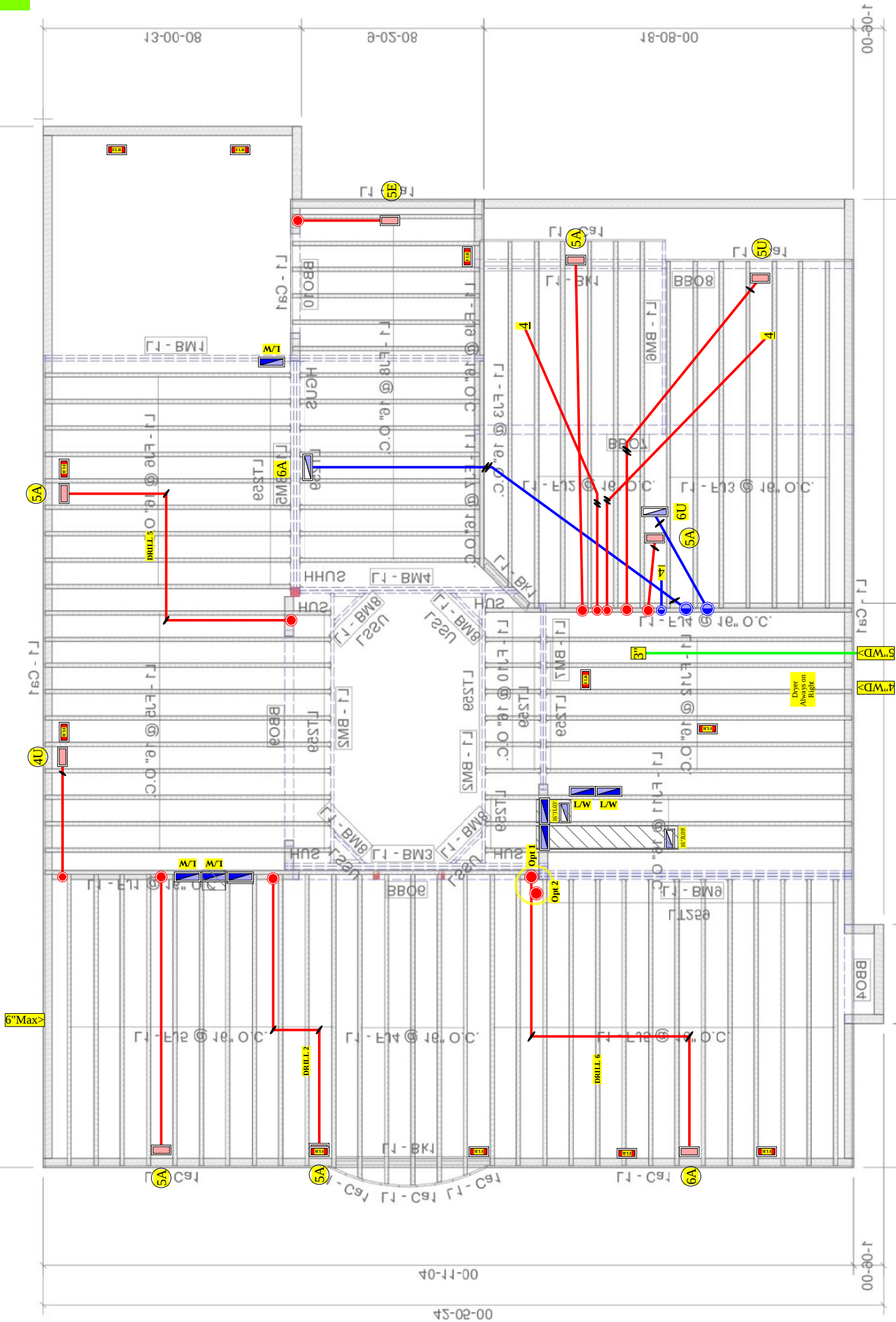
A22-1042 - 264 ANTLER COURT

10B-3pc Bath
1 1st-Std & No Sunk in Laundry
2nd-4Bdms-3Bath & No Computer Center

Heat Loss		Htg		Clg		Htg	
Room Name	cfm	cfm	bu	cfm	bu	cfm	bu
BASEMENT	435	132	249	19			
BATH	16	15	915				
BEDROOM 2	60	60	3441				
BEDROOM 3	40	30	2267				
BEDROOM 4	44	44	2514				
BREAKFAST	44	67	2544				
COMPUTER	9	12	530				
DININGROOM	27	23	1531				
ENSUITE	42	26	2412				
ENSUITE 2	33	38	1871				
FAMILYROOM	58	115	3318				
FOYER	50	15	2838				
KITCHEN	33	335	1884				
LAUNDRY	34	18	1956				
LIVINGROOM	26	23	1517				
MASTERBEDROOM	54	60	3096				
OFFICE	113	123	6473				
PDRM	10	9	582				
RETREAT	36	51	2079				
W.I.C. 1	6	2	371				
W.I.C. 2	2	2	96				
				1172	1200	67154	

Description
10030-3A Platin 1-51 DV
10031-3A Platin 1-51 DV
10032-3A Platin 1-51 DV
10033-3A Platin 1-51 DV
10034-3A Platin 1-51 DV
10035-3A Platin 1-51 DV
10036-3A Platin 1-51 DV
10037-3A Platin 1-51 DV
10038-3A Platin 1-51 DV
10039-3A Platin 1-51 DV
10040-3A Platin 1-51 DV
10041-3A Platin 1-51 DV
10042-3A Platin 1-51 DV
10043-3A Platin 1-51 DV
10044-3A Platin 1-51 DV
10045-3A Platin 1-51 DV
10046-3A Platin 1-51 DV
10047-3A Platin 1-51 DV
10048-3A Platin 1-51 DV
10049-3A Platin 1-51 DV
10050-3A Platin 1-51 DV
10051-3A Platin 1-51 DV
10052-3A Platin 1-51 DV
10053-3A Platin 1-51 DV
10054-3A Platin 1-51 DV
10055-3A Platin 1-51 DV
10056-3A Platin 1-51 DV
10057-3A Platin 1-51 DV
10058-3A Platin 1-51 DV
10059-3A Platin 1-51 DV
10060-3A Platin 1-51 DV
10061-3A Platin 1-51 DV
10062-3A Platin 1-51 DV
10063-3A Platin 1-51 DV
10064-3A Platin 1-51 DV
10065-3A Platin 1-51 DV
10066-3A Platin 1-51 DV
10067-3A Platin 1-51 DV
10068-3A Platin 1-51 DV
10069-3A Platin 1-51 DV
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10073-3A Platin 1-51 DV
10074-3A Platin 1-51 DV
10075-3A Platin 1-51 DV
10076-3A Platin 1-51 DV
10077-3A Platin 1-51 DV
10078-3A Platin 1-51 DV
10079-3A Platin 1-51 DV
10080-3A Platin 1-51 DV
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10082-3A Platin 1-51 DV
10083-3A Platin 1-51 DV
10084-3A Platin 1-51 DV
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10091-3A Platin 1-51 DV
10092-3A Platin 1-51 DV
10093-3A Platin 1-51 DV
10094-3A Platin 1-51 DV
10095-3A Platin 1-51 DV
10096-3A Platin 1-51 DV
10097-3A Platin 1-51 DV
10098-3A Platin 1-51 DV
10099-3A Platin 1-51 DV
10100-3A Platin 1-51 DV

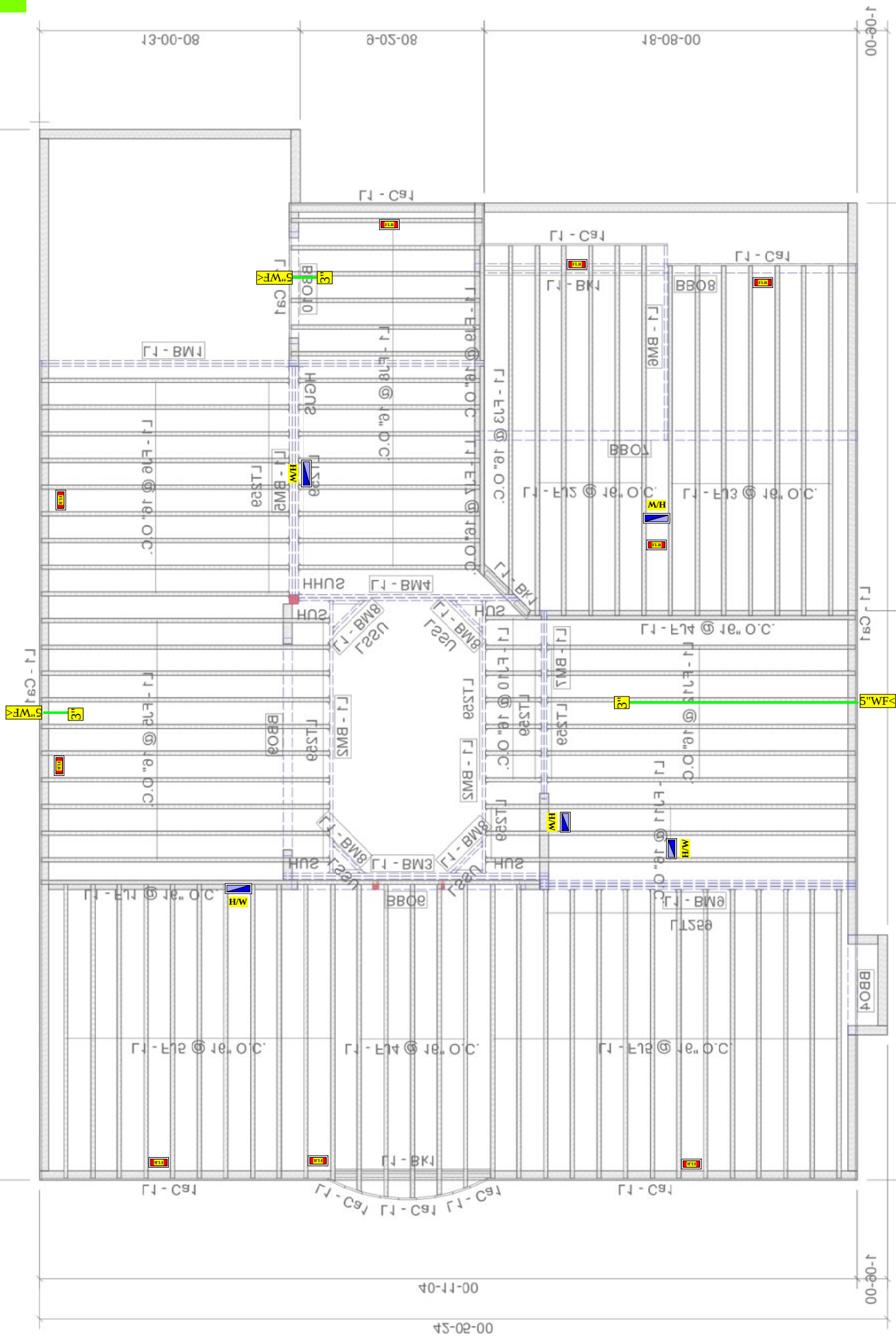
Heat Loss				
Room Name	Htg cfm	Clg cfm	Htg bitu	
BASEMENT	435.	132	24919	
BATH	16.	15.	915.	
BEDROOM 2	60.	60.	3441.	
BEDROOM 3	40.	30.	2677.	
BEDROOM 4	44.	44.	2514.	
BREAKFAST	44.	67.	2544.	
COMPUTER	9.	12.	530.	
DININGROOM	27.	23.	1531.	
ENSUITE	42.	26.	2412.	
ENSUITE 2	33.	38.	1871.	
FAMILYROOM	58.	115.	3318.	
FOYER	50.	15.	2838.	
KITCHEN	33.	335.	1884.	
LAUNDRY	34.	18.	1956.	
LIVINGROOM	26.	23.	1517.	
MASTERBEDROOM	54.	60.	3096.	
OFFICE	113.	123.	6473.	
PDRM	10.	9.	582.	
RETREAT	36.	51.	2079.	
W.I.C. 1	6.	2.	371.	
W.I.C. 2	2.	2.	96.	
	1172.	1200.	67154.	



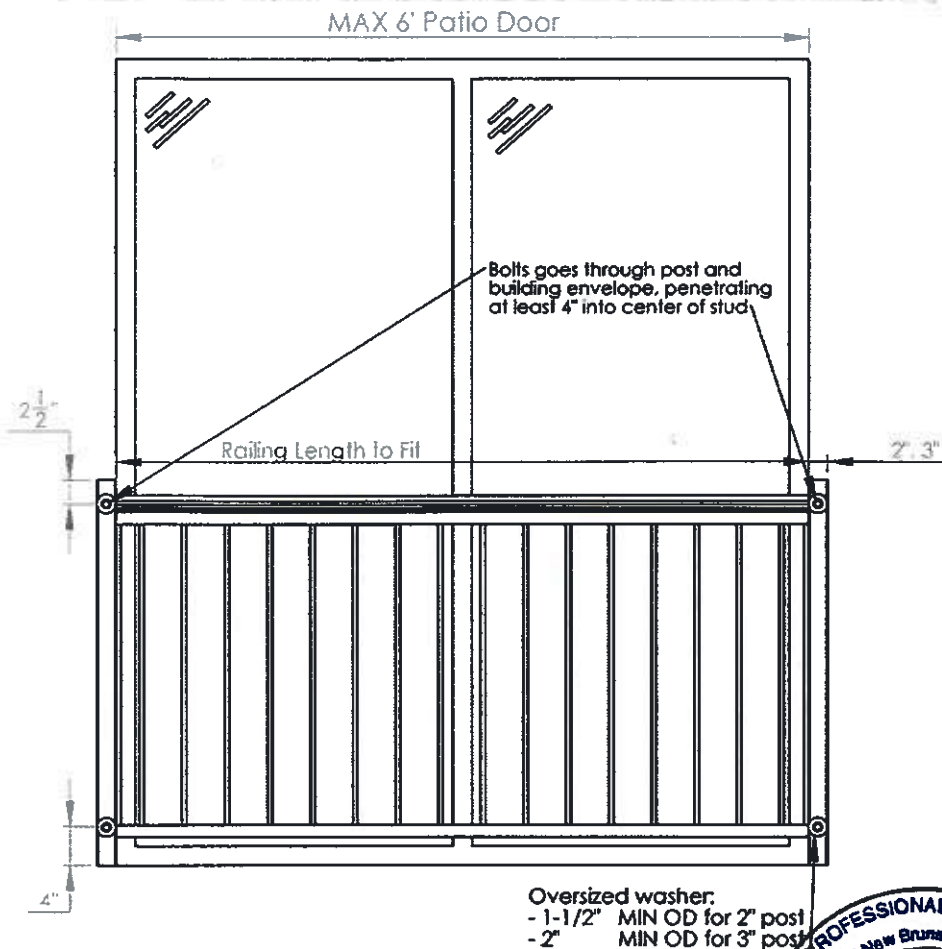
Heat Loss				
Room Name	Htg cfm	Clg cfm	Htg btu	
BASEMENT	435.	132	24919	
BATH	16	15	915	
BEDROOM 2	60	60	3441	
BEDROOM 3	40	30	2267	
BEDROOM 4	44	44	2514	
BREAKFAST	44	67	2544	
COMPUTER	9	12	530	
DININGROOM	27	23	1531	
ENSUITE	42	26	2412	
ENSUITE 2	33	38	1871	
FAMILYROOM	58	115	3318	
FOYER	50	15	2838	
KITCHEN	33	335	1884	
LAUNDRY	34	18	1956	
LIVINGROOM	26	23	1517	
MASTERBEDROOM	54	60	3096	
OFFICE	113	123	6473	
PDRM	10	9	582	
RETREAT	36	51	2079	
W.I.C. 1	6	2	371	
W.I.C. 2	2	2	96	
	1172	1200	67154	

Description
190430.3A Platina B Std Apt 40 DV
191031.2AR Platina Custom Apt 6-08 SM 24 Kinetic Way
200929.3AR Platina Custom 1-51 DV
2009 Rudy AsPerLot

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Heat Loss				
Room Name	Htg cfm	Clg cfm	Htg btu	
BASEMENT	435,	132	24919	
BATH	16	15	915	
BEDROOM 2	60	60	3441	
BEDROOM 3	40	30	2267	
BEDROOM 4	44	44	2514	
BREAKFAST	44	67	2544	
COMPUTER	9	12	530	
DININGROOM	27	23	1531	
ENSUITE	42	26	2412	
ENSUITE 2	33	38	1871	
FAMILYROOM	58	115	3318	
FOYER	50	15	2838	
KITCHEN	33	335	1884	
LAUNDRY	34	18	1956	
LIVINGROOM	26	23	1517	
MASTERBEDROOM	54	60	3096	
OFFICE	113	123	6473	
PDRM	10	9	582	
RETREAT	36	51	2079	
W.I.C. 1	6	2	371	
W.I.C. 2	2	2	96	
	1172	1200	67154	



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

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

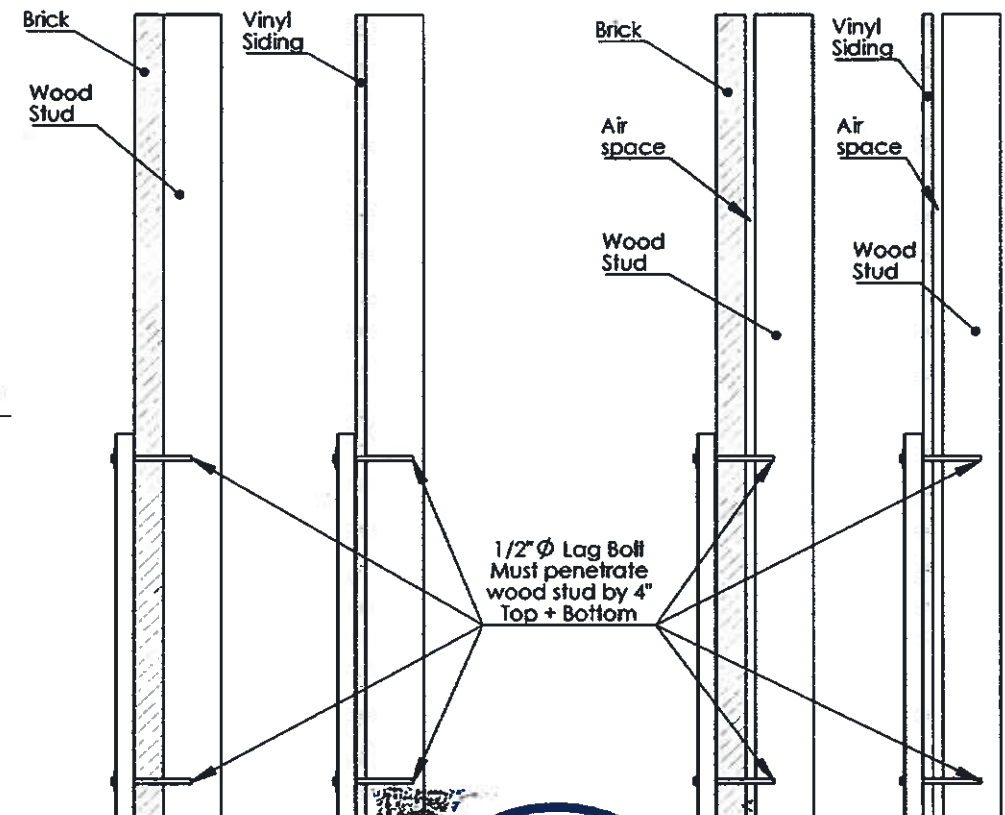
Meets the following building codes:

- 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:

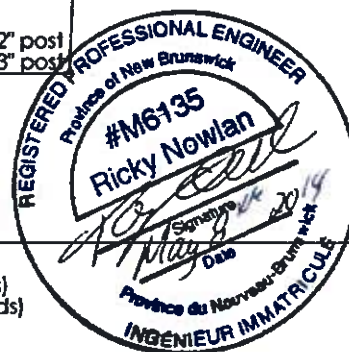
Install anchors as per bolt manufacturer specifications

Main structure load capacity responsibility of others



Without
Air space

With
Air space



Imperial
 Manufacturing Group

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

PROPRIETARY AND CONFIDENTIAL

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TITLE:

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

SIZE DWG. NO.
A Z-KRES-004

REV

SCALE: NTS Mar 14 SHEET 1 OF 1